DEDICATION

STATE OF CALIFORNIA COUNTY OF LOS ANGELES)

KNOW ALL MEN BY THESE PRESENTS:

THAT INFINITY MESA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL CONDOMINIUM PLAT FOR POWER SQUARE CONDOMINIUM, LOCATED IN A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE UNITS AND, TO THE EXTENT POSSIBLE, EASEMENTS CONSTITUTING SAME, AND THAT THE UNDERSIGNED CONSENTS TO THE CREATION OF A CONDOMINIUM ON THE LAND DESCRIBED HEREIN IN THE MANNER SHOWN HEREON.

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING. SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL: AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

INFINITY MESA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS CONDOMINIUM PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS CONDOMINIUM PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR INFINTY MESA, LLC, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED

COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF OWNERS OF PROPERTY WITHIN THIS CONDOMINIUM, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION (DEFINED IN NOTE 1) AND REA (DEFINED IN NOTE 2).

IN WITNESS WHEREOF:

INFINITY MESA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____DAY OF____

THAT INFINITY MESA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: EDWARD SIMMONS, AUTHORIZED PARTY

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED. AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF LOS ANGELES)

ON THIS THE _____ DAY OF

A NOTARY PUBLIC, PERSONALLY APPEARED EDWARD SIMMONS, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE_

FINAL CONDOMINIUM PLAT FOR "POWER SQUARE CONDOMINIUM"

A CONDOMINIUM PLAT UPON LOT 1 OF A RE-PLAT VF FACTORY OUTLET, LOT 1 SITUATED ON A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

> 2055 S. POWER ROAD MESA, AZ 85209 CASE: SUB18-00698 ZONING: ZON18-00705

LEGAL DESCRIPTION

LOT 1 OF A RE-PLAT OF VF FACTORY OUTLET, LOT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1477 OF MAPS, PAGE 4.

EXCEPT ALL OIL AND GAS RIGHTS, AS RESERVED IN BOOK 304 OF DEEDS, PAGE 118, RECORDS OF MARICOPA COUNTY, ARIZONA: AND

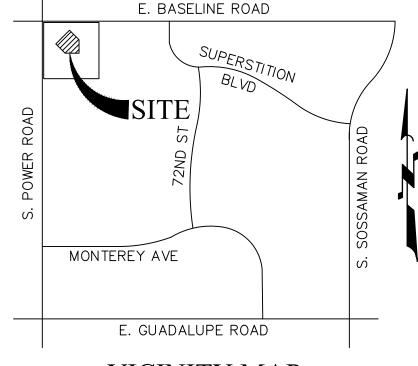
UNIT BOUNDARIES

THE HORIZONTAL BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOOR, EXTERIOR DOORS AND WINDOWS OF THE UNIT AND THE BOTTOM SURFACE OF THE FLOOR SLAB OR ROOF STRUCTURE, AS APPLICABLE, LOCATED ABOVE THE UNIT. ALL IMPROVEMENTS OR ALTERATIONS CONSTRUCTED OR INSTALLED WITHIN SUCH BOUNDARIES, DEMISING WALLS, AIR CONDITIONING OR HEATING UNITS, AND ALL CHUTES, FLUES, PIPES, DUCTS, WIRES, AND CONDUITS (BUT EXCLUDING ANY SUCH ITEMS SERVING ANOTHER UNIT OR OTHER UNITS) ARE PART OF THAT UNIT

UNIT BOUNDARIES ARE FURTHER DESCRIBED IN THE DECLARATION.

