

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF
A PORTION OF THE SOUTH HALF OF SECTION 23,
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.

DESCRIPTION

COMMENCING at the South quarter corner of Section 23, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
Thence North 89 degrees 52 minutes 30 seconds East along the South line of said Section 23, a distance of 85.00 feet, measured 85.26 feet to a point;
Thence North 0 degrees 33 minutes 10 seconds East, a distance of 55.00 feet, North 00 degrees 30 minutes 50 seconds East 55 feet measured, to a point at the intersection of the North right of way line of Broadway Road and the West right of way line of 56th Street, which is the POINT OF BEGINNING;
Thence South 89 degrees 52 minutes 30 seconds West, a distance of 315.00 feet along said North right of way of Broadway Road to a point;
Thence North 7 degrees 50 minutes 47 seconds East, a distance of 196.89 feet, North 07 degrees 48 minutes 35 seconds East, 196.87 feet measured, to a point;
Thence North 89 degrees 52 minutes 30 seconds East, a distance of 290.00 feet to a point on the West right of way line of 56th Street;
Thence South 0 degrees 33 minutes 10 seconds West, a distance of 195.00 feet, South 00 degrees 30 minutes 50 seconds West, 195.00 feet measured, along said West right of way line of 56th Street to a point at the intersection of said North right of way line of Broadway Road which is the POINT OF BEGINNING.

EXCEPT any portion, if any, lying within COUNTRYSIDE, a subdivision recorded in Book 214 of Maps, Page 46, records of Maricopa County, Arizona.

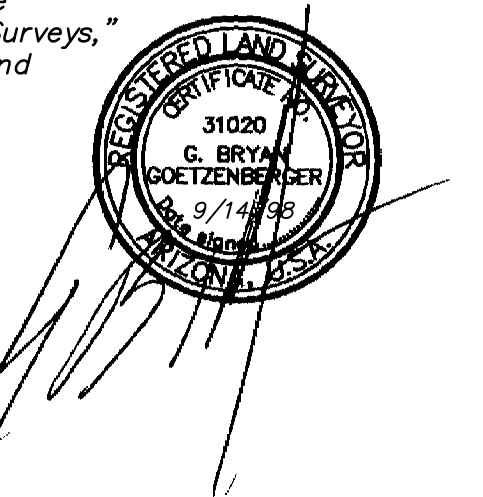
NOTES

- The basis of bearing is the monument line of Broadway Road, also being the South line of Section 23, using a bearing of North 89 degrees 52 minutes 30 seconds East.
- All title information is based on a 1st Amended Commitment for Title Insurance issued by Security Title Agency, Order Number 159819803, dated August 12, 1998.
- The number of striped parking spaces on the subject property are as follows:
Regular: 59
Handicapped: 2
Total: 61
- The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leaseable area of any building. The building offset distances shown are to actual building corners.
- According to Landiscor's 1995 Phoenix Photo Atlas, Map Number C-21, the subject property is zoned C-2, Limited Commercial. The setback information shown on this survey is based on the surveyors interpretation of the City of Mesa Zoning Ordinance, and should be verified.
- The underground utilities shown have been provided by the respective utility company records without verification by the surveyor; therefore, no guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. Please call "BLUE STAKE" at 263-1100 prior to any excavation.
- No attempt has been made to show on this map any future rights of way, future easements, or future dedications that any municipality or governmental agency may require.
- Use of the information contained in this instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc., and Superior Surveying Services, Inc. shall have no liability to any use of this information without their written consent.

CERTIFICATION

I hereby certify to Gabriel G. Saia, Jr., Security Title Agency, Northland Financial, and Lutheran Brotherhood and to their successors and assigns, that I have surveyed, on the ground, the property legally described hereon; that this plot of survey is a true, correct and accurate drawing and representation of said property and of the size, location, exterior dimensions and boundaries thereof, that the street addresses, locations and dimensions of all buildings, and the locations of all parking areas, of any other visible improvements upon said property, of all fences thereon, of all recorded and/or visible easements referenced in the title report upon which this survey is based, of all street and roads. The utilities shown are located as accurately as possible and have been shown based on visual inspection of said property and utility maps provided by the respective utility company. All rights-of-way which affect, benefit or burden said property, and all building setback lines which affect said property are correctly and accurately shown based on interpretation of the City of Mesa Zoning Ordinance Manual; that there are not discrepancies, conflicts, gaps, encroachments of visible improvements over boundary lines from or onto said property or upon easements, visible easements, road, alleys, rights-of-way which affect said property, except as shown hereon; and that according to FEMA Flood Insurance Rate Map, Map Number 04013C2215 F, dated December 3, 1993, the subject property is located in Zone X. Zone X is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood." This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the ALTA, ACSM and NSPS in 1997, and includes Items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 (completed right of way only) and 16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban," Survey.

