

# **DISCLAIMER:**

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# ALTA/NSPS LAND TITLE SURVEY

THOSE PORTIONS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

## LEGAL DESCRIPTIONS: (PER ORDER NO.: 60016387-001-RS-BW, DATED: 9/19/18)

**PARCEL 1:**  
THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER, DISTANT 1292 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;  
THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 209 FEET;  
THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF SECTION 23, A DISTANCE OF 209 FEET;  
THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 209 FEET;  
THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 209 FEET TO THE POINT OF BEGINNING.  
EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION BY DEED RECORDED IN DOCKET 10504 AT PAGE 1972

**PARCEL 2:**  
THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER, DISTANT 1085 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;  
THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 207 FEET;  
THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 435.6 FEET;  
THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, A DISTANCE OF 211 FEET;  
THENCE NORTHERLY A DISTANCE OF 435.6 FEET TO THE POINT OF BEGINNING.  
EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION BY DEED RECORDED IN DOCKET 10504 AT PAGE 1972  
FURTHER EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION IN DEED RECORDED IN DOCKET 12989 AT PAGE 1271 AND IN DOCKET 13116 AT PAGE 2804.

**PARCEL 5:**  
THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST AND WEST CENTERLINE OF SAID SECTION 23, WHICH SAID POINT IS DISTANT 982 FEET EASTERLY FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23;  
THENCE EAST 203 FEET, MORE OR LESS, TO A POINT DISTANT 1501 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION 23;  
THENCE SOUTH 209 FEET TO A POINT;  
THENCE EAST 209 FEET TO A POINT;  
THENCE SOUTH 226.6 FEET TO A POINT;  
THENCE EAST 500 FEET TO A POINT;  
THENCE SOUTH 428 FEET TO A POINT;  
THENCE WEST 506 FEET TO A POINT;  
THENCE SOUTH 18 FEET TO A POINT;  
THENCE WEST 170 FEET TO A POINT;  
THENCE IN A NORTHWESTERLY DIRECTION, 400 FEET TO A POINT DISTANT 521 FEET SOUTH OF THE POINT OF BEGINNING;  
THENCE NORTH 521 FEET TO THE POINT OF BEGINNING.  
EXCEPT ALL THAT PORTION LYING NORTHERLY OF THE SOUTH LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF TUCSON IN DOCKET 4359 AT PAGE 560 AND CORRECTED IN DOCKET 4372 AT PAGE 788.  
FURTHER EXCEPT THAT PORTION CONVEYED IN DEED RECORDED IN DOCKET 8314 AT PAGE 1484.  
FURTHER EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION IN DEED RECORDED IN DOCKET 12989 AT PAGE 1271 AND IN DOCKET 13116 AT PAGE 2804.  
FURTHER EXCEPT ANY PORTION LYING EAST OF THE WEST LINE OF THE PROPERTY CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION IN DEED RECORDED IN DOCKET 12989 AT PAGE 1271 AND IN DOCKET 13116 AT PAGE 2804.

**PARCEL 6:**  
THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23;  
THENCE NORTH 0 DEGREES 09 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 436.0 FEET;  
THENCE SOUTH 89 DEGREES 41 MINUTES 59 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 254.67 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF TUCSON CONTROLLED ACCESS HIGHWAY PROJECT F.I. 141 (I-10) AND THE SOUTHERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 820 AT PAGE 206, RECORDS OF PIMA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 89 DEGREES 41 MINUTES 59 SECONDS WEST, ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOCKET 820 AT PAGE 206 AND ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOCKET 6307 AT PAGE 128, A DISTANCE OF 524.33 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 6307 AT PAGE 128, RECORDS OF PIMA COUNTY, ARIZONA;  
THENCE NORTH 0 DEGREES 09 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 6307 AT PAGE 128, A DISTANCE OF 14.22 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED AS PARCEL 1 IN DOCKET 9566 AT PAGE 2147;  
THENCE NORTH 89 DEGREES 47 MINUTES 30 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 AND ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED AS PARCEL 1 IN DOCKET 9566 AT PAGE 2147, A DISTANCE OF 12.99 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN BOOK 230 OF DEEDS AT PAGE 301, RECORDS OF PIMA COUNTY, ARIZONA;  
THENCE CONTINUE NORTH 89 DEGREES 47 MINUTES 30 SECONDS WEST, ALONG A SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN BOOK 230 OF DEEDS AT PAGE 301 AND THE SOUTH LINE OF THAT PARCEL DESCRIBED AS PARCEL 1 IN DOCKET 9566 AT PAGE 2147, A DISTANCE OF 506.00 FEET;  
THENCE SOUTH 0 DEGREES 09 MINUTES 30 SECONDS EAST, ALONG A LINE DESCRIBED IN BOOK 230 OF DEEDS AT PAGE 301 AND THE SOUTH LINE OF THAT PARCEL DESCRIBED AS PARCEL 1 IN DOCKET 9566 AT PAGE 2147, A DISTANCE OF 18.0 FEET;  
THENCE NORTH 89 DEGREES 47 MINUTES 30 SECONDS WEST, ALONG A SOUTHERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN BOOK 230 OF DEEDS AT PAGE 301 AND THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED AS PARCEL 1 IN DOCKET 9566 AT PAGE 2147, AND ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOCKET 8567 AT PAGE 202, A DISTANCE OF 160.31 FEET TO A POINT 9.69 FEET EASTERLY FROM THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 4597 AT PAGE 700, RECORDS OF PIMA COUNTY, ARIZONA;  
THENCE SOUTH 33 DEGREES 00 MINUTES 02 SECONDS EAST, TO A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED AS EXHIBIT "B" IN DOCKET 6477 AT PAGE 600, RECORDS OF PIMA COUNTY, ARIZONA;  
THENCE NORTH 89 DEGREES 57 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED AS EXHIBIT "B" IN DOCKET 6477 AT PAGE 600, AND ALONG THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 9196 AT PAGE 2258, A DISTANCE OF 1204.62 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE TUCSON CONTROLLED ACCESS HIGHWAY PROJECT F.I. 141 (I-10);  
THENCE NORTH 20 DEGREES 38 MINUTES 30 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY OF I-10, TO THE TRUE POINT OF BEGINNING.

