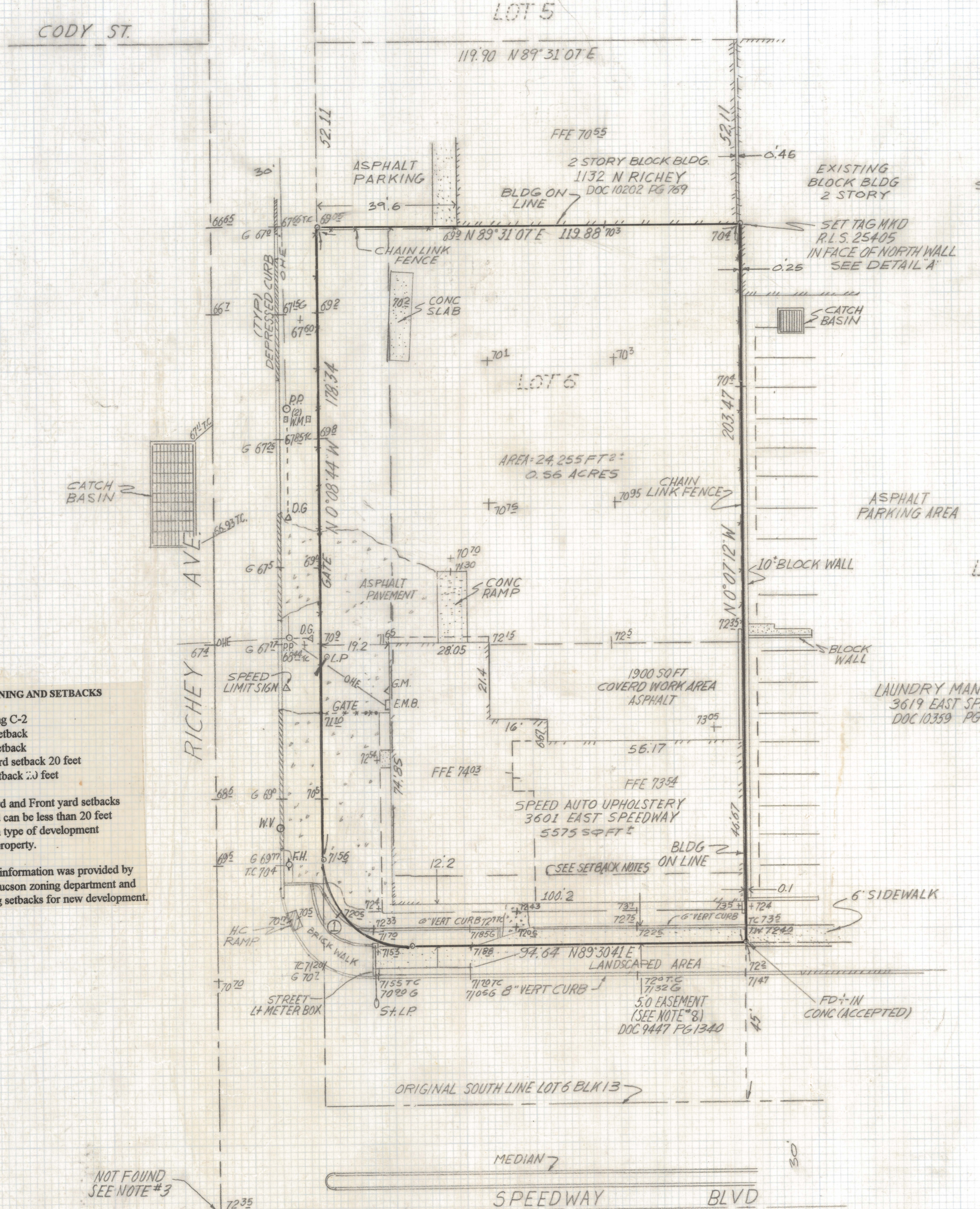


DISCLAIMER:

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.

