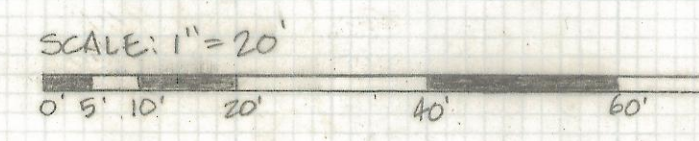
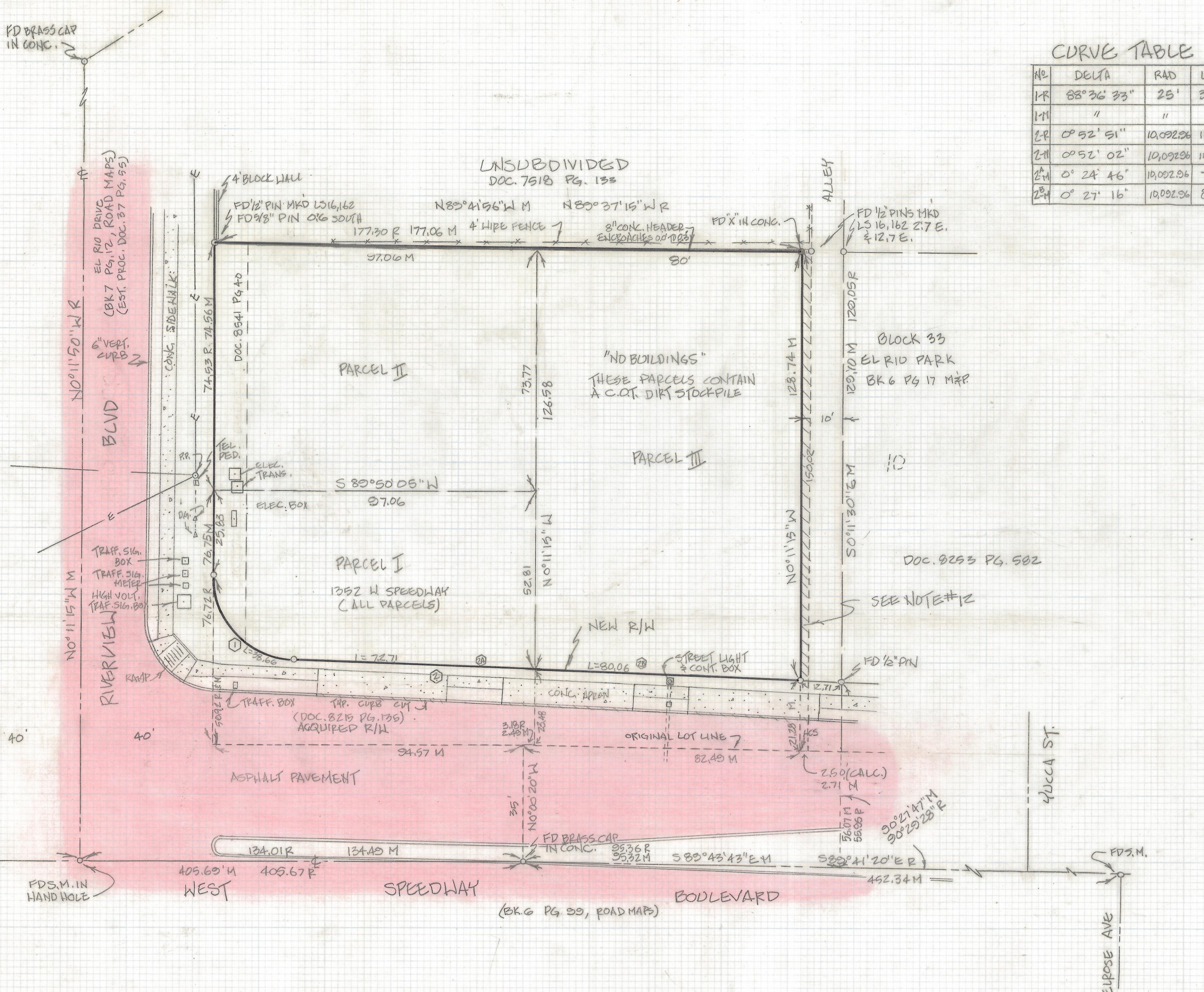