(PARCEL 6 LEGAL DESCRIPTION CONTINUED)  
EXCEPT ANY PORTION THEREOF LYING WITHIN THE PROPERTY TAKEN BY FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 12091 AT PAGE 5188 AND IN CORRECTED IN DOCKET 12141 AT PAGE 3678.  
FURTHER EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION IN DEED RECORDED IN DOCKET 12989 AT PAGE 1271 AND IN DOCKET 13116 AT PAGE 2804.  
FURTHER EXCEPT ANY PORTION LYING EAST OF THE WEST LINE OF THE PROPERTY CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION IN DEED RECORDED IN DOCKET 12989 AT PAGE 1271 AND IN DOCKET 13116 AT PAGE 2804.

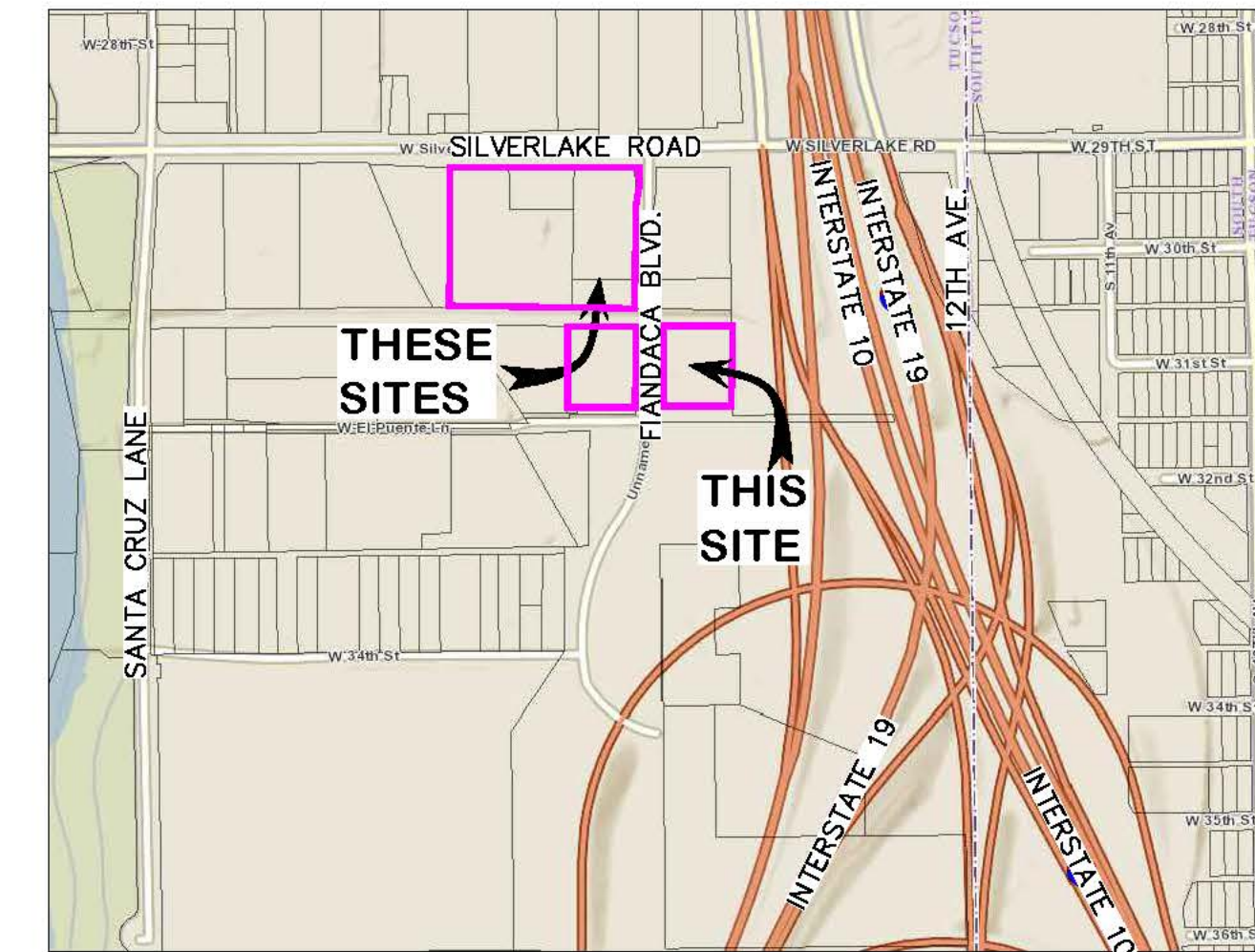
**PARCEL 7:**  
THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST AND WEST CENTERLINE OF SAID SECTION 23, WHICH SAID POINT IS DISTANT 982 FEET EASTERLY FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23;  
THENCE EAST 203 FEET, MORE OR LESS, TO A POINT DISTANT 1501 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION 23;  
THENCE SOUTH 209 FEET TO A POINT;  
THENCE EAST 209 FEET TO A POINT;  
THENCE SOUTH 226.6 FEET TO A POINT;  
THENCE EAST 500 FEET TO A POINT;  
THENCE SOUTH 428 FEET TO A POINT;  
THENCE WEST 506 FEET TO A POINT;  
THENCE SOUTH 18 FEET TO A POINT;  
THENCE WEST 170 FEET TO A POINT;  
THENCE IN A NORTHWESTERLY DIRECTION, 400 FEET TO A POINT DISTANT 521 FEET SOUTH OF THE POINT OF BEGINNING;  
THENCE NORTH 521 FEET TO THE POINT OF BEGINNING.  
EXCEPT ALL THAT PORTION LYING NORTHERLY OF THE SOUTH LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF TUCSON IN DOCKET 4359 AT PAGE 560 AND CORRECTED IN DOCKET 4372 AT PAGE 788.  
FURTHER EXCEPT ANY PORTION LYING WEST OF THE EAST LINE OF THE PROPERTY CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION IN DEED RECORDED IN DOCKET 12989 AT PAGE 1271 AND IN DOCKET 13116 AT PAGE 2804.