NOTES

- 1. THIS CONDOMINIUM SHALL BE SUBJECT TO THAT CERTAIN DECLARATION OF CONDOMINIUM AND OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "POWER SQUARE CONDOMINIUM" WHICH SHALL BE RECORDED IN OFFICIAL RECORDS OF MARICOPA COUNTY AS THE SAME MAY BE AMENDED FROM TIME TO TIME (THE "DECLARATION") FOLLOWING THE RECORDATION OF THIS
- 2. THIS CONDOMINIUM IS SUBJECT TO, BENEFITED AND BURDENED BY THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS AND RESTRICTIONS FOR POWER SQUARE MALL RECORDED AUGUST 20, 2019 AS 2019-0643849 OF OFFICIAL RECORDS OF MARICOPA COUNTY AS THE SAME MAY BE AMENDED FROM TIME TO TIME (THE "REA").
- 3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- 4. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MESA.
- 5. THIS CONDOMINIUM IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MESA AND ADMINISTERED BY THE CITY OF MESA BUILDING SAFETY DEPARTMENT.
- 6. THE HORIZONTAL BOUNDARIES AND VERTICAL BOUNDARIES OF EACH UNIT ARE LISTED ON THIS SHEET.
- 7. BUILDING TIES TO BOUNDARY LINES ARE TO OUTSIDE FACE OF BUILDINGS. THE LOCATION AND DIMENSIONS OF THE COMMON WALLS OF THE UNITS AND OF THE OUTSIDE FACE OF EXTERIOR WALLS ARE BASED ON ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE.
- 8. NOT ALL CHUTES, FLUES, DUCTS, WIRES, CONDUITS, BEARING WALLS, BEARING COLUMNS, HEATING OR AIR CONDITIONING UNITS OR OTHER APPARATUS THAT MAY BE LOCATED WITHIN THE BOUNDARIES OF A UNIT ARE SHOWN ON THIS CONDOMINIUM PLAT AND SHALL EXIST AS CONSTRUCTED. CHUTES, FLUES, DUCTS, WIRES, CONDUITS, BEARING WALLS, BEARING COLUMNS, HEATING OR AIR CONDITIONING UNITS OR APPARATUS, OR OTHER FIXTURES, WITHIN THE BOUNDARIES OF A UNIT, OR PARTIALLY WITHIN AND PARTIALLY OUTSIDE THE BOUNDARIES OF A UNIT, ARE ALLOCATED AS LIMITED COMMON ELEMENTS OR COMMON ELEMENTS AS PROVIDED IN THE DECLARATION. THE TERMS "LIMITED COMMON ELEMENT" AND "COMMON ELEMENT" ARE FURTHER DEFINED IN THE DECLARATION.
- 9. NOT ALL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE SHOWN OR LABELED ON THIS PLAT, AND THOSE NOT SHOWN HEREON SHALL BE AS DESCRIBED IN THE DECLARATION. ALL COMMON ELEMENTS NOT OTHERWISE ALLOCATED AS LIMITED COMMON ELEMENTS PURSUANT TO THIS PLAT OR THE DECLARATION SHALL BE COMMON ELEMENTS.
- 10. ALL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS SHALL BE MAINTAINED AS PROVIDED IN THE DECLARATION.
- 11. EASEMENTS IN, OVER, UPON AND THROUGH THE CONDOMINIUM HAVE BEEN ESTABLISHED BY THE REA AND DECLARATION AND ADDITIONAL EASEMENTS MAY BE GRANTED PURSUANT TO THE REA AND DECLARATION.
- 12. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- 13. CONSTRUCTION WITHIN EASEMENT, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.



VICINITY MAP (N.T.S.)

OWNER

INFINITY MESA, LLC 4000 SOUTH POPLAR STREET CASPER. WY 82601 CONTACT: STEVE RESNICK PHONE: (818) 943-0390

SURVEYOR

R.B. WILLIAMS & ASSOCIATES, INC. 1921 S. ALMA SCHOOL RD., STE 101 MESA, AZ 85210 CONTACT: PHIL WILLIAMS, P.E., R.L.S. PHONE: (480) 424-2352 EMAIL: PHILORBWILLIAMS.COM

BASIS OF BEARING

WEST LINE OF SECTION 6, T2S, R7E, MARICOPA COUNTY, G&SRB&M. BEARING: S 01°38'10" E

BENCHMARK

CITY OF MESA BRASS TAG NW COR POWER RD & BASELINE RD ELEV. = 1352.700'

FLOOD PLAIN

FLOOD ZONE X-SHADED PER FEMA FIRM PANEL 2295 MAP NO. 04013C 2295L REVISED 10/16/2013.