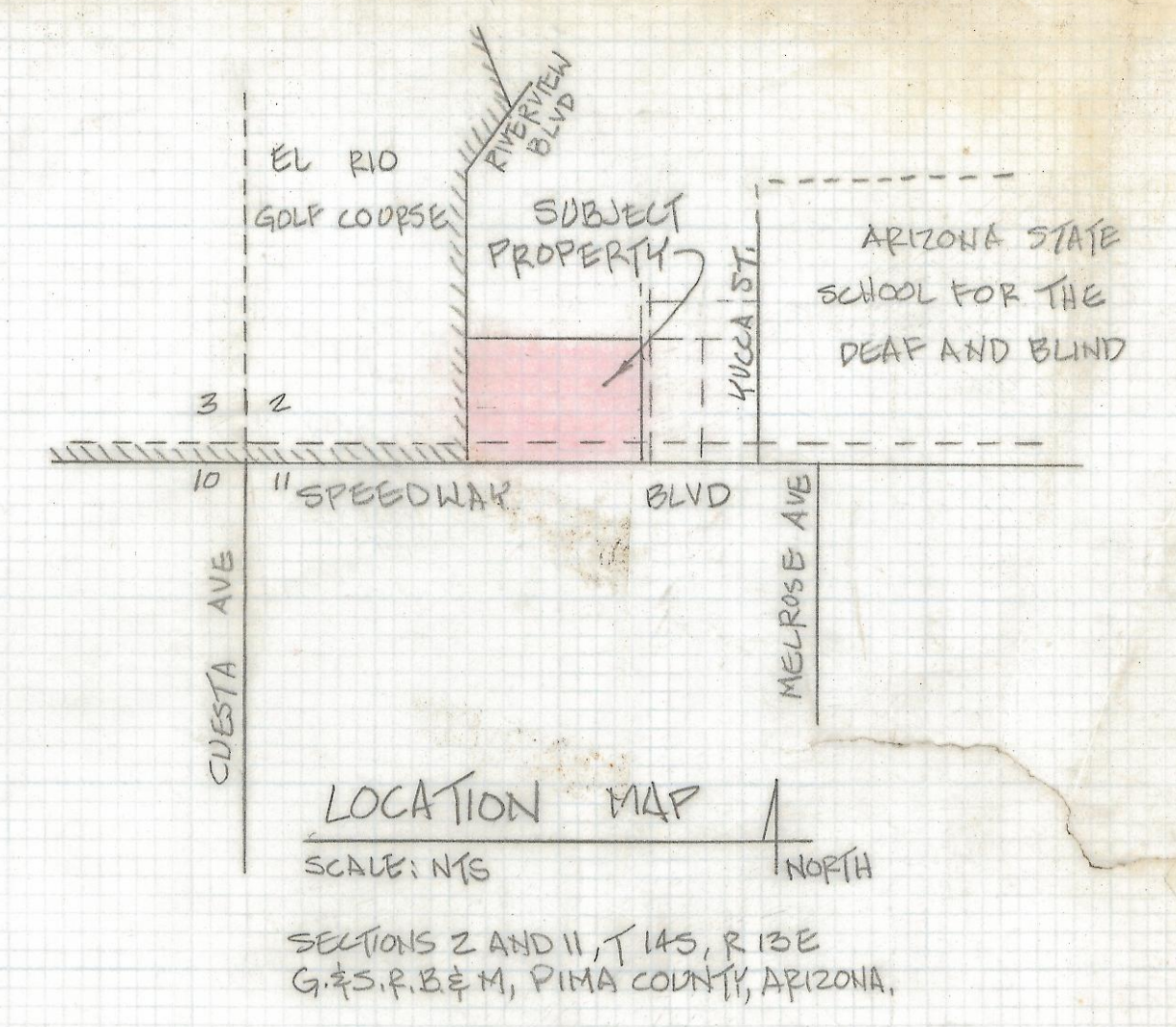


