

TITLE REPORT

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FP20240388 AMENDMENT 1-JNJ

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Table with 2 columns: ISSUING OFFICE and FOR SETTLEMENT INQUIRIES, CONTACT: containing office and contact information for Fidelity National Title Agency Inc.

Order Number: FP20240388 Property Address: 4715 E Fort Lowell Rd, Tucson, AZ 85712-1201

SCHEDULE A

- 1. Commitment Date: April 25, 2024 at 07:30 AM
2. Policy to be issued: (a) ALTA Owner's Policy 2021
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Arizona Board of Regents, for the benefit of the University of Arizona
5. The Land is described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

LEGAL DESCRIPTION

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 110-10-024G

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Duval Research Facilities: The South Half of the Northwest Quarter of the Northwest Quarter of Section 35, Township 13 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona; EXCEPT the East 494.92 feet; EXCEPT any portion lying within that parcel conveyed in Docket 10570 at page 1698; EXCEPT any portion lying within that parcel conveyed in Docket 11517 at page 2383; EXCEPT any portion lying within Swan Road; and EXCEPT any portion lying within Ft. Lowell Road;

SCHEDULE B, PART II (EXCEPTIONS)

- A. 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.
1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
2. Matters shown on record of survey: Recording No.: Book 5 of Surveys, Page 27
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: telephone and telegraph lines
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: electric power transmission line
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: electric transmission or distribution line or system
6. Matters contained in that certain document: Entitled: Water Service Agreement Outside City Limits

SCHEDULE BII CONTINUES

TITLE REPORT CONT.

- 7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: electrical purposes
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Road
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Drainage
10. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Storm Drain
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Communication and other Facilities
13. Matters contained in that certain document: Entitled: Certificate of Grandfathered Groundwater Right
14. Matters contained in that certain document: Entitled: Certificate of Grandfathered Groundwater Right
15. Matters contained in that certain document: Entitled: Certificate of Grandfathered Groundwater Right
16. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document: Entitled: 2002A Ground Lease

SCHEDULE BII CONTINUES

CONTINUED SCHEDULE BII

- Recording Date: February 9, 2018 Recording No: 20180400259
First Supplement: Recording Date: April 16, 2002 Recording No: Docket 11779, Page 308
Third Supplement: Recording Date: November 30, 2005 Recording No: Docket 12690, Page 355
Fourth Supplement: Recording Date: May 30, 2006 Recording No: Docket 12814, Page 4280
Fifth Supplement: Recording Date: April 27, 2007 Recording No: Docket 13043, Page 3377
Sixth Supplement: Recording Date: May 8, 2012 Recording No: 20121290545
Seventh Supplement: Recording Date: October 17, 2012 Recording No: 20122910763
Eighth Supplement: Recording Date: October 17, 2012 Recording No: 20122910769 and October 25, 2012 Recording No: 20122990578
Ninth Supplement: Recording Date: February 9, 2018 Recording No: 20180400260
Assignment Agreement: Recording Date: April 16, 2002 Recording No: 11779, Page 42
17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Underground utilities
18. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Public utilities

