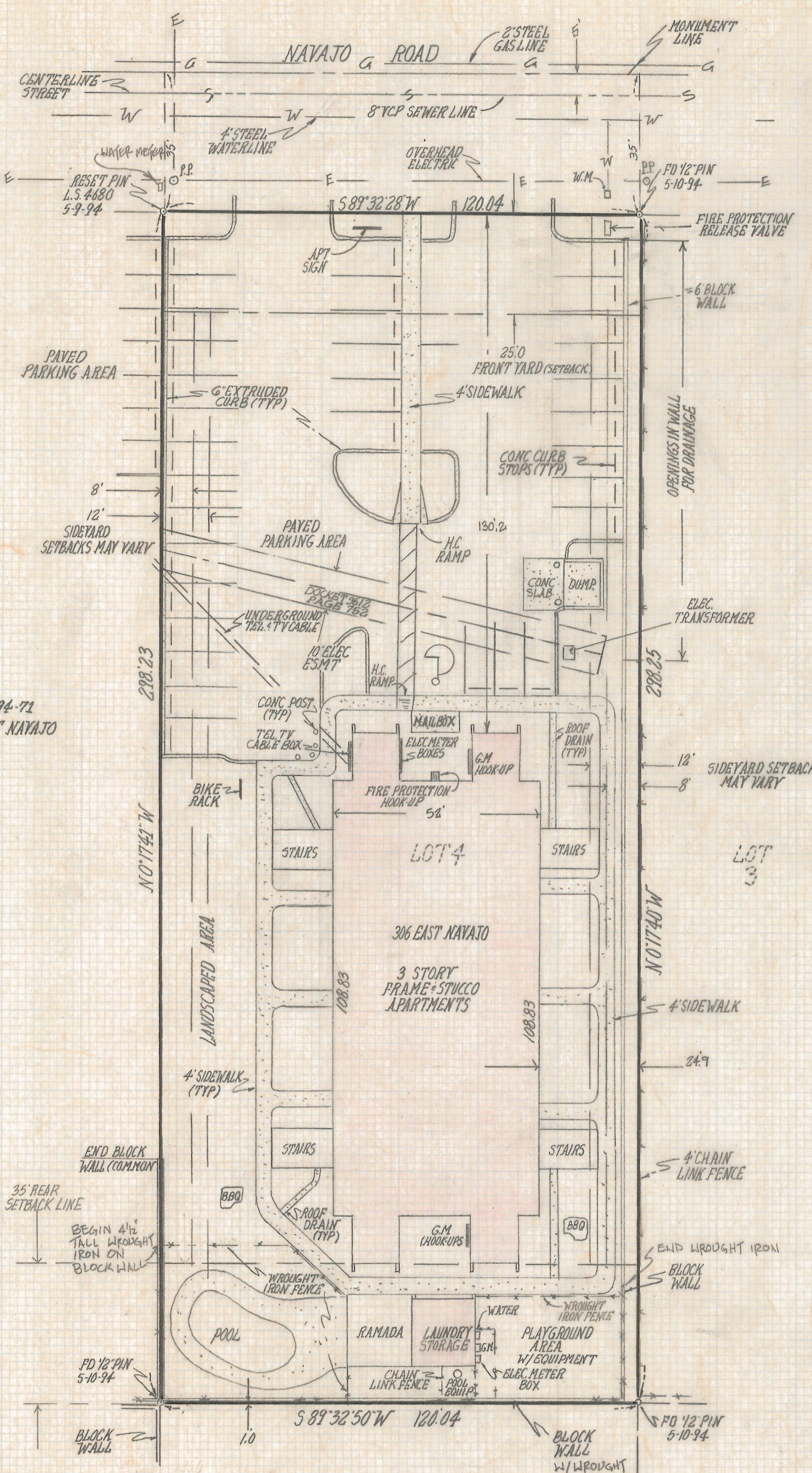


DISCLAIMER:

This unrecorded Record of Survey was donated to the City of Tucson. The City of Tucson provides this data for your personal use "as is." Additionally, the City of Tucson provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user.