SITE INFORMATION

GROSS AREA IS 718,982.12 SF OR 16.5056 AC

EXTERIOR AREA OF BLDG FOOTPRINT = 211.277.58 SF

FINISHED FLOOR CERTIFICATION

"FINISHED FLOORS ARE FREE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS".

10/24/2019 . WILLIAMS, P.E., R.L.S. DATE

NUMBER OF UNITS TOTAL: 1 BUILDING / 2 UNITS

AREAS: UNIT 1: 99,706.24 SF (GROSS) UNIT 2: 111,571.34 SF (GROSS) TOTAL AREA LOT 1: 266,464.03 SF

BASE ZONING

ZONING DISTRICT: LC (LIMITED COMMERCIAL)

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT, TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 10/24/2019

HIL WILLIAMS RLS NO. 51970 1921 S. ALMA SCHOOL RD., STE 101

MESA, AZ 85210

SHEET INDEX

DESCRIPTION	SHEET NO	
COVER SHEET	CP01	1
BUILDING LAYOUT & EASEMENTS	CP02	2
CONDOMINIUM DIMENSIONS	CP03	3
ELEVATIONS	CP04	4

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, THIS ____ DAY OF _

CITY CLERK MAYOR

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

CITY ENGINEER DATE

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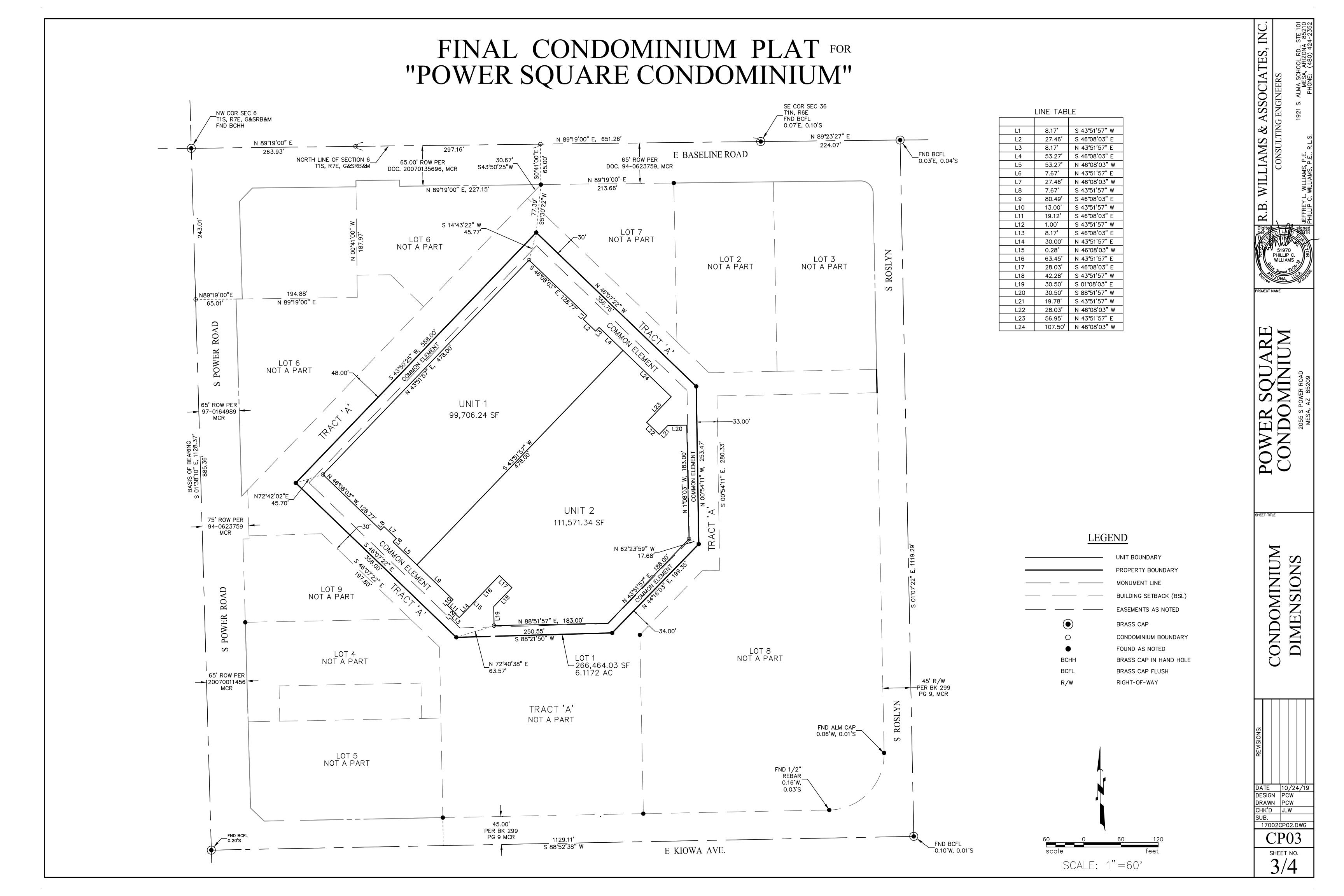
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O DATE 10/24/19 DESIGN PCW O DRAWN JLW CHK'D PCW 17002CP01.DWG