## LEGAL DESCRIPTION: (PER ORDER NO.: 60016386-001-RS-BW, DATED: 7/16/18)

ALL THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SAID SECTION 23;  
THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 23, A DISTANCE OF 982.00 FEET;  
THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, PARALLEL WITH THE EAST-WEST MID-SECTION LINE OF SAID SECTION 23, A DISTANCE OF 194.03 FEET;  
THENCE SOUTH 00 DEGREES 03 MINUTES 03 SECONDS WEST, A DISTANCE OF 179.00 FEET;  
THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 209.00 FEET;  
THENCE SOUTH 00 DEGREES 03 MINUTES 03 SECONDS WEST, A DISTANCE OF 311.60 FEET;  
THENCE NORTH 89 DEGREES 26 MINUTES 59 SECONDS WEST, A DISTANCE OF 400.49 FEET;  
THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 485.00 FEET TO THE TRUE POINT OF BEGINNING.  
EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION IN DEED RECORDED IN DOCKET 10519 AT PAGE 195.

## NOTES:

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: 60016387-001-RS-BW, AMENDMENT NO. 2, EFFECTIVE DATE: SEPTEMBER 19, 2018 AND ORDER NO.: 60016386-001-RS-BW, EFFECTIVE DATE: JULY 16, 2018.
- THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED UPON OBSERVED EVIDENCE AND RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
- BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°45'26" WEST, AS MEASURED ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, HOLDING THE CITY OF TUCSON DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL POINT I.D. NO. 1817 (E. 1/4 CORNER) AND POINT I.D. NO. 1630. HORIZONTAL DATUM COORDINATE VALUES ARE BASED ON NAD83.
- THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
- THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASEABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.
- THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS GORES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM SILVERLAKE ROAD, WHICH IS COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHT(S) OF WAY. AND/OR THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS, GORES OR STRIPS, AN ACCESS EASEMENT THROUGH WHICH THE SUBJECT PROPERTY HAS BOTH VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM FIANDACA BLVD., A DEDICATED AND ACCEPTED PUBLIC RIGHT-OF-WAY AND SUCH ACCESS EASEMENT ABUTS SAID PUBLIC RIGHT-OF-WAY WITHOUT GAPS, GORES OR STRIPS.
- EXCEPT AS SHOWN AND NOTED ON THIS SURVEY, BASED ON A CAREFUL PHYSICAL INSPECTION OF THE SUBJECT PROPERTY AND MATTERS OF RECORD OR PROVIDED BY THE TITLE COMPANY OR CLIENT, THERE ARE NO VISIBLE:  
(A) HEIGHT OR BULK RESTRICTIONS, SETBACK LINES, PARKING REQUIREMENTS, PARTY WALLS, ENCROACHMENTS OR OVERHANGS OF ANY IMPROVEMENTS UPON ANY EASEMENT, RIGHT-OF-WAY OR ADJACENT LAND OR ENCROACHMENT OF THE IMPROVEMENTS LOCATED ON ADJACENT LAND ONTO THE SUBJECT PROPERTY, OTHER THAN AS NOTED ON THE ENCROACHMENT TABLE; OR  
(B) EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS, OR BUILDING STRUCTURES OR OTHER IMPROVEMENTS, CONFLICTS, OFFICIALLY DESIGNATED 100 YEAR FLOOD PLAINS OR FLOOD PRONE AREAS, SPRINGS, STREAMS, CREEKS, RIVERS, PONDS, LAKES, CEMETERIES OR BURIAL GROUNDS.
- [EXCEPT AS SHOWN ON THE SURVEY,] THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
- THE LEGAL DESCRIPTION ON AND DEPICTION OF THE SUBJECT PROPERTY CONTAINED IN THE SURVEY DESCRIBE AND DEPICT THE SAME PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN TITLE COMMITMENT/PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: 60016387-001-RS-BW, AMENDMENT NO. 2, EFFECTIVE DATE: SEPTEMBER 19, 2018 AND ORDER NO.: 60016386-001-RS-BW, EFFECTIVE DATE: JULY 16, 2018.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY.
- NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



## VICINITY MAP:

SECTION 23  
T.14S., R.13E.

## FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04019C2278L (EFFECTIVE REVISED DATE JUNE 16, 2011), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

**ZONE: X** IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## LOT AREAS:

PARCEL 1 AREA: 32,147 SQ.FT.±, 0.738 AC.±

PARCEL 2 AREA: 95,440 SQ.FT.±, 2.191 AC.±  
(A.P.N. 118-11-007B & 118-11-015N)

PARCEL 5 AREA: 153,767 SQ.FT.±, 3.530 AC.±  
(A.P.N. 118-11-015G)

PARCEL 6 AREA: 60,505 SQ.FT.±, 1.389 AC.±  
(A.P.N. 118-11-015M & 118-11-016B)

PARCEL 7 AREA: 66,342 SQ.FT.±, 1.523 AC.±  
(A.P.N. 118-11-015L)

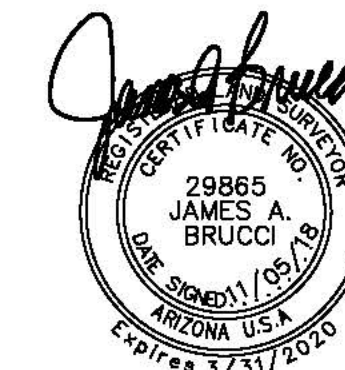
## SURVEYOR'S CERTIFICATION:

- TO:
- FIRST AMERICAN TITLE INSURANCE COMPANY;
  - SPA PROPERTIES TUCSON, LLC, AN INDIANA LIMITED LIABILITY COMPANY;
  - KARINA MIA FIANDACA, AS SUCCESSOR TRUSTEE OF THE ORLAND FIANDACA LIVING TRUST DATED SEPTEMBER 08, 2004;
  - BARNETT & SHORE CONTRACTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY;
  - TITLE SECURITY AGENCY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2016, AND INCLUDES ITEMS 1,2,3,4,7(A),7(B), 7(C),8,9,11,13,14,16,17,18,19,&20 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

FIELD WORK COMPLETED: AUGUST 15, 2018

A.L.T.A. MAP COMPLETED: NOVEMBER 5, 2018



NO.	DATE	REVISION	BY
1	9/27/18	OBJECTIONS ADDRESSED	PJE
2	10/16/18	OBJECTIONS ADDRESSED	PJE
3	11/15/18	OBJECTIONS ADDRESSED	PJE

DRAWN BY: PJE  
CHECKED BY: JAB

**HUNTER ENGINEERING**  
CIVIL AND SURVEY  
10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

**ALTA/NSPS LAND TITLE SURVEY**  
THOSE PORTIONS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

SECTION: 23  
TWNHP: 14S.  
RANGE: 13E.

JOB NO.:  
SCAN002-SA

SCALE  
N.T.S.

SHEET  
1 OF 3

Z-2018-627



# ALTA/NSPS LAND TITLE SURVEY

THOSE PORTIONS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

## LEGAL DESCRIPTIONS: (METES & BOUNDS 11/5/18)

PARCEL 1:

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 23, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TUCSON RLS 23956" FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23, MARKED BY A BRASS CAP FLUSH STAMPED "LS 36786" BEARS NORTH 89°45'26" EAST, FOR A MEASURED DISTANCE OF 2673.97 FEET;

THENCE NORTH 89°45'26" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 1385.16 FEET;

THENCE SOUTH 0°03'29" WEST, FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SILVERLAKE ROAD AS RECORDED IN DOCKET 10504, PAGE 1972 OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°03'29" WEST, FOR A DISTANCE OF 154.11 FEET, TO A POINT MARKED BY A BENT 1/2" REBAR & CAP STAMPED "LS 13187", SAID POINT ALSO BEING ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN DOCKET 12423, PAGE 6462;

THENCE SOUTH 89°48'59" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 208.64 FEET, TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN DOCKET 12423, PAGE 6462;

THENCE NORTH 0°03'19" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 153.89 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF SILVERLAKE ROAD, SAID POINT MARKED BY A 1/2" REBAR & CAP STAMPED "LS 13187";

THENCE NORTH 89°45'26" EAST, PARALLEL WITH AND 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 208.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 32,147 SQUARE FEET, OR 0.738 ACRES, MORE OR LESS.

PARCEL 2: (A.P.N. 118-11-007B & 118-11-015N COMBINED)

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 23, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TUCSON RLS 23956" FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23, MARKED BY A BRASS CAP FLUSH STAMPED "LS 36786" BEARS NORTH 89°45'26" EAST, FOR A MEASURED DISTANCE OF 2673.97 FEET;

THENCE NORTH 89°45'26" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 1385.16 FEET;

THENCE SOUTH 0°03'29" WEST, FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SILVERLAKE ROAD AS RECORDED IN DOCKET 10504, PAGE 1972 OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°45'26" EAST, PARALLEL WITH AND 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 209.95 FEET TO A POINT ON THE WEST LINE OF A 60.00' RIGHT-OF-WAY CONVEYED TO THE CITY OF TUCSON A MUNICIPAL CORPORATION, AS RECORDED IN DOCKET 12989, PAGE 1271 AND IN DOCKET 13116, PAGE 28 OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA, THE FOLLOWING FOUR COURSES ARE ALONG SAID WEST RIGHT-OF-WAY LINE:

THENCE SOUTH 0°18'58" EAST, FOR A DISTANCE OF 83.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 151.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°47'11", AN ARC LENGTH OF 36.33 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 211.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°33'13", AN ARC LENGTH OF 49.91 FEET TO A TANGENT POINT;

THENCE SOUTH 0°05'00" EAST, FOR A DISTANCE OF 301.75 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION IN DOCKET 4359, PAGE 560, AND CORRECTED IN DOCKET 4372, PAGE 788, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

THENCE NORTH 89°25'45" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 201.37 FEET;

THENCE NORTH 0°03'29" EAST, FOR A DISTANCE OF 467.63 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF SILVERLAKE ROAD TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 95,440 SQUARE FEET, OR 2.191 ACRES, MORE OR LESS.