JOB #94-71
300 EAST NAVAJO
LOT 5

DETAIL
SCALE 1"=20'

RESULTS OF ATLA ACSM SURVEY (URBAN) AND LEGAL DESCRIPTION

LOT 4 IN BLOCK 14 OF GARDEN HOMES ADDITION, A SUBDIVISION RECORDED IN BOOK 6 OF MAPS AT PAGE 41, RECORDS OF PIMA COUNTY ARIZONA.

SPECIAL NOTE

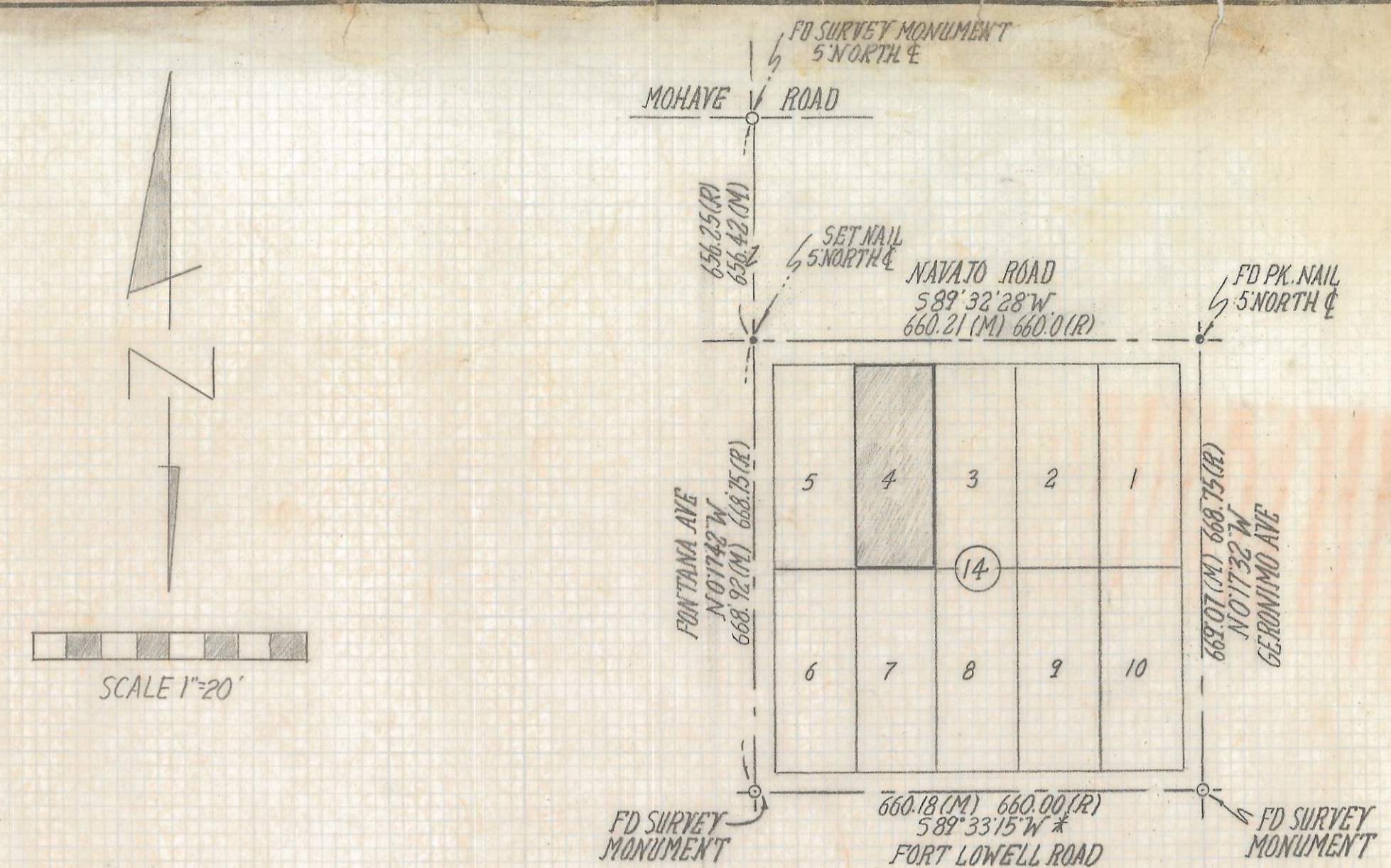
The subject property was removed from the One Hundred year flood plain by the Federal Emergency Management Agency, Case # 94-09-400A per letter dated April 26, 1994.

