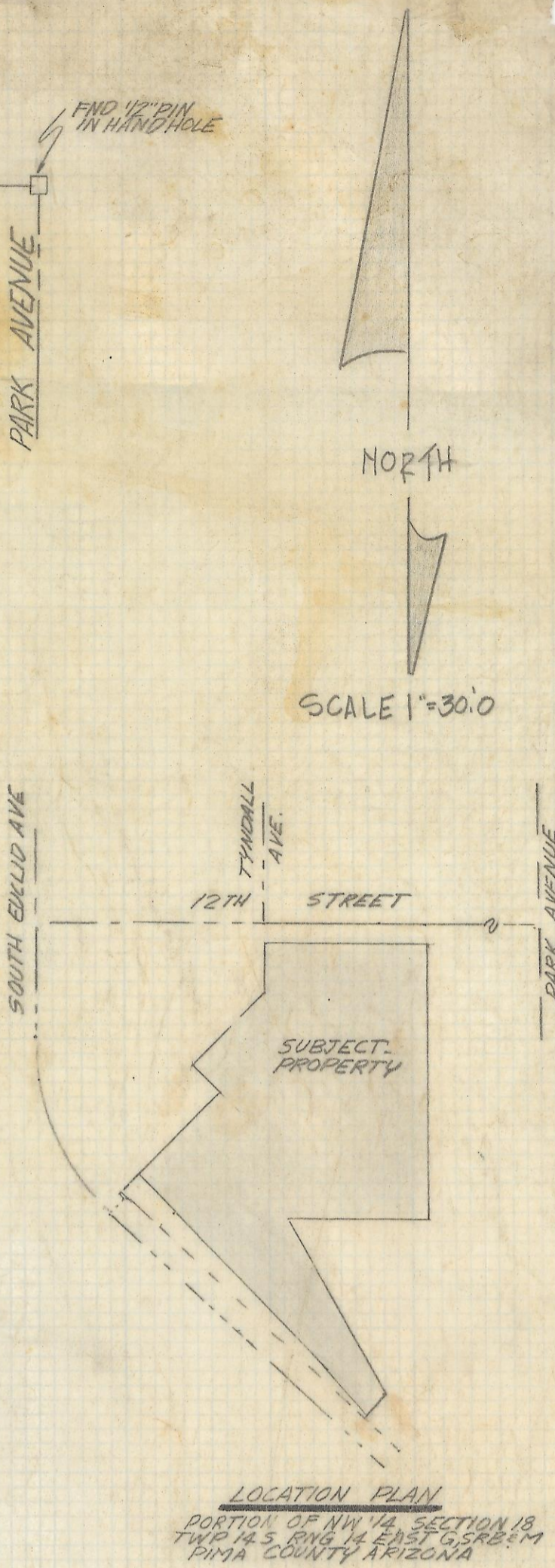