END OF SCHEDULE B, PART II

COMMENTS TO SCHEDULE BII EXCEPTIONS

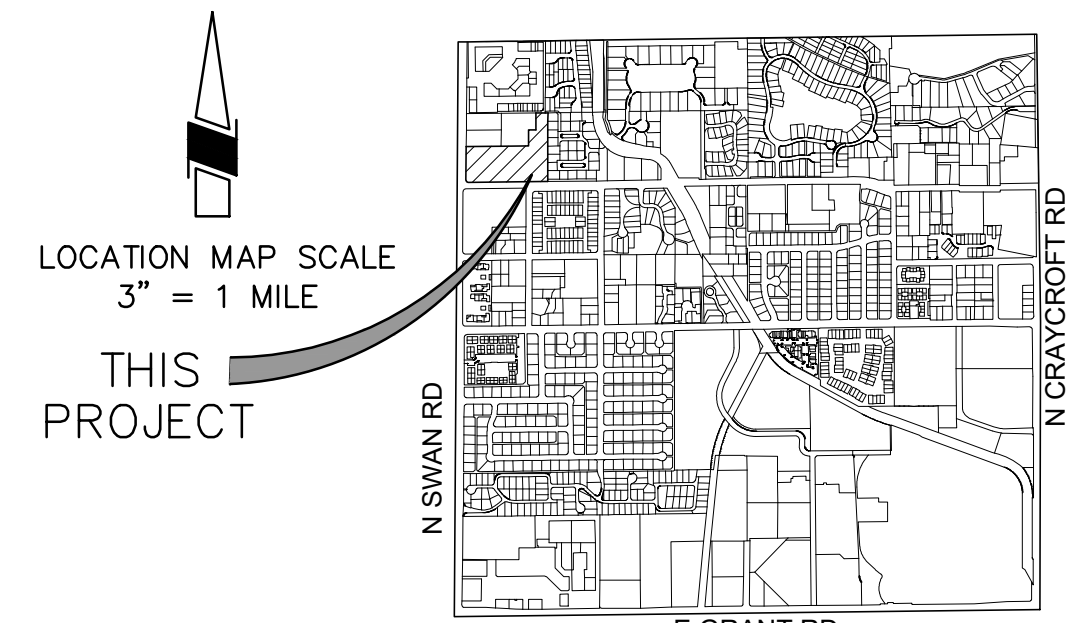
- ITEM(S).....COMMENT
1.....NO COMMENT
2.....SHOWN ON SURVEY
3.....BLANKET IN NATURE
4.....DOES NOT TOUCH SUBJECT PROPERTY
5.....SHOWN ON SURVEY
6.....BLANKET IN NATURE
7.....SHOWN ON SURVEY
8.....SHOWN ON SURVEY
9.....DOES NOT TOUCH SUBJECT PROPERTY
10.....SHOWN ON SURVEY (SEE GENERAL NOTE 16)
11.....DOES NOT TOUCH SUBJECT PROPERTY
12.....SHOWN ON SURVEY
13.....SHOWN ON SURVEY
14.....SHOWN ON SURVEY
15.....SHOWN ON SURVEY

CERTIFICATION

To: Arizona Board of Regents, for the benefit of the University of Arizona; and First American 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, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 14, 15, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/05/2024.

DATE OF PLAT OR MAP: 10/08/2024 Gregg Popp, R.L.S. AZ Registration No. 71039 EMAIL: gpopp@rickengineering.com

SUBJECT TO GENERAL NOTE #2.



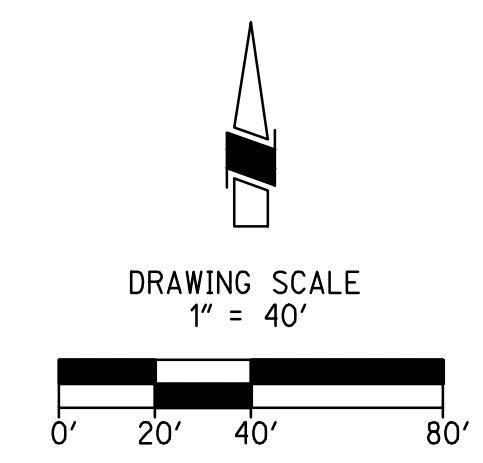
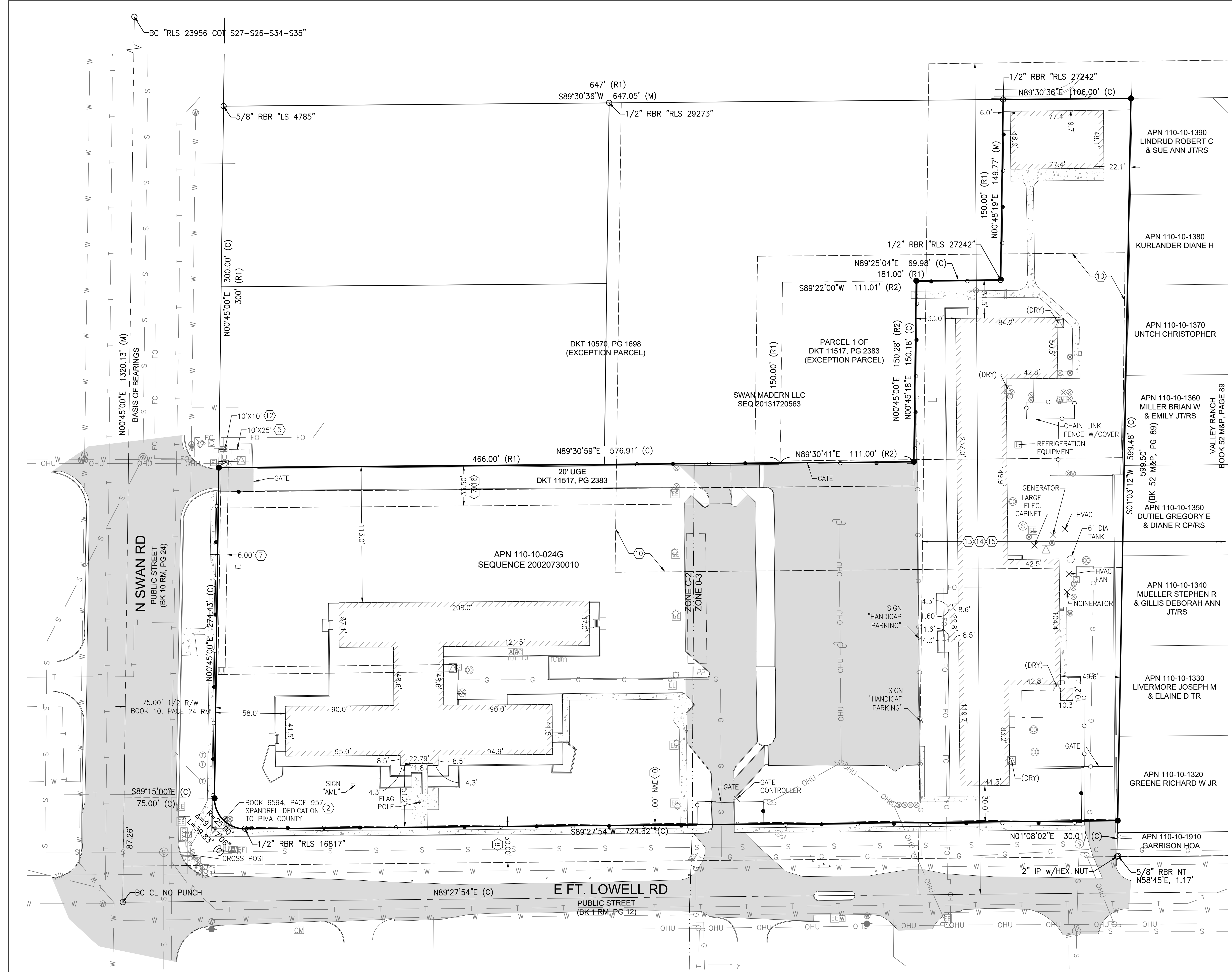
GENERAL NOTES