LEGEND:

1. M Measured distance or bearings
2. R Map or deed record distance or bearings
3. G Gas line - Southwest Gas Corp.
4. W Water line - Tucson Water
5. S Sanitary sewer - Pima County Waste Water Management
6. GM Gas meter

GENERAL NOTES:

1. This survey based on Title Report by Chicago Title Insurance Company, Esrow Title No. 505506, dated February 8, 1995
2. Basis of bearings - South 89° 33' 15" West per the South line of Garden Homes Annex Subdivision per Book 6, Page 41 in the Records of the Pima County Recorder
3. \odot Indicates set 3/4" steel pin marked L.S. 4680 unless noted
4. CAUTION: Underground utilities located from existing maps. Before digging or if design is critical, call BLUE STAKE for location - 792-2211
5. There is no observable evidence of cemeteries on this property
6. This survey is partially based on a survey Job #92-2 on subject property completed during January 1992
7. Current zoning is R-3 (see map)
8. There is no evidence of easements over or under this property during the survey of January 1992 or current survey of May 1994
9. SCHEDULE "B" ITEMS
 - A. Items A, S, C, E, F, G, H, I, J, K, M, N, O, U, V, P, Q and R are not survey matters
 - D. Electric easement shown in Miscellaneous Records in Book 49 at Page 623 is a blanket easement and does not currently affect this property easement in Docket Book 9612 at Page 822 shown on this map
 - L. This item covers survey requirements shown on this map
10. All corners were recovered on February 20, 1995
11. This survey partially based on second amended Title Report by First American Title Insurance Company, Commitment No. 124581, dated April 28, 1994



LOCATION PLAN
LOT 4 BLOCK 14 GARDEN HOME ADDITION
BOOK 6 PAGE 41 MAP
SCALE 1"=200'

SURVEYORS CERTIFICATION

The undersigned, being a Professional Land Surveyor of the State of Arizona, certifies to Ryland Mortgage Company, an Ohio Corporation, its successors and assigns, and Chicago Title Insurance Company, a Missouri Corporation, as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress in Surveying and Mapping in 1992.
2. The survey was made on the ground during May, 1994 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property.
3. Except as shown on the survey, there are no visible easements or rights of way.
4. Except as shown on the survey, there are no observable above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
5. The location of each easement, right-of-way, servitude, and other matter affecting the subject property listed in the title insurance commitment #505506 dated February 8, 1995, issued by Chicago Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the proper/ described in the title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
6. The subject property has access to and from a duly detached and accepted public street or highway.
7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure. (No bearings on legal description, however, survey forms a closed figure).
9. All portions of every building shown on the survey have been removed from the Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located by letter dated April 26, 1994, from Federal Emergency Management Agency addressed to George Miller, Mayor of the City of Tucson.
10. The property is zoned as R-3. Its use as an apartment complex is a permitted use under such zoning.
11. Description of the Survey:
Date: May 11, 1994, updated February 20, 1995
Property: Fontana Hacienda Apartments
Survey #: 94-72
Address (including zip code): 306 E. Navajo Road
Tucson, AZ 85705

The parties listed above are entitled to rely on the survey and this certification as being true and accurate.

Date: _____
(Signed) _____ (seal)
Registration No. 4680

W.I. ON WALL 2-20-95
REVISIONS 5-11-94 DATE

RLM	ROBERT F. MELLEN	DATE: 5-10-94
	REGISTERED LAND SURVEYOR	DR. BY: EMT CKB, RFM
	1250 N. MOHAVE ST. TUCSON ARIZONA	JOB NO 94-72
(602) 888-1012	SCALE: 1"=20'	SHT 1 OF 1

Z-2017-137