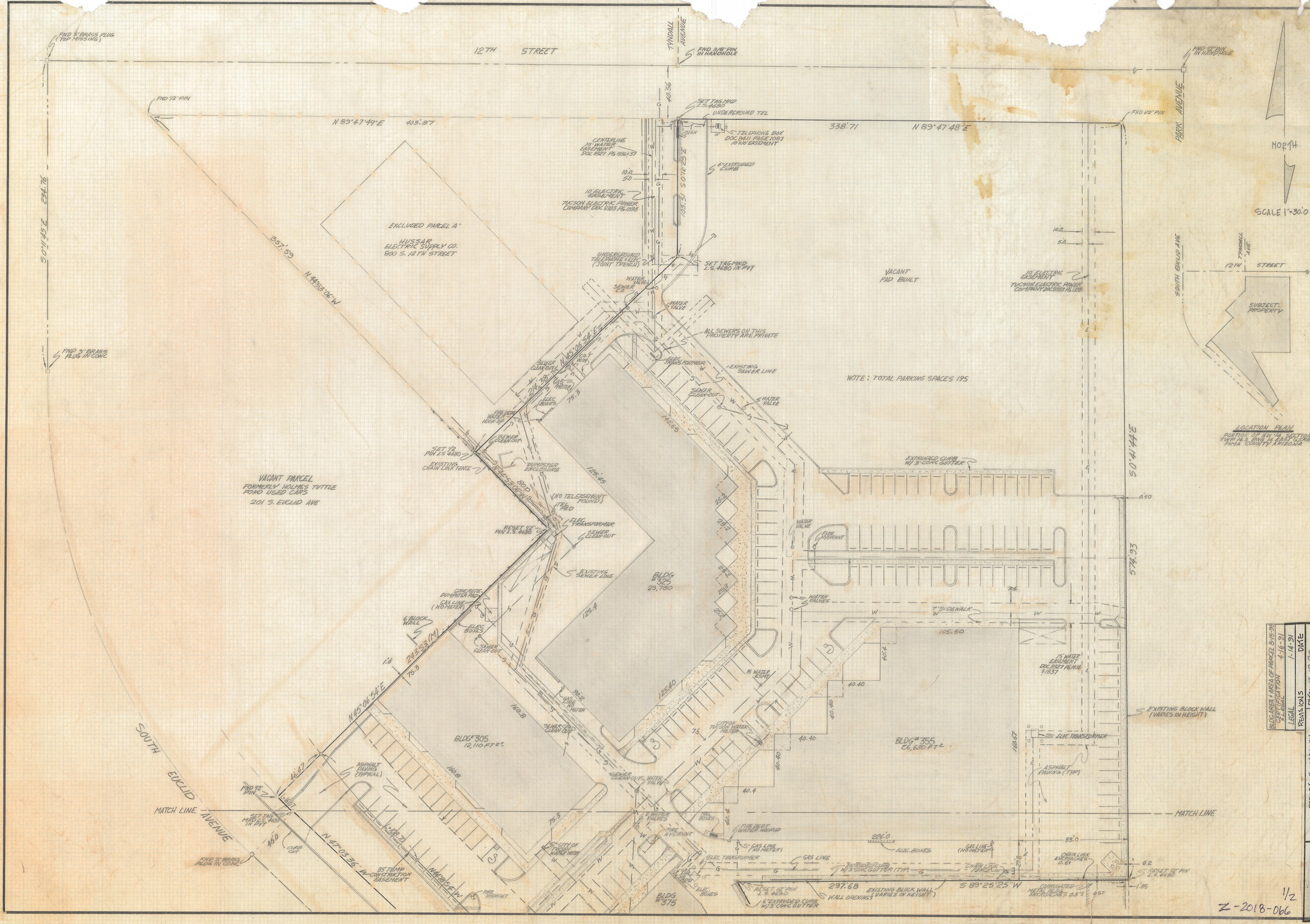