DISCLAIMER:

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.



AB	DELTA	RAD	LEN	TAN	CHD
1P	88° 26' 33"	25'	38.66	24.40	34.92
1M	"	"	"	"	"
2P	0° 52' 51"	10,092.86	152.77	76.38	152.76
2M	0° 52' 02"	10,092.86	152.77	76.38	152.76
2A	0° 24' 46"	10,092.86	72.71	36.36	72.71
2B	0° 27' 16"	10,092.86	80.06	40.03	80.06



GENERAL NOTES:

- Indicates 1/2" steel pin marked LS 4680 set unless noted
- R - Map or deed record
- M - Measured
- Basis of Bearings: North 89° 32' 40" East for the centerline of West Speedway per the amended plat of West Speedway in Book 6 of Road Maps at Page 99
- Easements:
 - City of Tucson utility easement, Docket 8541 Page 37
 - Mountain State Telephone and Telegraph easement, Book 67 of Misc. Records at Page 267
 - Tucson Gas Electric Light and Power Co. easement, Docket 64 Pages 460, 472, 479, 485, and Docket 79 Page 613
- See West Speedway Establishment, Book 6 of Road Maps at Page 99, dated Jan. 1954
- See survey by Wheeler, Petterson, Coffen, Job No. 621215, dated Dec. 27, 1965
- Subject property is not in 100-year flood zone.
- CAUTION: Underground utilities in the area. Before digging, or if design is critical, call BLUESTAKE 792-2211.
- Preliminary title report - Stewart Title and Trust of Tucson, Escrow No. NONE dated 2-1-90
- This property is included in a proposed improvement district for paving purposes - Docket 8215 Page 135- and for right-of-way acquisition - Docket 8215 Page 124 and Docket 8013 Page 1048
- SEE C.O.T. PAVING IMPROVEMENT PLAN No I-34-44 SHT 42 OF 21 DATED 9-28
- IT IS NOTED THAT THERE APPEARS TO BE A GAP BETWEEN THE SUBJECT PROPERTY AND THE ALLEY TO THE EAST. THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY DOES NOT INCLUDE AN ADJOINER ON THE ALLEY TO THE EAST.

RESULTS OF ALTA/ACSM SURVEY AND LEGAL DESCRIPTION OF

PARCEL I:
 ALL THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11;
 THENCE SOUTH 0 DEG. 39 MIN. 20 SEC. EAST, A DISTANCE OF 73.40 FEET TO A POINT ON THE CENTER LINE OF WEST SPEEDWAY AS SHOWN ON THE AMENDED PLAT OF WEST SPEEDWAY RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 6 OF ROAD MAPS, AT PAGE 99 THEREOF;
 THENCE NORTH 89 DEG. 32 MIN. 40 SEC. EAST ALONG THE CENTER LINE OF WEST SPEEDWAY A DISTANCE OF 405.67 FEET TO A POINT;
 THENCE NORTH 0 DEG. 00 MIN. 20 SEC. WEST, A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST SPEEDWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89 DEG. 32 MIN. 40 SEC. WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST SPEEDWAY A DISTANCE OF 94.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NEW EL RIO DRIVE AS ESTABLISHED BY INSTRUMENT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN DOCKET 37 AT PAGE 55 THEREOF;
 THENCE NORTH 0 DEG. 11 MIN. 50 SEC. WEST ALONG THE AFORESAID EAST LINE OF NEW EL RIO DRIVE A DISTANCE OF 76.72 FEET TO A POINT;
 THENCE NORTH 89 DEG. 50 MIN. 51 SEC. EAST A DISTANCE OF 97.36 FEET TO A POINT;
 THENCE SOUTH 0 DEG. 11 MIN. 50 SEC. EAST, A DISTANCE OF 76.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST SPEEDWAY;
 THENCE NORTH 89 DEG. 41 MIN. 20 SEC. WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST SPEEDWAY, A DISTANCE OF 3.18 FEET TO THE TRUE POINT OF BEGINNING, SUBJECT TO ALL RESTRICTIONS OF RECORD.

