

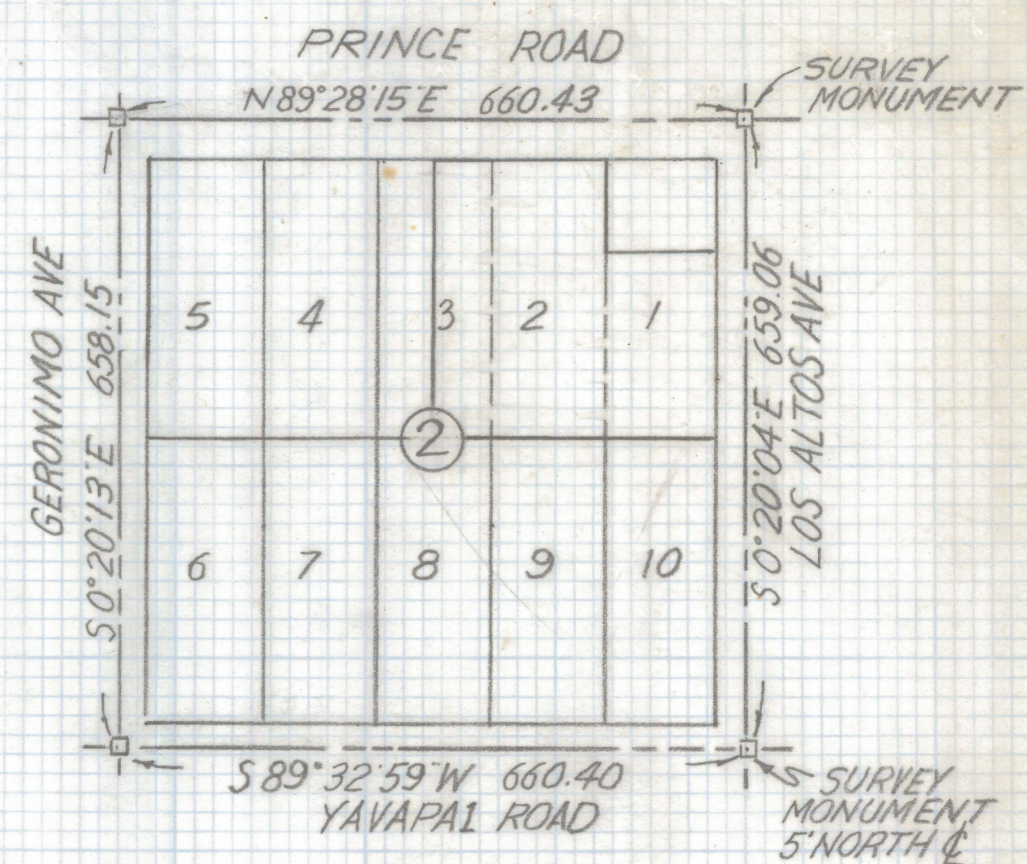
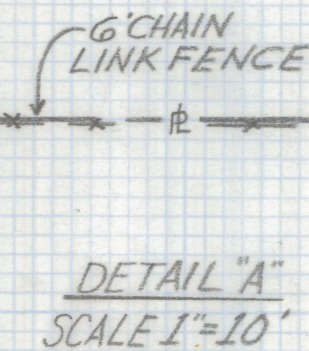