September 14, 1998
G. Bryan Goetzenberger
R.L.S. 31020

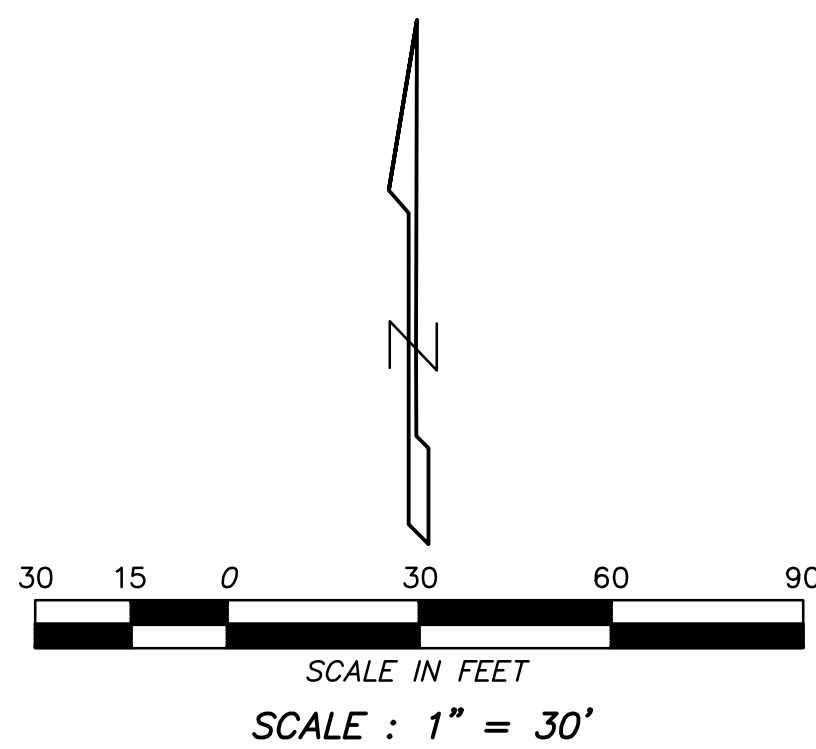
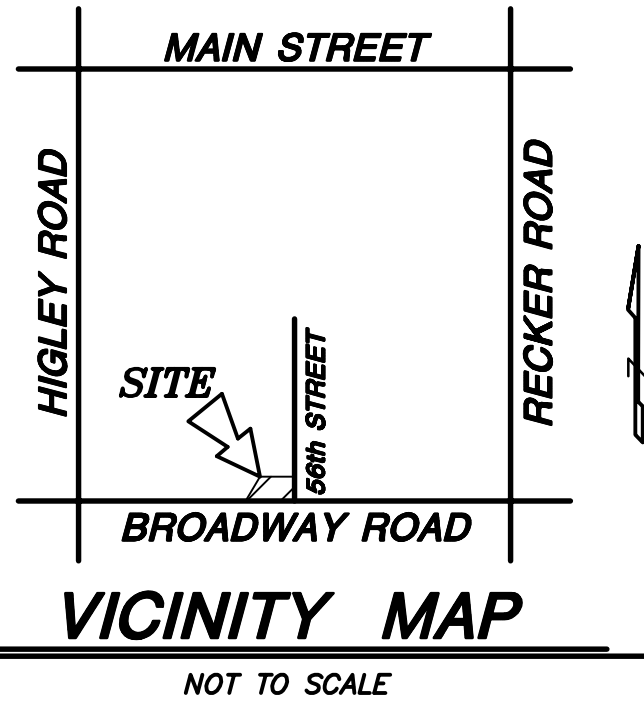