PARCEL 5: (A.P.N. 118-11-015G ONLY)

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 23, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TUCSON RLS 23956" FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23, MARKED BY A BRASS CAP FLUSH STAMPED "LS 36786" BEARS NORTH 89°45'26" EAST, FOR A MEASURE DISTANCE OF 2673.97 FEET;

THENCE NORTH 89°45'26" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 981.96 FEET;

THENCE SOUTH 0°15'45" EAST, FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SILVERLAKE ROAD AS RECORDED IN DOCKET 10504, PAGE 1972 OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°45'26" EAST, PARALLEL WITH AND 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 194.24 FEET;

THENCE SOUTH 0°03'19" WEST, FOR A DISTANCE OF 153.89 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN DOCKET 12423, PAGE 6462, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

NORTH 89°48'59" EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 208.64 FEET;

SOUTH 00°03'29" WEST, FOR A DISTANCE OF 311.71 FEET TO A 1/2" REBAR & CAP STAMPED "LS 13187";

THENCE NORTH 89°22'34" WEST, FOR A DISTANCE OF 400.34 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN DOCKET 12423, PAGE 6462, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

NORTH 00°15'43" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 459.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 153,767 SQUARE FEET, OR 3.530 ACRES, MORE OR LESS.

PARCEL 6:

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 23, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TUCSON RLS 23956" FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23, MARKED BY A BRASS CAP FLUSH STAMPED "LS 36786" BEARS NORTH 89°45'26" EAST, FOR A MEASURED DISTANCE OF 2673.97 FEET;

THENCE NORTH 89°45'26" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 1385.16 FEET;

THENCE SOUTH 0°03'29" WEST, FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SILVERLAKE ROAD AS RECORDED IN DOCKET 10504, PAGE 1972 OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

THENCE CONTINUING SOUTH 0°03'29" WEST, FOR A DISTANCE OF 467.63 ALONG THE PROLONGATION OF THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN DOCKET 12423, PAGE 6462 OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA, TO A POINT ON THE NORTH LINE OF THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION IN DOCKET 4359, PAGE 560, AND CORRECTED IN DOCKET 4372, PAGE 788, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

THENCE SOUTH 89°25'45" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 201.37 FEET, TO A POINT ON THE WEST LINE OF A 60.00' RIGHT-OF-WAY CONVEYED TO THE CITY OF TUCSON A MUNICIPAL CORPORATION AS RECORDED IN DOCKET 12989, PAGE 1271 AND IN DOCKET 13116, PAGE 28, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

THENCE SOUTH 00°05'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION, IN DOCKET 4359, PAGE 560, AND CORRECTED IN DOCKET 4372, PAGE 788, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°05'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 283.24 FEET TO A POINT ON THE NORTH LINE OF SAID RIGHT-OF-WAY;

THENCE SOUTH 89°30'26" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 211.68 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED IN DOCKET 8314, PAGE 1484, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

THENCE NORTH 00°14'56" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 287.18 FEET, TO A POINT ON THE NORTH LINE OF THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION, IN DOCKET 4359, PAGE 560, AND CORRECTED IN DOCKET 4372, PAGE 788, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

THENCE SOUTH 89°25'45" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 212.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 60,505 SQUARE FEET, OR 1.389 ACRES, MORE OR LESS.

PARCEL 7:

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23, MARKED BY A BRASS CAP FLUSH STAMPED "LS 36786" FROM WHICH THE CENTER OF SAID SECTION 23, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TUCSON RLS 23956" BEARS SOUTH 89°45'26" WEST, FOR A MEASURED DISTANCE OF 2673.97 FEET;

THENCE SOUTH 89°45'26" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 792.00 FEET TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 4656, PAGE 596, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

THENCE SOUTH 0°36'48" EAST, ALONG THE PROLONGATION OF THE EAST LINE OF SAID PROPERTY, FOR A DISTANCE OF 589.79 FEET TO A POINT ON THE SOUTH LINE OF THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION, IN DOCKET 4359, PAGE 560, AND CORRECTED IN DOCKET 4372, PAGE 788, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

THENCE NORTH 89°25'45" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 2.91 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°32'55" EAST, FOR A DISTANCE OF 273.87 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN DOCKET 12423, PAGE 6462 OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA, SAID POINT MARKED BY A FOUND 1/2" BENT REBAR & CAP STAMPED "LS 13557";

THENCE SOUTH 89°45'23" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, FOR A DISTANCE OF 241.51 FEET TO A POINT ON THE EAST LINE OF A 60.00' RIGHT-OF-WAY CONVEYED TO THE CITY OF TUCSON A MUNICIPAL CORPORATION, AS RECORDED IN DOCKET 12989, PAGE 1271 AND IN DOCKET 13116, PAGE 28, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

THENCE NORTH 0°05'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 277.26 FEET TO A POINT ON THE SOUTH LINE OF THAT PORTION CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION, IN DOCKET 4359, PAGE 560, AND CORRECTED IN DOCKET 4372, PAGE 788, OF OFFICIAL RECORDS, PIMA COUNTY, ARIZONA;

THENCE SOUTH 89°25'45" EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 239.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 66,255 SQUARE FEET, OR 1.521 ACRES, MORE OR LESS.

## ZONING ANALYSIS INFORMATION:

THE CURRENT ZONING ANALYSIS OF THIS PROJECT IS ISSUED BY WTHEY MORRIS, PLC DATED OCTOBER 29, 2018.