No	RADIUS	DELTA	TANGENT	LENGTH	CHORD
①	25.0	90° 20' 34"	25.15	39.42	35.46

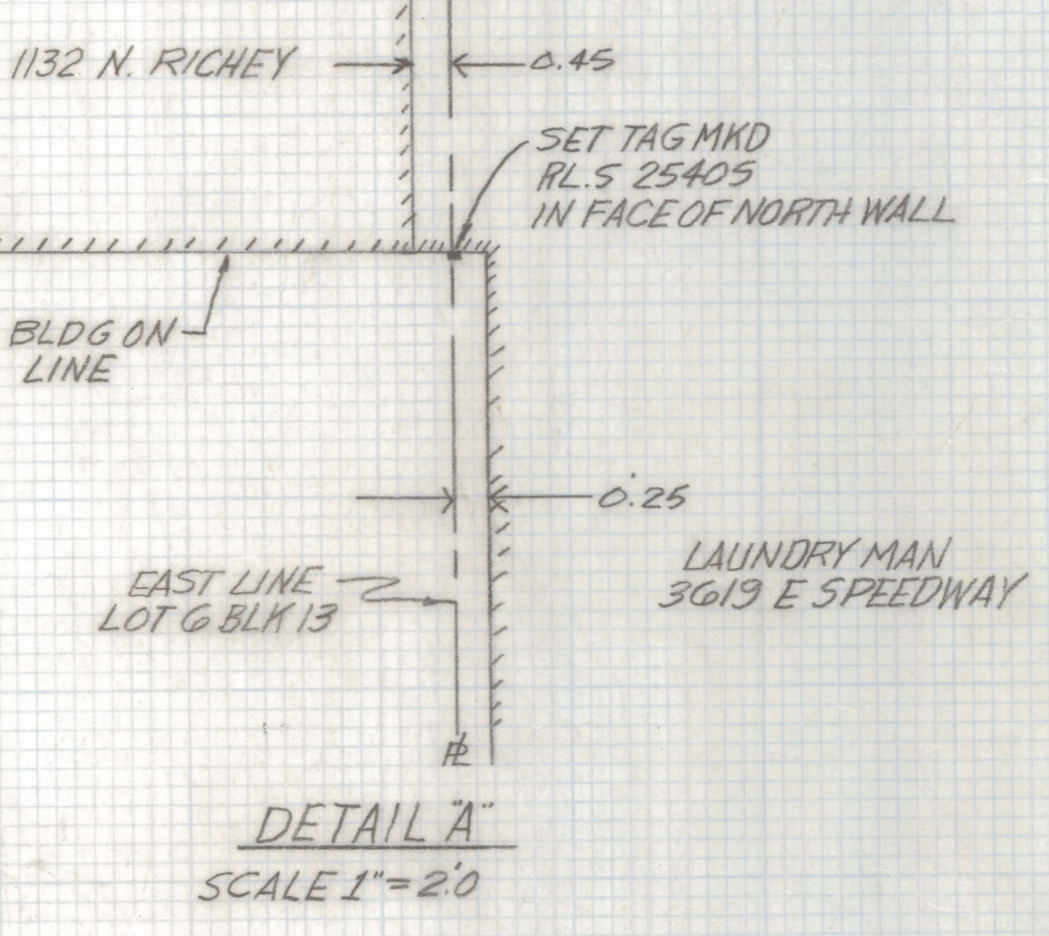