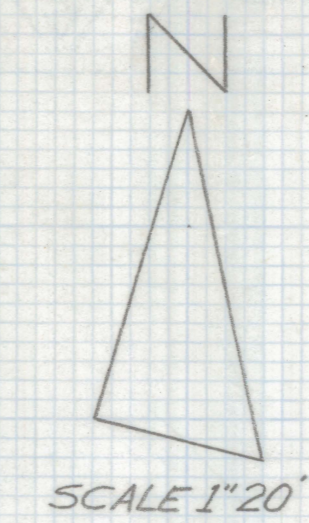
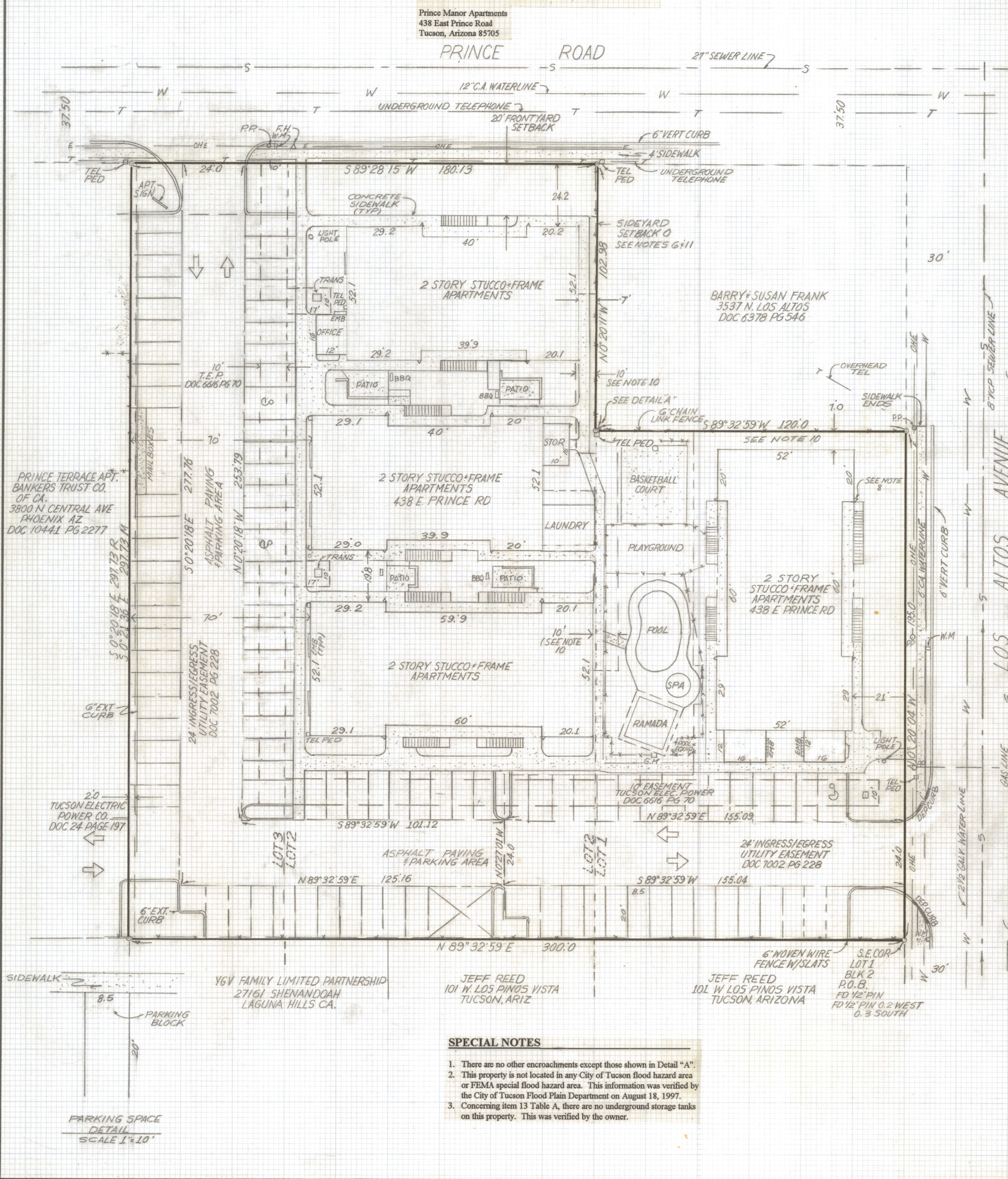
# **DISCLAIMER:**