PROJECT SUMMARY:

A.P.N. NOS. 118-11-006C, -007B, -008A, -015G, -015L, 015M, -015N, -016B

<b>Permitted Uses</b>	The tenant proposes to operate a delivery station which receives packages from larger warehouses. The packages are sorted on-site, loaded on smaller transfer vans and delivery vehicles, and then distributed to the final location. A delivery station is not a defined term in the Tucson Unified Development Code but it is analogous to a transfer station. This type of use falls with the Transportation Services/Land Carrier land use which is a use allowed by right in the Light Industrial (I-1) zoning district.  A zoning confirmation letter from the City of Tucson dated September 28, 2018 confirms this is an allowed use in the I-1 zoning district.
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<b>Restrictions</b>	additional conditions or restrictions are necessary related to traffic generated from the site. A meeting will also confirm whether there are traffic impact fees, additional offsite improvement requirements, traffic reporting obligations, seasonal restrictions or limitations on certain roads, restrictions on timing of shift changes or restrictions on queuing of vehicles.
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<b>Minimum/Maximum Parking Requirements</b>	Tucson city code determines parking by land use group type. This use may fall into either the Industrial Use Group, Storage Use Group, or may simply be considered a Transportation Service which have different parking ratios. Depending on the site function, we can work with staff to get the tenant's optimal number of parking spaces approved.
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<b>Industrial Use Group:</b>	1 space per 1,000 gross floor area (GFA).
<b>Storage Use Group:</b>	1 space per 5,000 GFA
<b>Outdoor storage:</b>	1 space per 5,000 GFA of outdoor storage area for the first 20,000 sf of outdoor storage area, plus 1 space per 10,000 sf. of outdoor storage area over 20,000 sq. ft. of outdoor storage area
<b>Transportation Service:</b>	1 space per 300 sf of GFA of administrative or professional office area only.

\* The PDS Director may approve a modification to the number of required motor vehicle parking spaces on new sites through an Individual Parking Plan (IPP).

<b>Site Plan Review Required?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Given that the current industrial zoning allows the proposed use, the developer can proceed directly to submittal of the development package. Development review approval must be obtained before any building permits may be issued.

Development review is an administrative process and does not require a public hearing. Development review process will confirm the site layout and drainage complies with all required development standards (e.g. setbacks, landscaping heights, screening, access, parking, etc.). A traffic study may be requested by staff as part of the complete submittal, but specific additional information about the user identity or headcount will not be required. Therefore, it should be approved in due course provided you abide by the technical requirements of the Tucson City Code and Planning & Development Department.

Dimensional Standard	I-1
Height	75'
Non-street Perimeter Yard	None next to non-residential zone
Street perimeter yard (for a Developing Area)	Street Perimeter Yard determined by average daily trips (ADT) per Table 6.4.5.C-1.  If less than 140 ADT, then 5' or ½ of the proposed exterior building wall, <u>measured from the back of existing curb or future curb location.</u>  If more than 140 ADT, then 21 feet or the height of the proposed exterior building wall, whichever is greater, <u>measured from the outside edge of the nearest adjacent travel lane.</u>
	If greater than 1,000 ADT
Street landscape setback	10'

<b>Other Use Considerations</b>	Additional items for consideration in the zoning code include: <ul style="list-style-type: none"> <li>Outdoor storage (as an accessory use) <ul style="list-style-type: none"> <li>Shall not be located in the street perimeter yard.</li> <li>Outdoor storage requires a 6' tall screen next to streets.</li> <li>No materials may be stacked taller than the 6' tall screen within 50' of a street.</li> </ul> </li> <li>Hazardous Material Storage as an accessory use (additional standards at Section 4.9.10.B) <ul style="list-style-type: none"> <li><a href="http://library.amlgal.com/nxt/gateway.dll/Arizona/tucson_az_udc/tucsonazuni_fieddevelopmentcode?if=templates&amp;fn=default.htm&amp;3.05vid=amlgal:tucson_udc_az">http://library.amlgal.com/nxt/gateway.dll/Arizona/tucson_az_udc/tucsonazuni_fieddevelopmentcode?if=templates&amp;fn=default.htm&amp;3.05vid=amlgal:tucson_udc_az</a></li> </ul> </li> <li>Screening <ul style="list-style-type: none"> <li>30-inch screen required along a major street (Silverlake Road)</li> <li>5-foot screen required along other minor streets</li> </ul> </li> </ul>
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NO. DATE	1 9/27/18	REVISION	BY
	2 10/16/18	OBJECTIONS ADDRESSED	P.J.E.
PURPOSE:			ALTA SURVEY

DRAWN BY: PJE  
CHECKED BY: JAB

CIVIL AND SURVEY

**HUNTER**  
ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986



**ALTA/NSPS LAND TITLE SURVEY**

THOSE PORTIONS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

SECTION: 23  
TWNHP: 14S.  
RANGE: 13E.

JOB NO.:  
SCAN002-SA

SCALE  
N.T.S.

