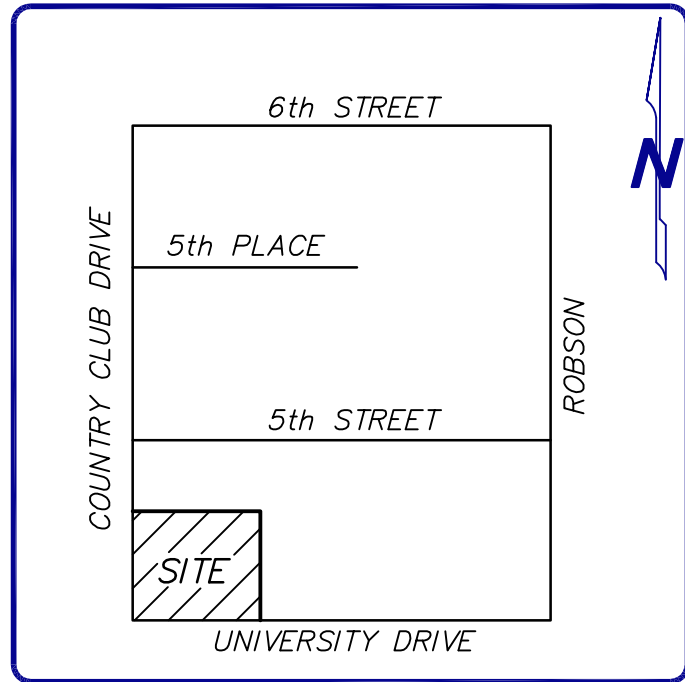


ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

SCHEDULE "B" ITEMS

3. Reservations contained in the Patent From: The United States of America To: Wallace Ellsworth Recording Date: November 19, 1892 Recording No: Book 31 of Deeds, page 414 (DOES NOT AFFECT SUBJECT PROPERTY)
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Public utilities and irrigation and appurtenant facilities Recording Date: July 5, 1961 Recording No: Docket 3759, page 518 (PLOTTABLE MATTERS SHOWN HEREON)
6. The interest, if any, of the City of Mesa, in and to the South 5 feet of said premises, as set forth in instrument recorded in Docket 3765, page 98. (PLOTTABLE MATTERS SHOWN HEREON)
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Road or Highway Recording Date: May 5, 1976 Recording No: Docket 11661, page 930 (PLOTTABLE MATTERS SHOWN HEREON)
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Road or Highway Recording Date: January 11, 1979 Recording No: Docket 13377, page 707 (AFFECTS SUBJECT THE R/W OF COUNTRY CLUB DRIVE)
9. The effect of Plat as set forth in Book 23 of Maps, page 18 which purports to show the within described property as a portion of Block 123 of said subdivision. (PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Electric and appurtenant facilities Recording Date: November 15, 1993 Recording No: 93-0786734 (PLOTTABLE MATTERS SHOWN HEREON)

SURVEY NOTES

1. This survey and the description used are based on a Commitment for Title Insurance issued by Chicago Title Agency, Inc., issuing agent for Chicago Title Insurance Company, Commitment Number CT303250106, dated April 4, 2025.
2. BASIS OF BEARING: The monument line of Country Club Drive, using a bearing of North 00 degrees 00 minutes 00 seconds West, per the record of survey recorded in Book 1514, Page 46, M.C.R.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. The descriptions for Parcel Nos. 2 and 4 except out the South 5.00' as described in Docket 3765, Page 98, M.C.R., creating a 38.00' total right of way for University Drive. The Final Order of Condemnation recorded in Document No. 1993-0786734, M.C.R. describes a 37.00' right of way for University Drive. This survey is depicting the 37.00' right of way based on the latest The Final Order of Condemnation which also corresponds with the right of way depicted on the Maricopa County tax map.
5. The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
6. The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
7. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

PARCEL DESCRIPTION

PARCEL NO. 1:
That part of the Southwest quarter of the Southwest quarter of Section 15, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a stake 311 feet North and 33 feet East of the Southwest corner of Section 15;

Thence East 310.2 feet to a stake;

Thence South 103 feet to a stake;

Thence West 310.02 feet to a stake 33 feet East of the West line of Section 15;

Thence North 103 feet to the POINT OF BEGINNING;

EXCEPT that part described as follows:

BEGINNING at a point 216 feet North and 33 feet East of the Southwest corner of Section 15;

Thence North 103 feet;

Thence East 11.01 feet;

Thence South to a point 216 feet North and 45.41 feet East of the Southwest corner of Section 15;

Thence West 12.47 feet to the POINT OF BEGINNING.
(NOTE: A Plat of MESA, recorded in Book 23 of Maps, page 18, records of Maricopa County, Arizona, purports to show the within property as a portion of Block 123, MESA)