PARCEL II:
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 2;
 THENCE SOUTH 0 DEG. 39 MIN. 20 SEC. EAST, A DISTANCE OF 73.40 FEET TO POINT ON THE CENTER LINE OF WEST SPEEDWAY, AS SHOWN ON THE AMENDED PLAT OF WEST SPEEDWAY RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 6 OF ROAD MAPS, AT PAGE 99 THEREOF;
 THENCE NORTH 89 DEG. 32 MIN. 40 SEC. EAST ALONG THE CENTER LINE OF WEST SPEEDWAY, A DISTANCE OF 405.67 FEET TO A POINT;
 THENCE NORTH 0 DEG. 00 MIN. 20 SEC. WEST, A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF WEST SPEEDWAY;
 THENCE SOUTH 89 DEG. 32 MIN. 40 SEC. WEST ALONG THE NORTH RIGHT-OF-WAY OF WEST SPEEDWAY, A DISTANCE OF 94.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NEW EL RIO DRIVE AS ESTABLISHED BY INSTRUMENT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 37 OF DOCKETS AT PAGE 55 THEREOF;
 THENCE NORTH 0 DEG. 11 MIN. 50 SEC. WEST ALONG THE AFORESAID EAST LINE OF NEW EL RIO DRIVE, A DISTANCE OF 76.72 FEET TO A POINT;
 THENCE NORTH 89 DEG. 50 MIN. 51 SEC. EAST, A DISTANCE OF 97.36 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89 DEG. 50 MIN. 51 SEC. WEST, A DISTANCE OF 97.36 FEET TO A POINT;
 THENCE NORTH 0 DEG. 11 MIN. 50 SEC. WEST ALONG THE EAST LINE OF SAID NEW EL RIO DRIVE, A DISTANCE OF 74.53 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 215 OF DOCKETS AT PAGE 597 THEREOF;
 THENCE SOUTH 89 DEG. 37 MIN. 15 SEC. EAST ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN BOOK 215 OF DOCKETS AT PAGE 597 THEREOF, A DISTANCE OF 97.30 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE WHICH BEARS NORTH 0 DEG. 11 MIN. 50 SEC. WEST FROM THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 0 DEG. 11 MIN. 50 SEC. EAST TO THE TRUE POINT OF BEGINNING.

PARCEL III:
 ALL THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH OF RANGES 13 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11;
 THENCE SOUTH 0 DEG. 39 MIN. 20 SEC. EAST, A DISTANCE OF 73.40 FEET TO A POINT ON THE CENTER LINE OF WEST SPEEDWAY AS SHOWN ON THE AMENDED PLAT OF WEST SPEEDWAY RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 6 OF ROAD MAPS AT PAGE 99;
 THENCE NORTH 89 DEG. 32 MIN. 40 SEC. EAST ALONG THE CENTER LINE OF WEST SPEEDWAY, A DISTANCE OF 405.67 FEET TO A POINT;
 THENCE NORTH 0 DEG. 00 MIN. 20 SEC. WEST, A DISTANCE OF 35 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST SPEEDWAY;
 THENCE SOUTH 89 DEG. 41 MIN. 20 SEC. EAST ALONG THE NORTH LINE OF WEST SPEEDWAY, A DISTANCE OF 3.18 FEET TO THE TRUE PLACE OF BEGINNING;
 CONTINUE THENCE SOUTH 89 DEG. 41 MIN. 20 SEC. EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80 FEET TO A POINT;
 RUN THENCE NORTH 0 DEG. 11 MIN. 50 SEC. EAST, A DISTANCE OF 150 FEET TO A POINT;
 RUN THENCE NORTH 89 DEG. 41 MIN. 20 SEC. WEST, A DISTANCE OF 80 FEET TO A POINT;
 RUN THENCE SOUTH 0 DEG. 11 MIN. 50 SEC. EAST TO A POINT ON THE NORTH LINE OF WEST SPEEDWAY, THE TRUE PLACE OF BEGINNING.