# **DISCLAIMER:**

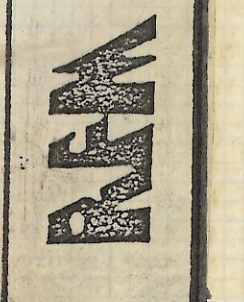
**This unrecorded Record of Survey was donated to the City of Tucson. The City of Tucson provides this data for your personal use "as is." Additionally, the City of Tucson provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn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



NOTE: TOTAL PARKING SPACES 195

BLDG AREA & AREA OF PARCELS 8/15/91	DATE
SET LEGAL LOCATION 4-16-91	1-14-91
LEGAL	REVISIONS
	DATE
	1-14-91
	DATE
	1-14-91
	DATE
	1-14-91
	DATE
	1-14-91

ROBERT F. MELLER  
 REGISTERED LAND SURVEYOR  
 1250 H. MAHONEY ST., TUCSON, ARIZONA  
 (202) 888-1012 SCALE: 1"=30.0'



1/2  
 Z-2018-066

RESULTS OF ALTA / ACSM SURVEY (CLASS A)

LEGAL AND DESCRIPTION

PAGE 1

A PARCEL OF LAND SITUATED IN SECTION 18, TOWNSHIP 14 SOUTH OF RANGE 14 EAST, G. & S. R. B. & M., COUNTY OF PIMA, STATE OF ARIZONA, BEING A PORTION OF THE 2.159-ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 16, 1901, FROM ANITA W. REICKER TO SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED APRIL 17, 1901, IN BOOK 32 OF D.R.E., PAGE 113, RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE 3.828 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED FEBRUARY 27, 1969 FROM SOUTHERN PACIFIC COMPANY TO BUD ANTE INC., RECORDED APRIL 30, 1969 IN DOCKET 3485, PAGE 84, RECORDS OF SAID COUNTY, SAID CORNER BEING THE IN NORTHEASTELY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED AUGUST 5, 1974 FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY TO CITY OF TUCSON, RECORDED SEPTEMBER 26, 1974 IN DOCKET 4860 AT PAGE 63, RECORDS OF PIMA COUNTY, ARIZONA:

THENCE NORTH 45 DEG. 06 MIN. 54 SEC. EAST ALONG THE SOUTHEASTERN LINE OF SAID 3.868-ACRE PARCEL OF LAND, 46.47 FEET TO THE EASTERN LINE OF THAT PARCEL BEHELD TO THE STATE OF ARIZONA (A.D.O.T.) BY DOCKET BOOK 8930 AT PAGE 1482 FOR AVIATION CORRIDOR HIGHWAY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE CONTINUE NORTH 45 DEG. 06 MIN. 54 SEC. EAST, 243.53 FEET TO THE NORTHEASTELY LINE OF SAID 3.828-ACRE PARCEL OF LAND;

THENCE NORTH 44 DEG. 53 MIN. 06 SEC. WEST ALONG SAID NORTHEASTELY LINE, 80.0 FEET;

THENCE NORTH 45 DEG. 06 MIN. 54 SEC. EAST, 214.28 FEET TO A POINT ON THE SOUTHERLY PROJECTION OF THE CENTERLINE OF TYNDALL AVENUE;

THENCE NORTH 0 DEG. 12 MIN. 25 SEC. WEST ALONG SAID SOUTHERLY PROJECTION OF THE CENTERLINE OF TYNDALL AVENUE, 103.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET;

THENCE NORTH 89 DEG. 47 MIN. 48 SEC. EAST ALONG THE SOUTH LINE OF 12TH STREET, 318.71 FEET TO THE WESTERN LINE OF THE 29475 SQUARE FOOT PARCEL OF LAND DESCRIBED IN DEED DATED JANUARY 7, 1955 FROM SOUTHERN PACIFIC COMPANY TO JOHN W. MURPHY, ET UX, RECORDED DECEMBER 30, 1955 IN BOOK 928 OF DEEDS, PAGE 407, RECORDS OF SAID COUNTY;

THENCE SOUTH 0 DEG. 41 MIN. 44 SEC. EAST ALONG SAID WESTERN LINE, 574.93 FEET TO A POINT ON THE MOST NORTHERLY NORTHEASTELY CORNER OF THE 2.159-ACRE PARCEL OF LAND DESCRIBED IN DEED DATED MARCH 23, 1960 FROM SOUTHERN PACIFIC COMPANY TO M.M. SUNDT CONSTRUCTION CO., RECORDED IN DOCKET 1590, PAGE 182, RECORDS OF SAID COUNTY, LAST SAID POINT BEING DISTANT NORTH 00 DEG. 41 MIN. 44 SEC. WEST ALONG SAID WESTERN LINE, 14.5 FEET FROM THE SOUTHWESTERN CORNER OF SAID 29475 SQUARE FOOT PARCEL OF LAND;

THENCE ALONG THE BOUNDARY LINES OF SAID 2.159-ACRE PARCEL OF LAND, THE COURSES THEREOF AS FOLLOWS:

SOUTH 89 DEG. 25 MIN. 25 SEC. WEST, 297.68 FEET;

THENCE SOUTH 30 DEG. 08 MIN. 03 SEC. EAST, 414.28 FEET TO AN ANGLE POINT ON THAT CERTAIN PARCEL OF LAND DEEDED TO THE STATE OF ARIZONA (A.D.O.T.) BY DOCKET BOOK 8930 AT PAGE 1482 FOR AVIATION CORRIDOR HIGHWAY;

THENCE SOUTH 43 DEG. 02 MIN. 21 SEC. WEST (MEASURED) SOUTH 42 DEG. 28 MIN. 44 SEC. WEST (RECORDED), 72.85 FEET (MEASURED) 70.45 FEET (RECORDED) TO A POINT ON