PARCEL NO. 2:
BEGINNING 33 feet North and 33 feet East of the Southwest corner of Section 15, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence East parallel to the South line of said Section 15, a distance of 310.22 feet to a point;

Thence North 181.02 feet along a line parallel to the West line of said Section 15, to a point;

Thence West along a line parallel to the South line of said Section 15, a distance of 310.22 feet to a point;

Thence South 181.0 feet parallel to the West line of said Section 15 to the POINT OF BEGINNING;

EXCEPT the South 5 feet;

and EXCEPT BEGINNING 33 feet North and 33 feet East of the Southwest corner of Section 15, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence North and parallel to the West line of said Section 15, a distance of 181 feet, to a point;

Thence East 12.41 feet to a point;

Thence Southeasterly to a point which is 33 feet North and 48.03 feet East of the Southwest corner of said Section 15;

Thence West 15.03 feet to the POINT OF BEGINNING;

and EXCEPT BEGINNING 33 feet North and 48.03 feet East of the Southwest corner of the Southwest quarter of the Southwest quarter of Section 15;

Thence Northerly 181.02 feet to a point which is 214 feet North and 45.47 feet East of said Southwest corner of the Southwest quarter of the Southwest quarter;

Thence East 150 feet and parallel to the South line of said Section 15;

Thence Southerly 181 feet to a point which is 33 feet North and 198.03 feet East of said Southwest corner of said Southwest quarter of the Southwest quarter;

Thence West 150 feet to the POINT OF BEGINNING.

PARCEL NO. 3:
ALL that portion of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 15, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point 33 feet East of a point on the West line of said Section 15, which is 317 feet North of the Southwest corner of said Section 15;

Thence Northerly on a line parallel with the West line of said Section and 33 feet East thereof, a distance of 156.8 feet to a point;

Thence Easterly on a line parallel with the South line of said Section, a distance of 310.2 feet to a point;

Thence Southerly on a line parallel with the West line of said Section, a distance of 156.8 feet to a point;

Thence Westerly 310.2 feet to the POINT OF BEGINNING;

EXCEPT BEGINNING 317 feet North and 33 feet East of the Southwest corner of Section 15, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence Northerly on a line parallel with the West line of said Section and 33 feet East thereof, 156.8 feet to a point;

Thence East 8.79 feet to a point;

Thence Southeasterly to a point which is 317 feet North and 44.01 feet East of said Southwest corner of Section 15;

Thence West 11.01 feet to the POINT OF BEGINNING.

PARCEL NO. 4:
A parcel of land lying in the Southwest quarter of the Southwest quarter of Section 15, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point which lies North 0 degrees 12 minutes 30 seconds East 33 feet and East 48.03 feet of the Southwest corner of the said Southwest quarter of the Southwest quarter of Section 15;

Thence Northerly 181.02 feet to a point which is North 0 degrees 12 minutes 30 seconds East 214.00 feet and 45.47 feet East of said Southwest corner of the Southwest quarter of the Southwest quarter of Section 15;

Thence East 150 feet and parallel to the South line of said Section 15;

Thence South 0 degrees 41 minutes 49 seconds East, 181.10 feet to a point which is 33 feet North and 198.03 feet East of said Southwest corner of the Southwest quarter of the Southwest quarter of Section 15;

Thence West 150 feet to the POINT OF BEGINNING;

EXCEPT BEGINNING at a point 33 feet North and 48 feet East of the Southwest corner of the Southwest quarter of Section 15;

Thence Northerly 13 feet parallel to the West line of said Southwest quarter;

Thence Southeasterly to a point 33 feet North and 63 feet East of said Southwest corner;

Thence Westerly 15 feet to the POINT OF BEGINNING;

and EXCEPT the South 5 feet as conveyed by Decree of Condemnation recorded in Docket 3765, page 98, records of Maricopa County, Arizona.

AND SPECIFICALLY EXCEPTING from all of the parcels listed above that certain property acquired by the City of Mesa, a municipal corporation, by Final Order of Condemnation of the Superior Court of the State of Arizona, in and for the County of Maricopa, dated October 29, 1993, and recorded November 15, 1993 in Recording No. 93-0786734, records of Maricopa County, Arizona.

SITE INFORMATION

ADDRESS: 340 W. UNIVERSITY DRIVE & 423 N. COUNTRY CLUB DRIVE MESA, ARIZONA 85201

A.P.N.: 137-27-074; 137-27-0750; 137-27-075E; 137-27-088; & 137-27-090

LAND AREA: 2.741 ACRES - 119,390 SQ. FT.