SHEET  
**2** OF **3**



**LEGEND:**

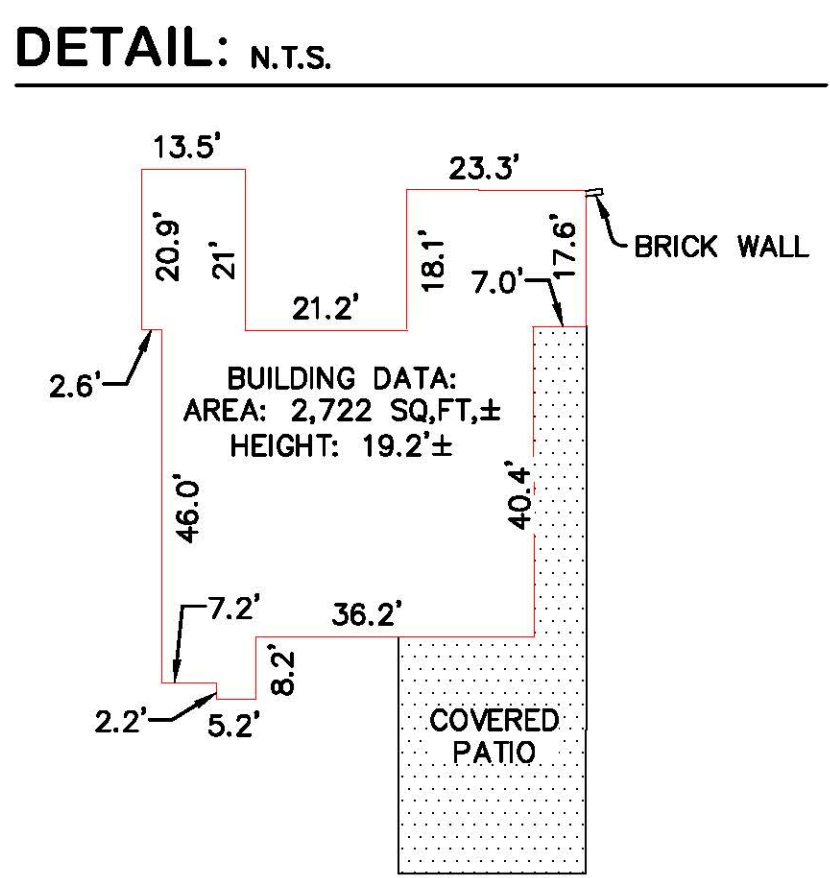
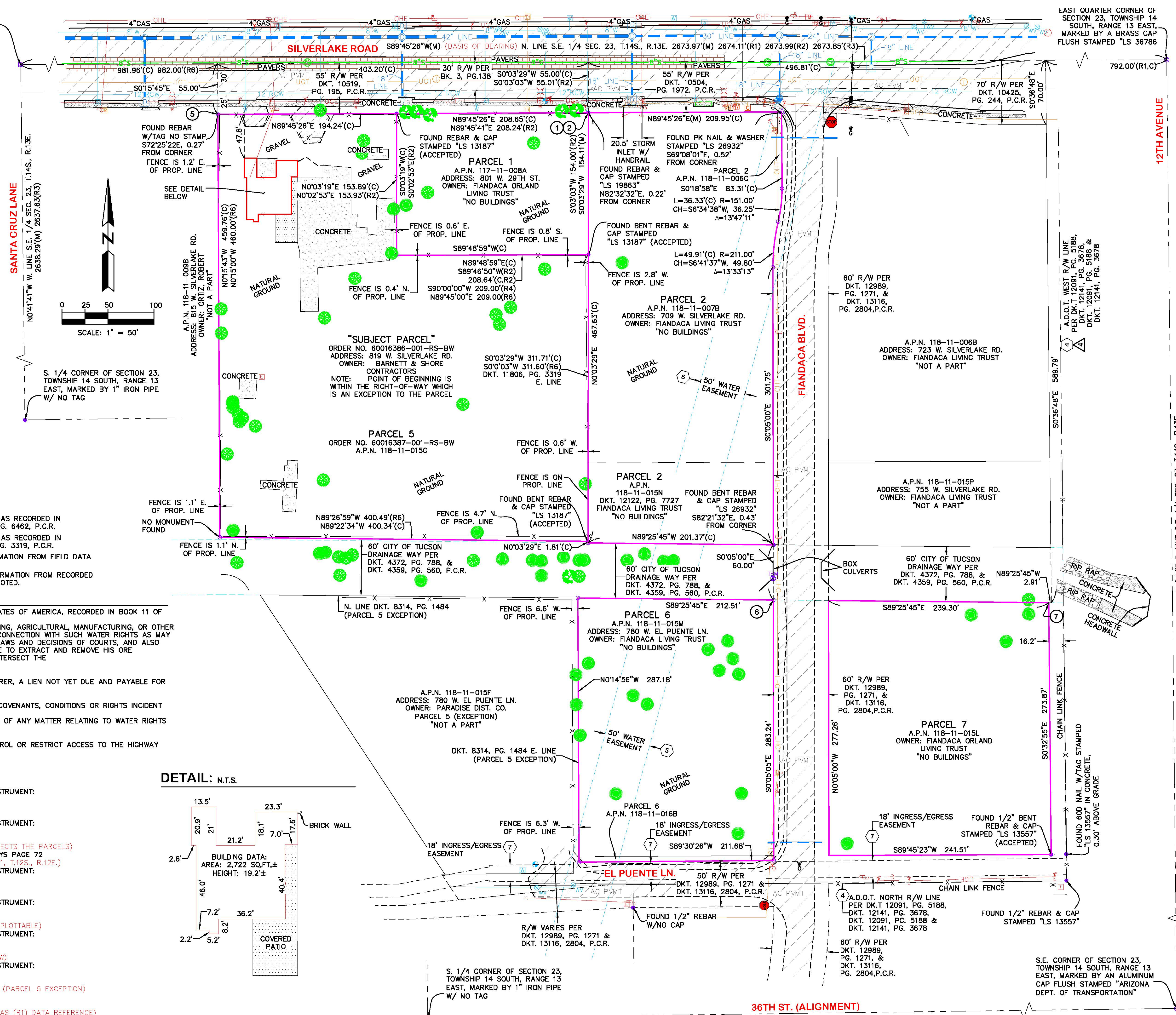
- |  |                           |
|--|---------------------------|
| BRASS CAP IN HANDHOLE                    | FIRE HYDRANT              |
| FOUND AS NOTED                           | WATER METER               |
| BRASS CAP FLUSH                          | RECLAIM WATER CHECK VALVE |
| ALUMINUM CAP FLUSH                       | WATER VALVE               |
| SET 1/2" REBAR & CAP STAMPED "LS 29865"  | IRRIGATION CONTROL VALVE  |
| ELECTRICAL CABINET                       | STOP SIGN                 |
| ELECTRIC MANHOLE                         | CABLE TV PULL BOX         |
| ELECTRIC JUNCTION BOX                    | CABLE TV RISER            |
| LIGHT POLE                               | TELEPHONE MANHOLE         |
| POWER POLE                               | FIBER OPTIC BLUESTAKE     |
| POWER POLE W/ CABLE LINE                 | TELEPHONE RISER           |
| DOWN GUY                                 | SEWER MANHOLE             |
| ELECTRIC METER                           | PALO VERDE TREE           |
| GAS BLUESTAKE                            | MESQUITE TREE             |
| SCHEDULE B HEX (60016387-001-RS-BW)      | TREE (UNKNOWN)            |
| SCHEDULE B TRIANGLE (60016386-001-RS-BW) | GRATE                     |
| PARCEL NUMBER                            | STORM DRAIN MANHOLE       |
| POINT OF BEGINNING                       |                           |