CP0 SHEET NO.

FINAL CONDOMINIUM PLAT FOR "POWER SQUARE CONDOMINIUM" SE COR SEC 36 _T1N, R6E FND BCFL NW COR SEC 6 T1S, R7E, G&SRB&M FND BCHH 0.07'E, 0.10'S N 89°23'27" E N 89°19'00" E, 651.26' 1 EASEMENT AND SETBACKS AS SET FORTH ON THE PLAT RECORDED AS BOOK 299 OF MAPS, PAGE 9, OFFICIAL RECORDS. N 89°19'00" E 224.07 263.93 E BASELINE ROAD FND BCFL NORTH LINE OF SECTION 6 2 PRIVATE SEWER EASEMENT RECORDED AS 88-320801 OF OFFICIAL RECORDS, NO EXHIBIT IS RECORDED WITH THIS EASEMENT THEREFORE THE EXISTING ONSITE SEWERLINE IS LABELED AS SAID EASEMENT. _0.03'E, 0.04'S 65.00' ROW PER T1S, R7E, G&SRB&M DOC. 94-0623759, MCR S43°50'25"W DOC. 20070135696, MCR N 89°19'00" E 3 PUBLIC UTILITIES EASEMENT RECORDED AS 94-0653874 OF OFFICIAL RECORDS. <u>213</u>.66' N 89°19'00" E, 227.15' (4) SIGN AGREEMENT RECORDED AS 94-0868649 OF OFFICIAL RECORDS. 5 PUBLIC UTILITIES EASEMENT RECORDED AS 2008-0033416 OF OFFICIAL S 14°43'22" V 6 EASEMENT FOR TRANSMISSION LINES RECORDED AS 2010-1004311 OF OFFICIAL RECORDS. NOT A PART NOT A PART 7 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DOCUMENT RECORDED IN 2019-0643849 OF OFFICIAL LOT 3 NOT A PART NOT A PART N89°19'00"E N 89°19'00" NOT A PART 65' ROW PER UNIT 1 97-0164989 99,706.24 SF BASIS 0F 01°38'10" 885. 20' LANDSCAPE 1 -15' BSL UNIT 2 111,571.34 SF 75' ROW PER 94-0623759 MCR LOT 1 N 62°23'59" W_ 266,464.03 SF 6.1172 AC SEMENTS LEGEND N 88°21'50" E UNIT BOUNDARY _NO1°38'10"W NOT A PART PROPERTY BOUNDARY MONUMENT LINE _N 72°40'38" E POWER EASEMENTS AS NOTED EA 250.55' COMMON ELEMENT - 7 4 SIGN AGREEMENT BRASS CAP LOT 8 NOT A PART LOT 4 NOT A PART CONDOMINIUM BOUNDARY FOUND AS NOTED 20' UTILITIES 3 65' ROW PER 20070011456 MCR BRASS CAP IN HAND HOLE 45' R/W BRASS CAP FLUSH PER BK 299 PG 9, MCR RIGHT-OF-WAY TRACT 'A' NOT A PART LOT 5 NOT A PART R=90.00' L=141.37'— D=90°0'0" FND 1/2" REBAR_ 1 20' LANDSCAPE BUFFER 0.16'W, DATE 10/24/19 DESIGN PCW DRAWN PCW CHK'D PCW SUB. 45.00' PER BK 299 PG 9 MCR 17002CP02.DWG CP02 FND BCFL 11<u>29.</u>11' S 88°52'38" W ____0.20**'**S __FND BCFL __0.10'W, 0.01'S E KIOWA AVE. SHEET NO. SCALE: 1"=60'