STRIPED PARKING SPACE TABULATION:
Regular: 68
Disabled: 6
Total: 74

REFERENCE DOCUMENTS

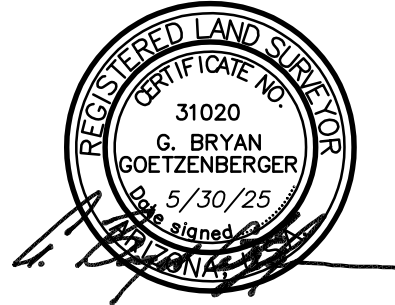
- (R) DEED 1986-0279699, M.C.R.
(R1) DEED 1993-0786734, M.C.R.
(R2) R.O.S. PER BOOK 1514, PAGE 46, M.C.R.
(R3) R.O.S. PER BOOK 999, PAGE 38, M.C.R.
(R4) DEED 1985-0100403, M.C.R.

CERTIFICATION

TO:
CENTER CITY INVESTMENTS, an Arizona partnership;
Chicago Title Agency, Inc; and Chicago 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, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on May 15, 2025.

May 30, 2025
G. Bryan Goetzenberger
R.L.S. 31020



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ALLIANCE
LAND SURVEYING LLC

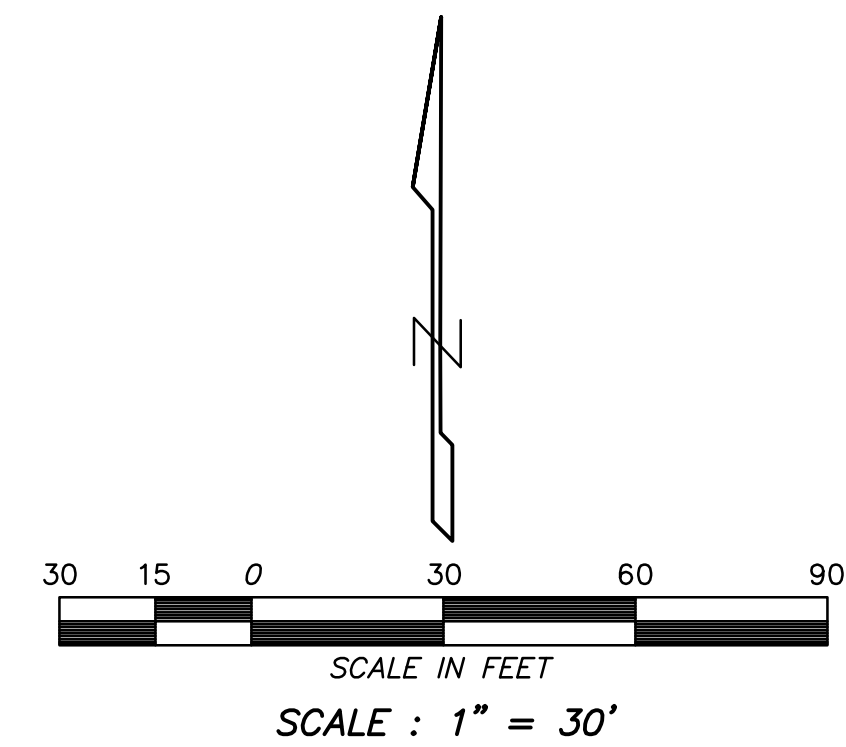
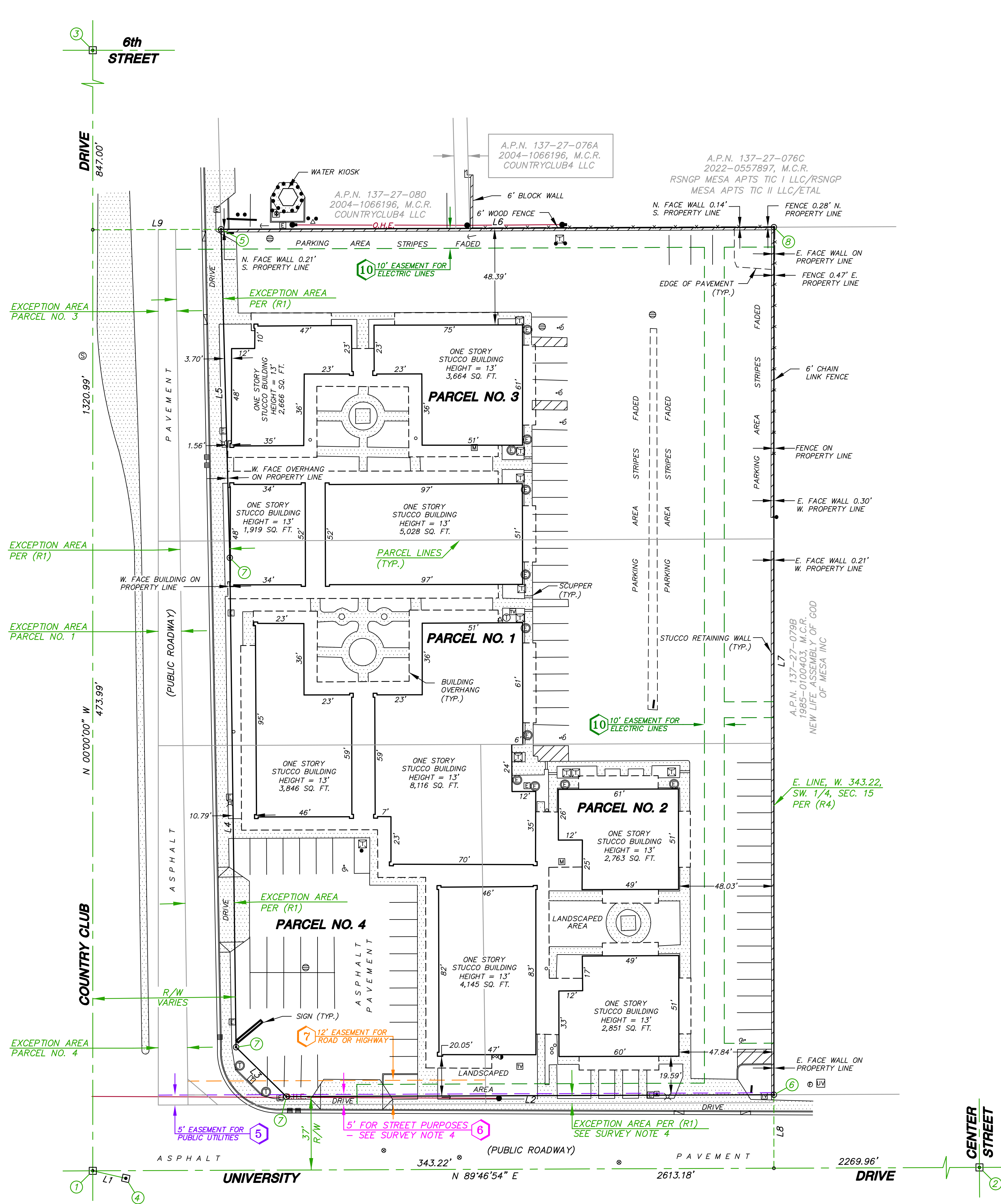
7900 N. 70th AVENUE, SUITE 104
GLENDALE, AZ 85303