- |          |                                |
|----------|--------------------------------|
| PAVERS   | PAVERS HATCH COLOR & PATTERN   |
| CONCRETE | CONCRETE HATCH COLOR & PATTERN |
| AC PVMT  | ASPHALT HATCH COLOR & PATTERN  |

- |  |  |
|--|--|
| (R1) RECORD OF SURVEY AS RECORDED IN BK. 33, PG. 56, P.C.R.      | (R5) WARRANTY DEED AS RECORDED IN DOCKET 12423, PG. 6462, P.C.R. |
| (R2) RECORD OF SURVEY AS RECORDED IN BK. 72, PG. 72, P.C.R.      | (R6) WARRANTY DEED AS RECORDED IN DOCKET 11806, PG. 3319, P.C.R. |
| (R3) RESULTS OF SURVEY AS RECORDED IN BK. 19, PG. 100, P.C.R.    | (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.             |
| (R4) WARRANTY DEED AS RECORDED IN DOCKET 12423, PG. 6457, P.C.R. | (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.     |

**SCHEDULE "B" ITEMS:**

- 1 RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 11 OF DEEDS AT PAGE 599, READING AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 2 TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: SECOND HALF OF 2018. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 3 WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 4 THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT, CONTROL OR RESTRICT ACCESS TO THE HIGHWAY NAMED BELOW, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 12091 PAGE 6188 CORRECTED IN DOCKET 12141 AT PAGE 3678 NAME OF HIGHWAY I-10 (DOES NOT AFFECT THE PARCELS)
- 5 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK 61 OF DEEDS PAGE 377 PURPOSE WATER PIPE LINES (AS SHOWN ON THE SURVEY-AFFECTS PARCELS 2, 5 & 6)
- 6 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK 2 OF MISCELLANEOUS RECORDS PAGE 782 PURPOSE WATER PIPE LINES (A BLANKET EASEMENT ACROSS SEC. 23 - NOT PLOTTABLE-AFFECTS THE PARCELS)
- 7 MATTERS SHOWN ON SURVEY: RECORDED IN BOOK 62 OF SURVEYS PAGE 72 (DOES NOT AFFECT THE PARCEL SURVEY LOCATED IN SECTION 11, T.14S., R.12E.)
- 8 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK 79 OF MISCELLANEOUS RECORDS PAGE 107 PURPOSE INGRESS AND EGRESS (DOES NOT AFFECT THE PARCELS)
- 9 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 246 PAGE 100 PURPOSE COMMUNICATION FACILITIES (A BLANKET EASEMENT OVER N. 1/2, S.E. 1/4, SEC. 23 - NOT PLOTTABLE)
- 10 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 7986 PAGE 948 PURPOSE ELECTRICAL FACILITIES (DOES NOT AFFECT THE PARCELS-EASEMENT IS WITHIN 1-10 R/W)
- 11 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 8314 PAGE 1484 PURPOSE INGRESS, EGRESS AND UTILITIES (DOES NOT AFFECT THE PARCELS, BENEFITS A.P.N. 118-11-015F (PARCEL 5 EXCEPTION))
- 12 MATTERS SHOWN ON SURVEY: RECORDED IN BOOK 33 OF SURVEYS PAGE 56 (NO EASEMENTS WERE DEDICATED WITH THIS INSTRUMENT. USED AS (R1) DATA REFERENCE)
- 13 RIGHTS OF PARTIES IN POSSESSION. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.



BY	
REVISION	
NO.	DATE
DRAWN BY: PJE CHECKED BY: JAB	
PURPOSE: A.L.T.A. SURVEY	
CIVIL AND SURVEY	
10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986	
<b>ALTANSPS LAND TITLE SURVEY</b> THOSE PORTIONS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 13 EAST, SALT RIVER BASE AND MERIDIAN, PHOENIX COUNTY, ARIZONA	
SECTION: 23 TWN: 14S. RANGE: 13E.	
JOB NO.: SCAN002-SA	
SCALE 1"=50'	
SHEET 3 OF 3	