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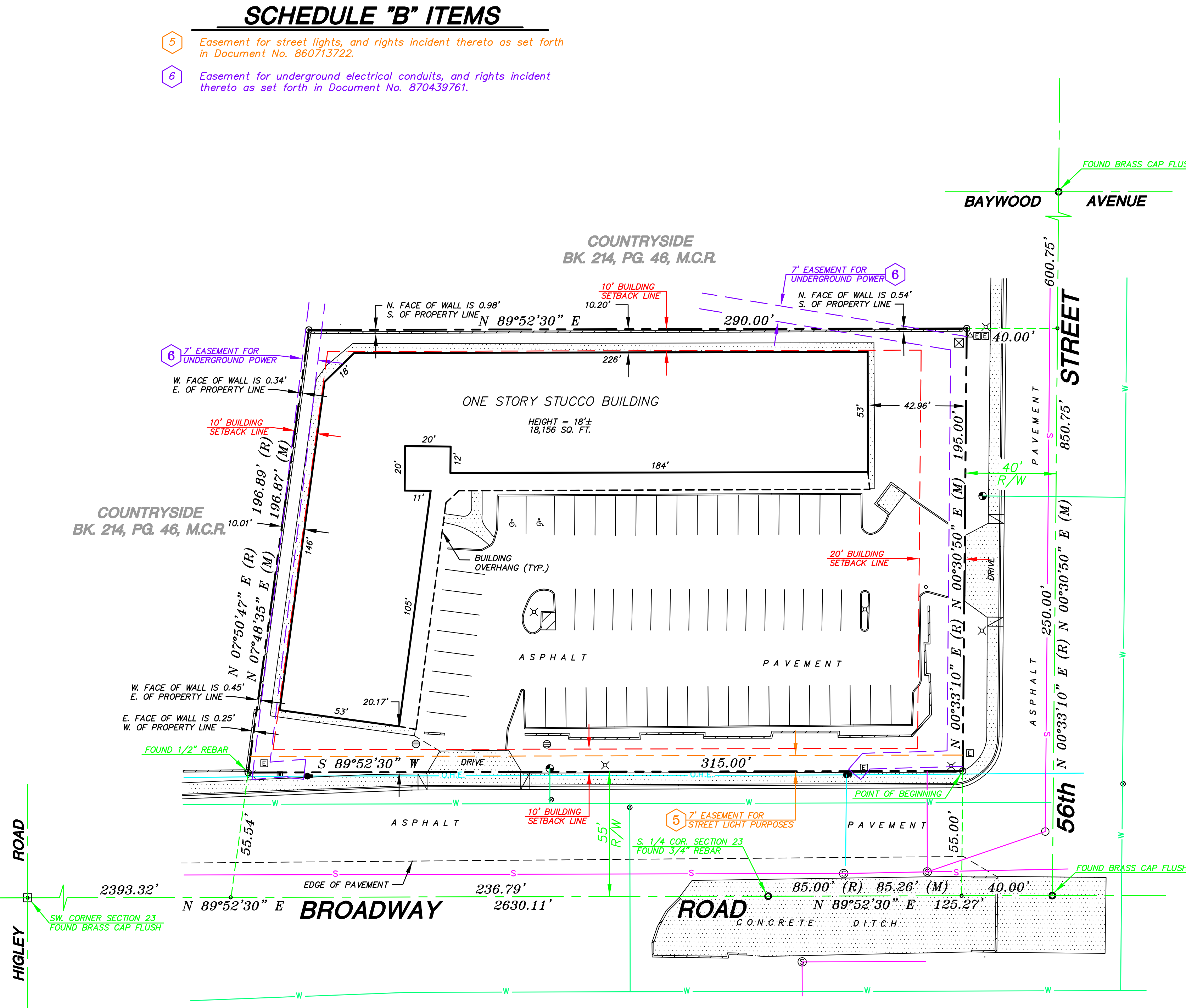
PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA
ARIZONA NO. 18214 - CALIFORNIA NO. 16060 - NEVADA NO. 7680

DATE: 9-14-98 REVISED: JOB NO.: 980804



LEGEND

- PROPERTY CORNER NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- BLOCK WALL
- OVERHEAD ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- SCHEDULE B ITEM
- DRYWELL
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER (CABINET)
- FIRE HYDRANT
- HANDICAPPED SPACE
- LIGHT POLE
- MANHOLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- SEWER CLEAN OUT
- SEWER MANHOLE
- TELEPHONE RISER
- WATER METER
- WATER VALVE
- RECORD PER DESCRIPTION
- MEASURED



AREA = 1.3541 ACRES
58,982 SQ. FT.