Phone: (623) 972-2200
contactus@azalls.com
www.alliancelandsurveying.com

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SHEET: 1 of 2 DATE: 5-30-25

JOB NO: 250522

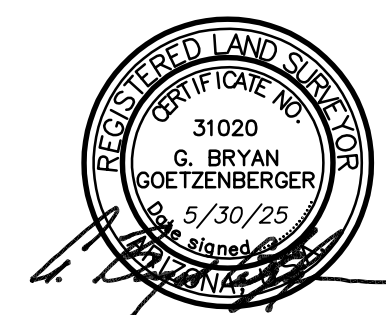


LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Back Flow Preventer
- Down Guy Wire
- Drywell Or Catch Basin
- Electric Box
- Electric Meter
- Electric Transformer
- Underground Vault (Fiber Optics)
- Gas Meter
- Guard Post or Gate Post
- Disabled Space
- Light Pole
- Mail Box
- Metal Grate
- Power Pole
- Power Pole W/ Underground Electric
- Sewer Clean Out
- Sewer Manhole
- Sprinkler Hook-Up (fire department)
- Underground Vault (TV)
- Telephone Riser
- Traffic Signal Pole
- Telephone Junction Box
- TV Junction Box
- Underground Vault (Unknown Purpose)
- Water Meter
- Water Valve

MONUMENT TABLE		
①	SW. COR. SEC. 15 - NO MONUMENT FND OR SET - CALC'D POSITION PER (R3) AS SHOWN ON (R2)	
②	S. 1/4 COR. SEC. 15 - FND BRASS CAP IN HANDHOLE	
③	FND BRASS CAP IN HANDHOLE - ACCEPTED AS THE NW. COR., SW. 1/4, SW. 1/4, SEC. 15	
④	FND BRASS CAP IN HANDHOLE	
⑤	FND 1/2" REBAR W/CAP L.S. 31020 PER (R2)	
⑥	SET PK NAIL & WASHER L.S. 31020 ON TOP OF WALL	
⑦	SET PK NAIL & WASHER L.S. 31020	
⑧	SET 1/2" REBAR W/CAP L.S. 31020	

LINE	BEARING	DISTANCE
L1	S 86°36'17" E	17.06'
L2	S 89°46'54" W	245.68'
L3	N 45°28'42" W	35.52'
L4	N 00°44'15" W	246.52'
L5	N 01°31'05" W	165.52'
L6	N 89°46'50" E	278.56'
L7	S 00°00'00" E	437.00'
L8	S 00°00'00" W	37.00'
L9	S 89°46'50" W	64.66'



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SHEET: 2 OF 2 DATE: 5-30-25 JOB NO: 250522