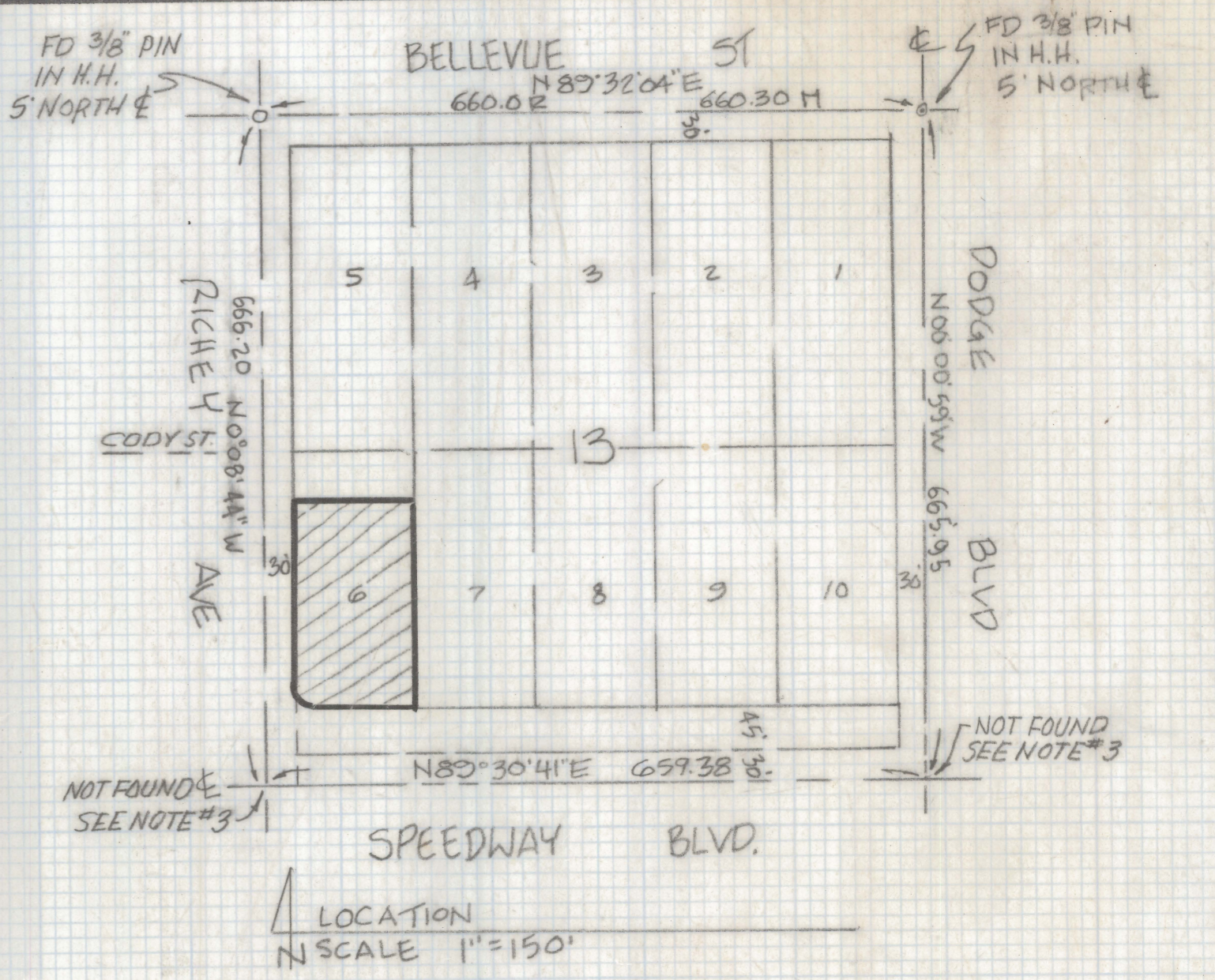
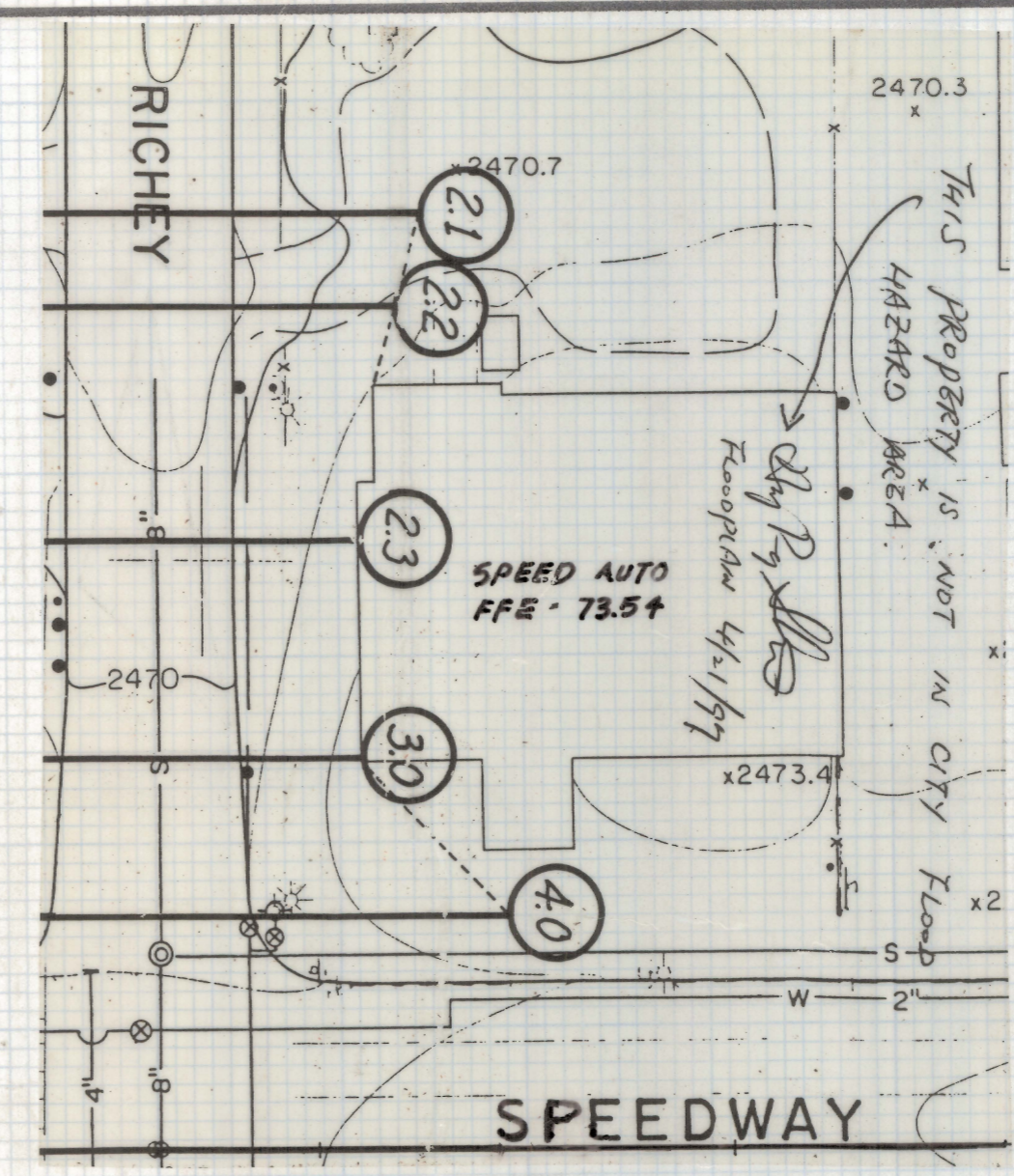
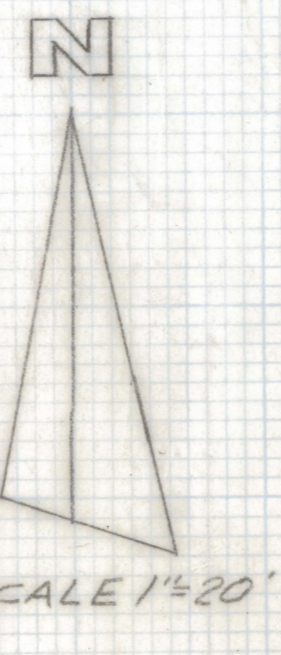