EXCEPT:
 EXCEPTING FROM PARCELS I AND III ABOVE THE FOLLOWING DESCRIBED PARCEL CONVEYED TO THE CITY OF TUCSON BY DEED RECORDED IN DOCKET 8215 AT PAGE 135:
 ALL THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 2, AND THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 14 SOUTH, RANGE 13 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:
 BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 33 OF EL RIO PARK, A SUBDIVISION OF PIMA COUNTY, ARIZONA, AS PER THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 6 OF MAPS AND PLATS AT PAGE 17;
 THENCE NORTH 89 DEG. 37 MIN. 34 SEC. WEST, ALONG THE NORTH LINE OF SPEEDWAY SOLICITED AS PER THE MAP THEREOF RECORDED IN SAID COUNTY RECORDER'S OFFICE IN BOOK 6 OF ROAD MAPS AT PAGE 99, TO A POINT ON A LINE PARALLEL WITH AND 10.00 FEET WESTERLY OF THE WEST LINE OF SAID BLOCK 33, BEING THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89 DEG. 39 MIN. 34 SEC. WEST, ALONG SAID NORTH LINE, 84.99 FEET TO AN ANGLE POINT;
 THENCE SOUTH 89 DEG. 37 MIN. 47 SEC. WEST, ALONG SAID NORTH LINE, 94.69 FEET TO ITS INTERSECTION WITH THE EAST LINE OF REVERTED BOULEVARD, AS SHOWN ON THE MAP THEREOF RECORDED IN BOOK 7 OF ROAD MAPS AT PAGE 129;
 THENCE NORTH 00 DEG. 06 MIN. 43 SEC. WEST, ALONG SAID EAST LINE, 50.92 FEET TO A POINT OF CHSP;
 THENCE SOUTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND AN INTERIOR ANGLE OF 84 DEG. 36 MIN. 33 SEC., AN ARC DISTANCE OF 38.66 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE SOUTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 10,092.86 FEET AND AN INTERIOR ANGLE OF 00 DEG. 52 MIN. 51 SEC., AN ARC DISTANCE OF 152.76 FEET TO A POINT ON A LINE PARALLEL WITH AND 10.00 FEET WESTERLY OF THE WEST LINE OF SAID BLOCK 33;
 THENCE SOUTH 00 DEG. 06 MIN. 43 SEC. EAST, ALONG SAID PARALLEL LINE, 21.27 FEET TO THE TRUE POINT OF BEGINNING.

CERTIFICATION:

To: George I. Dana, R. J. Daley, and Greg Ashbey, co-trustees of the Eva C. Dana Trust; Stewart Title and Trust of Tucson, an Arizona Corporation and Proposed Purchaser.

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 1986; and meets the accuracy requirements of a Class A survey, as defined therein.

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

2-2018-136

REVISION	DATE	BY
ALTA/ACSM LAND TITLE SURVEY, CLASS A FOR GEORGE DANA, R. J. DALEY, GREG ASHBEY, CO-TRUSTEES		
ROBERT F. MELLEN REGISTERED LAND SURVEYOR 1250 W MOHAVE ST TUCSON, ARIZONA 85705 (602) 888-1012		
DRAWN BY: GWH		CR BY: RPM
JOB NO. 85-103		DATE: 2-16-90
SCALE: 1" = 20'		SHEET 1 OF 1