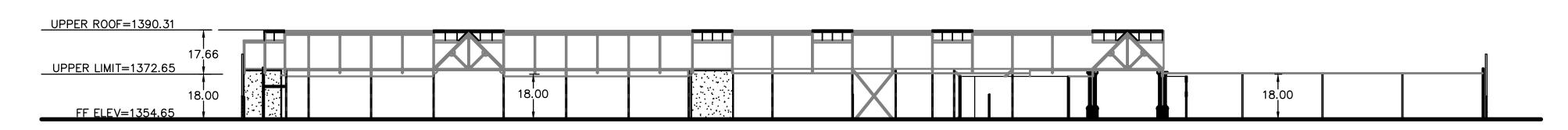
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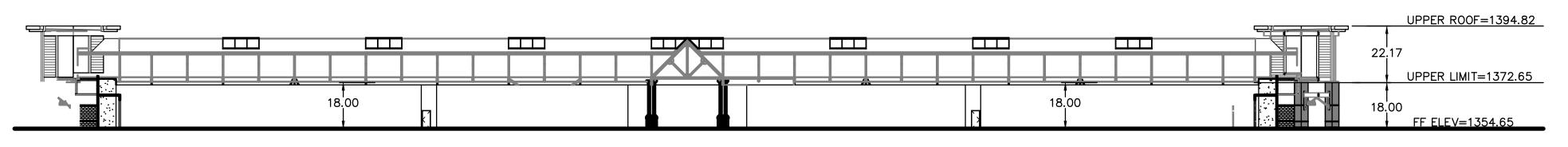
SHEET NO

SHEET NO. 4/4

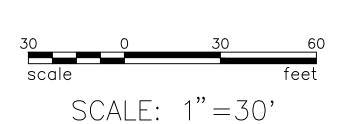
FINAL CONDOMINIUM PLAT FOR "POWER SQUARE CONDOMINIUM"



SECTION 1 (WEST/EAST)



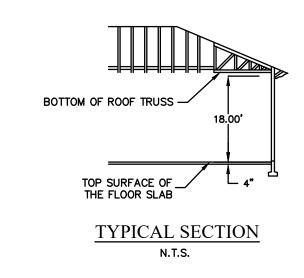
SECTION 2 (NORTH/SOUTH)



NOTES

* THE LOCATIONS AND DIMENSIONS OF BUILDINGS ARE BASED ON DRAWINGS BY THE PROJECT ARCHITECT.

UNIT NUMBERS LISTED ON PLAT ARE NOT THE SAME AS THE ADDRESSES AND SUITE NUMBERS ASSIGNED TO EACH UNIT BY THE CITY OF MESA.



UNIT BOUNDARIES *
B.O.T. BOTTOM OF TRUSS
ELEC ELECTRICAL ROOM
F FIRE RISER ROOM
1, 2 UNIT NUMBER

EXTERIOR VERTICAL BOUNDARY:
INTERIOR SHEATHING OF WALL *

INTERIOR VERTICAL BOUNDARY:
INTERIOR FACE OF WALL *

* AS FURTHER DESCRIBED IN NOTES ON PAGE 1 OF THIS CONDOMINIUM PLAT AND IN THE DECLARATION.