EXISTING ZONING AND SETBACKS

Existing zoning C-2
 Rear yard 0 setback
 Side yard 0 setback
 Street side yard setback 20 feet
 Front yard setback 20 feet

Street sideyard and Front yard setbacks may vary and can be less than 20 feet depending on type of development planned for property.

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



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

Lot 6, Block 13, of Speedway Park Addition to the City of Tucson, Pima County, Arizona, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 4, of Maps, Page 95 thereof.

Except the North 52.11 feet and further except any portion thereof lying within the boundaries of widened East Speedway, as shown on Map recorded in Book 4 of Road Maps, at Page 80 thereof.

And further except that portion described in Final Order of Condemnation recorded in Docket 9581, Page 811.

GENERAL NOTES

- Indicates set 1/2" pin mkd RLS 25405 unless noted.
- Basis of bearings North 89° 32' 04" East for monument line of Bellevue Street per City of Tucson right-of-way study plan # R-88-05, Sheet 8 of 21.
- Extensive use was made of the City of Tucson right-of-way drawing # R-88-05, Sheet 8 of 21 as construction during this survey had obliterated existing monuments in Speedway and Richey Ave.
- This survey is based on title report Commitment No. 162022 by First American Title Insurance Co. Dated December 4, 1996.
- Survey references: see survey by Robert F. Mellen RLS (retired) Job # 93-137 dated September 29, 1993.
- Survey references: City of Tucson field book 1604-A, pages 49 & 50.
- Survey references: Subdivision plat of Speedway Park per Book 4 Page 95 Maps & Plats.
- A perpetual easement for installation and maintenance of vegetation, lights, sidewalks or bus shelter in, on, over, under, across through the North 5.00 feet of the South 50.00 feet of said Lot recorded in Docket 9447 Page 135.
- Schedule B Items:
 Commitment no. 162022
 Items A, 1, 2 and 4 are not survey matters.
 Item # 3 a 5.0 foot easement to the City of Tucson is plotted on this survey.

CERTIFICATION

To: First American Title Insurance Co., a California Corporation and The Laundry Man of Arizona, Inc., an Arizona Corporation.

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, 2, 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: _____

Legend

WM	Water meter
PP	Power pole
DG	Down guy
WV	Water valve
FH	Fire hydrant
SILP	Street light pole
HC	Handicap ramp
GM	Gas meter
OHE	Overhead electric
EMB	Electric meter boxes

SPECIAL NOTES

- No encroachments of any improvements were found on this property.
- This property is not located in any City of Tucson flood hazard area or FEMA special flood hazard area. This information was verified by the City of Tucson Flood Plain Department on April 21, 1997.

signed _____ seal _____
 Registration No. 25405

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. Date: 4-22-97
Job No. 47-38	Scale: 1" = 20' Sheet 1 of 1

7-2020-1054