- 1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, ISSUING AGENT FILE NUMBER: FP20240388M AMENDMENT 1-JNJ WITH A COMMITMENT DATE OF APRIL 25, 2024, AND INCORPORATES A FIELD SURVEY BY RICK ENGINEERING COMPANY.
2. DEFINITION OF CERTIFY/CERTIFICATION FROM ARIZONA REVISED STATUTE, TITLE 32, CHAPTER 1, ARTICLE 3: 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.
3. REFERENCE MATERIAL USED: A) TITLE REPORT NOTED ABOVE. B) ALL DOCUMENTS LISTED IN THE SCHEDULE "B" ITEMS. C) MAPS AND PLATS AND SURVEYS RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY, ARIZONA. NOTED AS FOLLOWS: VESTING DEED FILED AS SEQUENCE 20002080620
4. SITE ADDRESS: 4715 E FORT LOWELL RD TUCSON, AZ 85712 4717 E FORT LOWELL RD TUCSON, AZ 85712
5. REGARDING TABLE A, ITEM 3: THE PROPERTY IS IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) 04019C1694L, EFFECTIVE DATE OF JUNE 16, 2011.
6. REGARDING TABLE A, ITEM 4: THE GROSS LAND AREA FOR THE SUBJECT PARCEL IS 266,854 SQUARE FEET OR 6.126 ACRES, MORE OR LESS.
7. REGARDING TABLE A, ITEM 6(a): A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR. ACCORDING TO PIMA COUNTY GIS WEBSITE, THE SUBJECT PROPERTY HAS TUCSON ZONING OF 'C-2', COMMERCIAL AND 'D-3', OFFICE.
8. REGARDING TABLE A, ITEM 7(a): THE EXTERIOR DIMENSIONING OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN.
9. REGARDING TABLE A, ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.
10. REGARDING TABLE A, ITEM 9: THE PARKING AREA IS NOT CLEARLY MARKED WITH STRIPING.
11. REGARDING TABLE A, ITEM 11(a): SOURCE INFORMATION FROM PLANS AND MARKINGS ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UNDERGROUND UTILITY LINES ARE SHOWN BASED ON OBSERVED SURFACE EVIDENCE OF UTILITY LINES IN CONJUNCTION WITH THE PLANS PROVIDED BY CLIENT AND UTILITY COMPANIES. SOME UNDERGROUND UTILITY LINES MAY NOT BE SHOWN ON THE SURVEY. THE LOCATION OF ANY UNDERGROUND UTILITY LINES IF SHOWN ON THE SURVEY SHOULD BE CONSIDERED APPROXIMATE.
12. REGARDING TABLE A, ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THIS SURVEY.
13. REGARDING TABLE A, ITEM 14: THE DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN.
14. REGARDING TABLE A, ITEM 15: RECTIFIED ORTHO-PHOTOGRAPHY HAS BEEN USED AS THE BASIS FOR THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO NEARBY BOUNDARY LINES. AERIAL IMAGERY OBTAINED FROM PIMA ASSOCIATION OF GOVERNMENTS (PAG). THIS ORTHO-RECTIFIED IMAGERY HAS A GROUND PIXEL RESOLUTION OF 3" +/- AND IS FROM A FLIGHT DATED JUNE 06, 2024.
15. REGARDING TABLE A, ITEM 16: THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. REGARDING SCHEDULE BII ITEM 10: THE NO ACCESS EASEMENT DESCRIBED EXCEPTS POINTS OF INGRESS AND EGRESS AS SHOWN ON DUVAL DEVELOPMENT PLAN, Co12-77-90, WHICH WAS NOT PROVIDED TO THE SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY AML FACILITY