PAGE 2

A CURVE ON THE EASTERN LINE OF THAT PARCEL OF LAND DEEDED TO THE STATE OF ARIZONA (A.D.O.T.) FOR AVIATION CORRIDOR HIGHWAY;

THENCE NORTHEASTERLY AROUND A CURVE ON THE EASTERN LINE OF SAID PARCEL CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 149.59 FEET, A CENTRAL ANGLE OF 5 DEG. 02 MIN. 07 SEC., AN ARC DISTANCE OF 131.77 FEET;

THENCE NORTH 44 DEG. 53 MIN. 31 SEC. WEST (RECORDED) NORTH 44 DEG. 18 MIN. 54 SEC. WEST (MEASURED) ALONG SAID EASTERN LINE OF THAT CERTAIN PARCEL OF LAND DEEDED TO THE STATE OF ARIZONA (A.D.O.T.) FOR AVIATION CORRIDOR HIGHWAY, 452.38 FEET TO A POINT OF CURVE ON SAID EASTERN LINE;

THENCE NORTHEASTERLY AROUND A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 751.51 AND A CENTRAL ANGLE OF 8 DEG. 17 MIN. 16 SEC., A DISTANCE OF 108.70 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL MINERALS AND MINERAL RIGHTS, INTERESTS AND ROYALTIES, INCLUDING WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER SAID PROPERTY AND SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO USE OR PENETRATE THE SURFACE OF, OR TO ENTER UPON SAID PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF OR TO OTHERWISE ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY IN CONNECTION THEREWITH TO REMOVE THE SAME AS RESERVED IN DEED RECORDED SEPTEMBER 30, 1987 IN DOCKET 8131 AT PAGE 3081;

AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 18, TOWNSHIP 14 SOUTH OF RANGE 14 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY, NORTHEASTELY CORNER OF THAT 2.159 ACRE PARCEL OF LAND DESCRIBED IN DEED, DATED MARCH 23, 1960 FROM SOUTHERN PACIFIC COMPANY TO M.M. SUNDT CONSTRUCTION CO., RECORDED IN DOCKET 1590 AT PAGE 182 IN THE RECORDS OF THE PIMA COUNTY RECORDS;

THENCE SOUTH 89 DEG. 25 MIN. 25 SEC. WEST ALONG THE NORTH LINE OF SAID PARCEL RECORDED IN DOCKET 1590 AT PAGE 182 TO THE NORTHWEST CORNER OF SAID PARCEL AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE SOUTH 30 DEG. 08 MIN. 03 SEC. EAST ALONG THE WESTERN LINE OF THAT PARCEL CONVEYED TO M.M. SUNDT CONSTRUCTION COMPANY BY DOCKET 1590 AT PAGE 182, 414.28 FEET TO AN ANGLE POINT IN THAT CERTAIN PARCEL OF LAND DEEDED TO THE STATE OF ARIZONA (A.D.O.T.) BY DOCKET BOOK 8930 AT PAGE 1482 (FOR AVIATION CORRIDOR HIGHWAY);

THENCE SOUTH 43 DEG. 02 MIN. 21 SEC. WEST (MEASURED) SOUTH 42 DEG. 28 MIN. 44 SEC. WEST (RECORDED) ALONG A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DEEDED TO THE STATE OF ARIZONA (A.D.O.T.) BY DOCKET BOOK 8930 AT PAGE 1482 (FOR AVIATION CORRIDOR HIGHWAY);

THENCE NORTH 30 DEG. 53 MIN. 38 SEC. WEST, 94.0 FEET;

THENCE NORTH 59 DEG. 51 MIN. 57 SEC. EAST, 1.60 FEET;

THENCE NORTH 29 DEG. 58 MIN. 24 SEC. WEST, 320.67 FEET TO THE TRUE POINT OF BEGINNING.

