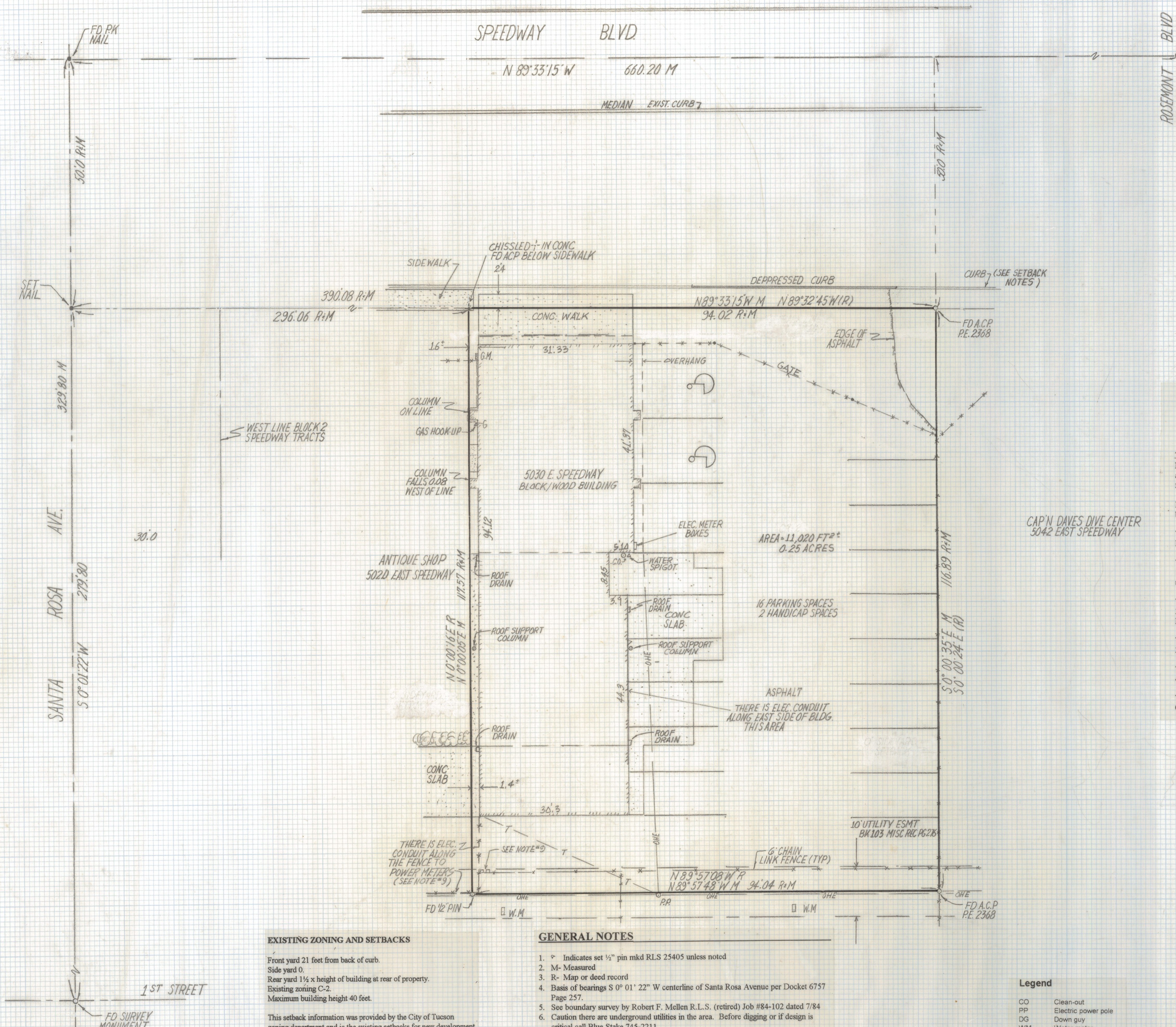


DISCLAIMER:

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.



RESULTS OF ALTA/ACSM SURVEY (URBAN) AND LEGAL DESCRIPTION

That part of Lot 3 of Block 2, Speedway Tracts, recorded in Book 4 of Maps, Page 48, Part of the Northwest quarter, Section 11, Township 14 South, Range 14 East, of the Gila and Salt River Base and Meridian, Pima County, Arizona more particularly described as follows:

- Beginning at the intersection of Speedway Boulevard and Santa Rosa Boulevard marked by a survey monument;
- Thence South 00 degrees 01 minutes 22 seconds West along the centerline of Santa Rosa Boulevard, a distance of 50.00 feet to a point;
- Thence South 89 degrees 32 minutes 45 seconds East (R), South 89 degrees 33 minutes 15 seconds East (M) distance of 296.05 feet to the TRUE POINT OF BEGINNING, said point being on Southerly right-of-way of Speedway Boulevard;
- Thence continuing South 89 degrees 32 minutes 45 seconds East (R), South 89 degrees 33 minutes 15 seconds East (M) along the Southerly right-of-way of Speedway Boulevard, a distance of 94.02 feet to a point;
- Thence South 00 degrees 00 minutes 24 seconds East (R), South 00 degrees 00 minutes 35 seconds East (M) a distance of 116.89 feet to a point;
- Thence North 89 degrees 57 minutes 08 seconds West (R), North 89 degrees 57 minutes 48 seconds West (M), a distance of 94.04 feet to a point;
- Thence North 00 degrees 00 minutes 16 seconds East (R), North 00 degrees 00 minutes 05 seconds East (M) a distance of 117.57 feet to the TRUE POINT OF BEGINNING.

CERTIFICATION

To: First American Title Insurance Co., a California Corporation and Skyline Reflections L.L.C., an Arizona Limited Liability Company and Gasper J. Pellerito.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, includes Items 1, 6, 8, 10, and 11 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.

Date: _____

signed _____ seal
Registration No. 25405

EXISTING ZONING AND SETBACKS

- Front yard 21 feet from back of curb.
- Side yard 0.
- Rear yard 1 1/2 x height of building at rear of property.
- Existing zoning C-2.
- Maximum building height 40 feet.

This setback information was provided by the City of Tucson zoning department and is the existing setbacks for new development.

GENERAL NOTES

1. * Indicates set 1/2" pin mkd RLS 25405 unless noted
2. M- Measured
3. R- Map or deed record
4. Basis of bearings S 0° 01' 22" W centerline of Santa Rosa Avenue per Docket 6757 Page 257.
5. See boundary survey by Robert F. Mellen R.L.S. (retired) Job #84-102 dated 7/84
6. Caution there are underground utilities in the area. Before digging or if design is critical call Blue Stake 745-2211.
7. This survey based on preliminary title report by First American Title Insurance Co. effective February 4, 1997 commitment no. 164015.
8. All utilities were located by visible location on the property
9. There are two electric meters attached to the existing fence for the water company to read for usage, 5025 E. 1st / 5030 E. Speedway.

Legend

- CO Clean-out
- PP Electric power pole
- DG Down guy
- WM Water meter
- WV Water valve
- ACP Aluminum capped pin
- T Overhead telephone
- OHE Overhead electric
- G Gas Line
- W Water line
- GM Gas meter

DATE	REVISIONS
EVERETT M. TRUEBLOOD LAND SURVEYING 2300 West Ian Place Tucson, AZ 85741 (520) 888-2549	
Drawn By: E.M.T.	Checked By: E.M.T.
Job No. 37-23	Date: 3-10-97
Scale: 1" = 10'	Sheet 1 of 1

Z-2020-1052