A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA & SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA.

NOTE: THIS SURVEY CONSISTS OF 3 SHEETS AND SHALL NOT BE CONSIDERED A COMPLETE DOCUMENT UNLESS ALL SHEETS ARE INCLUDED.



LEGEND

- SET 1/2" IRON REBAR TAGGED "RLS 71039"
- FOUND MONUMENT AS NOTED
- (M) MEASURED
- (C) CALCULATED
- (R1) RECORD PER DOCKET 10570, PAGE 1698
- (R2) RECORD PER DOCKET 11517, PAGE 2383
- BC BRASS CAP SURVEY MONUMENT
- IP IRON PIN
- NAE NO ACCESS EASEMENT
- NT NO TAG
- RBR REBAR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTERLINE ROAD
- EASEMENT LINE
- ZONING BOUNDARY
- BUILDING OVERHANG
- OHU OVERHEAD UTILITY
- E UNDERGROUND ELECTRIC
- G NATURAL GAS
- S SEWER
- W WATER
- FO FIBER OPTIC
- T TELEPHONE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- ⊠ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC BOX
- ⊞ ELECTRIC JUNCTION BOX
- ⊞ LIGHT STANDARD
- ⊞ TRAFFIC SIGNAL BOX
- ⊞ TRAFFIC POLE
- ⊞ UTILITY POLE
- ⊞ GUY WIRE
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ WATER METER/SERVICE
- ⊞ BACKFLOW VALVE
- ⊞ SEWER MANHOLE
- ⊞ SEWER CLEANOUT
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ GAS MARKER
- ⊞ TELEPHONE PEDESTAL
- ⊞ TELEPHONE MANHOLE
- ⊞ COMMUNICATION BOX
- ⊞ COMMUNICATION PEDESTAL
- ⊞ QWEST CABINET
- ⊞ UNKNOWN UTILITY
- ⊞ A/C UNIT
- ⊞ SIGN
- ⊞ BOLLARD
- ⊞ MAIL BOX
- ⊞ BIKE RACK
- ▒ ASPHALT PAVEMENT
- ▒ BUILDING AREA
- ▒ CONCRETE

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE WEST LINE OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 14 EAST, AND MONUMENTED BY A BRASS CAP SURVEY MONUMENT FOUND AT THE INTERSECTION OF FT. LOWELL ROAD AND SWAN ROAD AND A BRASS CAPPED SURVEY MONUMENT STAMPED "RLS 23956 COT S27-S26-S34-S35" FOUND AT THE NORTHWEST CORNER OF SAID SECTION 35. THE BEARING OF SAID LINE IS NORTH 00°45'00" EAST.

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**ALTA/NSPS
 LAND TITLE SURVEY
 AML FACILITY**

A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA & SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA.



EXISTING AERIAL IMAGERY OBTAINED FROM PIMA ASSOCIATION OF GOVERNMENTS (PAG), DIGITAL ORTHO-RECTIFIED IMAGERY HAS A GROUND PIXEL RESOLUTION OF 3" +/- AND ARE FROM FLIGHTS DATED JUNE 06, 2024.

NOTE: IMAGES MAY APPEAR DISTORTED DUE TO INHERENT ERRORS WITHIN AERIAL PHOTOS DUE TO CAMERA LENS' ANGLES, BUILDING HEIGHTS AND TOPOGRAPHY.

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**ALTA/NSPS
LAND TITLE SURVEY
AML FACILITY**

A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35,
TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA & SALT RIVER MERIDIAN,
CITY OF TUCSON, PIMA COUNTY, ARIZONA.