AND FURTHER EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF SECTION 18, TOWNSHIP 14 SOUTH OF RANGE 14 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY, NORTHEASTELY CORNER OF THAT 2.159 ACRE

PAGE 3

PARCEL OF LAND DESCRIBED IN DEED DATED MARCH 23, 1960 FROM SOUTHERN PACIFIC COMPANY TO M.M. SUNDT CONSTRUCTION CO., RECORDED IN DOCKET 1590 AT PAGE 182 IN THE RECORDS OF THE PIMA COUNTY RECORDS;

THENCE SOUTH 89 DEG. 25 MIN. 25 SEC. WEST ALONG THE NORTH LINE OF SAID PARCEL RECORDED IN DOCKET 1590 AT PAGE 182, 149.0 FEET;

THENCE NORTH 89 DEG. 04 MIN. 39 SEC. EAST 149.0 FEET TO THE WESTERN LINE OF THAT CERTAIN PARCEL OF LAND DEEDED TO JOHN W. MURPHY, ET UX, RECORDED DECEMBER 30, 1955 IN BOOK 928 OF DEEDS AT PAGE 407 IN THE RECORDS OF THE PIMA COUNTY RECORDS;

THENCE SOUTH 0 DEG. 41 MIN. 44 SEC. EAST ALONG SAID WESTERN LINE, 0.90 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES

1.  $\phi$  Indicates 1/2" steel pin marked L.S. 4680 set unless noted
2. R - Map or deed record (bearing or distance)
3. M - Measured (bearing or distance)
4. \* - Basis of bearings North 47° 03' 36" West for centerline of South Euclid Ave. per City of Tucson Drawing R-72-1
5. This survey is based on Title Report No. 88476T by Fidelity National Title Insurance Company, dated November 19, 1990
6. The 6" and 10" pipes mentioned in Item #3A, Schedule B, are on land acquired by Aviation Corridor Highway Project No. ASP 824-9-703 and are no longer part of said property
7. There no longer is evidence of Tires West building or transformers mentioned in Item #3B
8. The 1 foot  $\pm$  encroachment of building mentioned in Schedule B, Item #3D is a portion of land taken for Aviation Corridor Highway Project ASP 824-9-703 and is no longer part of said property
9. Schedule B, Item #3E, the corrugated metal building still encroaches 1/2 foot onto subject property
10. Schedule B, Item #3F, the railroad spur track on and adjacent to subject property has been removed as of 11-29-90
11. Schedule B, Items #4 & #5, the signed mentioned in these items have been removed as of 11-29-90
12. Schedule B, Items #6 & #7, not a surveying matter
13. Schedule B, Item #8, easement to City of Tucson water line (plotted)
14. Schedule B, Item #9, easement to Tucson Electric Power for underground electric lines (plotted)
15. There is no observable evidence of cemeteries on this property
16. AREA OF TOTAL PARCEL 329,600 FT<sup>2</sup> 7.57 ACRES

CERTIFICATION:

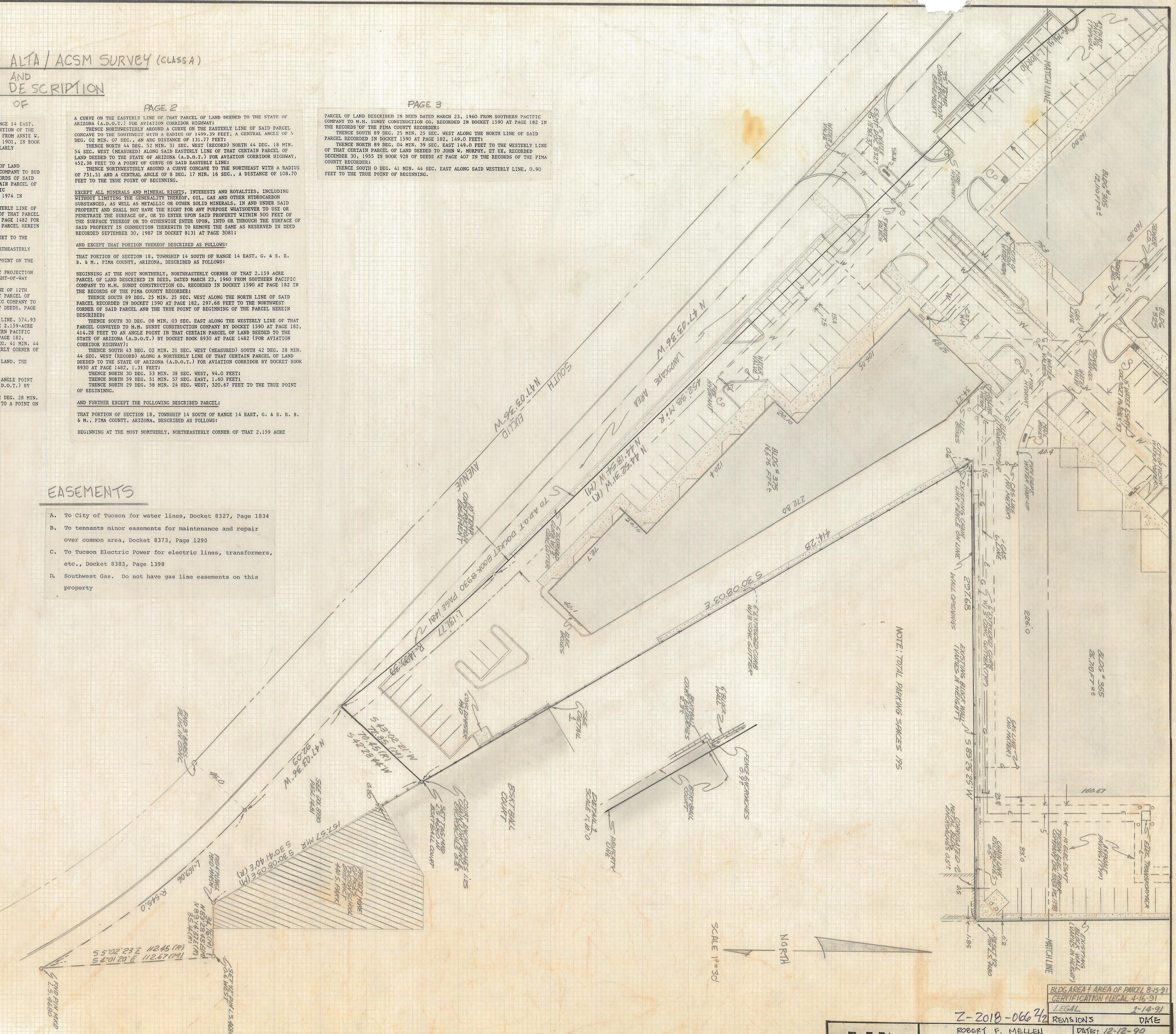
To: Chillingworth Corporation, A California Corporation; Central City Business Park, Limited Partnership, An Arizona Limited Partnership; and Ticor Title Insurance Company, A California Corporation

This is to certify that 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 ALTA and ACSM in 1988 and meets the accuracy requirements of a Class A Survey, as defined therein.

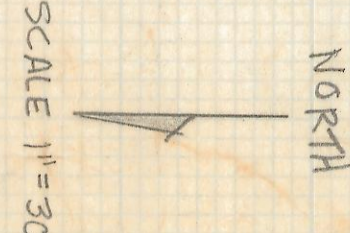
Robert F. Mellen  
Registered Land Surveyor  
#4680 State of Arizona

EASEMENTS

- A. To City of Tucson for water lines, Docket 8327, Page 1834
- B. To tenants minor easements for maintenance and repair over common area, Docket 8373, Page 1290
- C. To Tucson Electric Power for electric lines, transformers, etc., Docket 8383, Page 1398
- D. Southwest Gas. Do not have gas line easements on this property



NOTE: TOTAL PARKING SPACES 195



BLDG AREA & AREA OF PARCEL 8-15-91	REVISIONS	DATE
CERTIFICATION LEGAL 4-16-91	1-18-91	
Z-2018-06672	ROBERT F. MELLEN	DATE: 12-12-90
REGISTERED LAND SURVEYOR	DR BY: EMT CKEY/REM	
1250 W. MONAHE ST. TUCSON, ARIZONA	JOB NO. 90-111	
(602) 888-1012	SCALE: 1" = 30'	SHEET 2 OF 2

FIELD CHECKED 4-16-91