**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.**



**PROPERTY ADDRESS**

Prince Manor Apartments  
438 East Prince Road  
Tucson, Arizona 85705



LOCATION MAP  
BLOCK 2 GARDEN HOMES PER  
BOOK 6 PAGE 41 MAPS/PLATS  
PIMA COUNTY ARIZONA  
SCALE 1"=200'

**GENERAL NOTES**

- ° Indicates set 1/2" pin mkd RLS 4680 on August 21, 1997 unless noted.
- Basis of bearings North 89° 28' 15" East for Prince Road per Garden Homes subdivision Book 6 Page 41 Maps and Plats.
- See Job # 81-21 and 82-21 by Robert F. Mellen R.L.S. (retired) in which I participated in the surveys.
- This survey is based on title report Commitment No. 517759 by Chicago Title Insurance Co. Dated August 21, 1997.
- Utilities shown in the street were taken from existing maps and are approximate. If any digging is to take place, call Blue Stake at 520 745-2211.
- Current setback and zoning information provided by City of Tucson Zoning Department:  
Front yard - 20 feet  
Side yard - 0 feet  
Rear yard - 1 1/2 times the height of the building  
Zoning - C2 (also see note # 11)
- Total parking spaces - 97, three marked Handicapped. There is no covered parking on this property.
- Δ Indicates a roof drain. There are four roof drains on each two story apartment.
- All easements shown on schedule B items provided by Chicago Title Insurance Company are shown on this survey unless noted.
- There is a 10 foot wide Mountain State Telephone & Telegraph Company easement in this area recorded in Docket 6698 at Page 386. I am unable to plot this easement as the information I received is illegible.
- The following information is an excerpt from a letter dated August 15, 1997 from the City of Tucson Department of Planning, subject 438 East Prince Road, Tucson, Arizona, Land Use Code (LUC) Information.  
"The property addressed 438 East Prince Road, is zoned C-2. Multifamily development, such apartments, are permitted uses in the C-2 zone. Although, the existing apartments were developed in conformance with the zoning regulations in effect at the time of construction, they are now considered to be non-conforming, for the purposes of current zoning regulations (e.g. landscaping, screening, parking, setbacks, etc.). Any code amendment establishes the property as legal non-conforming as it relates to the specific changes." "There are no active zoning violations pending on this property, and this is the current zoning information."

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

That portion of Lot 1, all of Lot 2 and a portion of Lot 3, Block 2 of Garden Homes Subdivision as recorded in Book 6 of Maps and Plats at Page 41 in the office of the Pima County Recorder, Pima County Arizona described as follows:  
Beginning at the Southeast corner of Lot 1, Block 2 of Garden Homes Subdivision and the True Point of Beginning;  
Thence North 0° 20' 04" West along the East line of said Lot 1, 195.00 feet;  
Thence South 89° 32' 59" West parallel to the South line of said Lot 1, 120.00 feet to a point on the East line of Lot 2, Block 2 of Garden Homes Subdivision;  
Thence North 0° 20' 11" West along the East line of said Lot 2, 102.98 feet to the Northeast corner of Lot 2, Block 2 of Garden Homes Subdivision;  
Thence South 89° 28' 15" West along the North line of said Lot 2, 180.13 feet to the Northwest corner of the East half of Lot 3, Block 2 of Garden Homes Subdivision;  
Thence South 0° 21' 36" East (meas) South 0° 20' 18" East (rec) along the West line of the East half of said Lot 3, 297.73 feet to the Southwest corner of the East half of said Lot 3, Block 2 of Garden Homes Subdivision;  
Thence North 89° 32' 59" East along the South line of Lot 3, 300.00 feet to the Southeast corner of Lot 1, Block 2 of Garden Homes Subdivision and the True Point of Beginning.  
Parcel contains 77,050 square feet, 1.77 acres

**CERTIFICATION**

To: Dynex Commercial, Inc., a Virginia Corporation, its successors and assigns, c/o Multi-Family Capital Markets, Inc., 10900 Nuckols Road 3rd Floor, Glen Allen, Virginia 23060 and 438 East Prince Road Association, an Arizona Limited Partnership and Chicago Title Insurance Company, Attn: Gloria Ripoll, 7616 L.B.J. Freeway, Suite 300, Dallas, Texas 75251-1106.  
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 the American Land Title Association and American Congress on Surveying and Mapping in 1992, includes items 1, 6, 8, 10, 11 and 13 of Table A thereof and pursuant to the Accuracy Standards (as adopted by ALTA and ASCM and in effect on the date of this certification) of an "Urban" Survey.

Date: \_\_\_\_\_  
signed \_\_\_\_\_ seal  
Registration No. 25405

**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
- W Water
- UE Underground Electric
- CATV Cable Television
- G Gas meter
- S Sewer

**SPECIAL NOTES**

- There are no other encroachments except those shown in Detail "A".
- 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 August 18, 1997.
- Concerning item 13 Table A, there are no underground storage tanks on this property. This was verified by the owner.

DATE	REVISIONS
<b>EVERETT M. TRUEBLOOD LAND SURVEYING</b> 2300 West Ian Place Tucson, AZ 85741 (520) 888-2549	
Drawn By: <b>E.M.T</b>	Checked By: <b>EMT</b>
Job No. <b>97-91</b>	Scale: <b>1"=20'</b>
Date: <b>9-1-97</b>	Sheet <b>1</b> of <b>1</b>