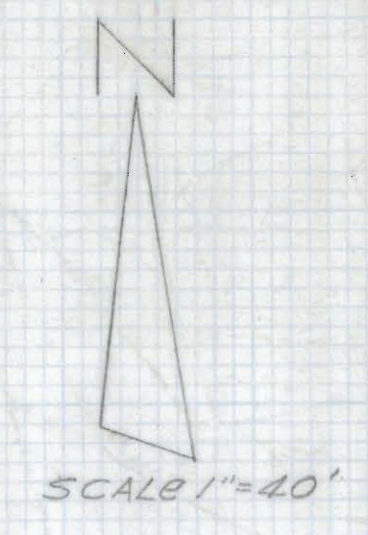
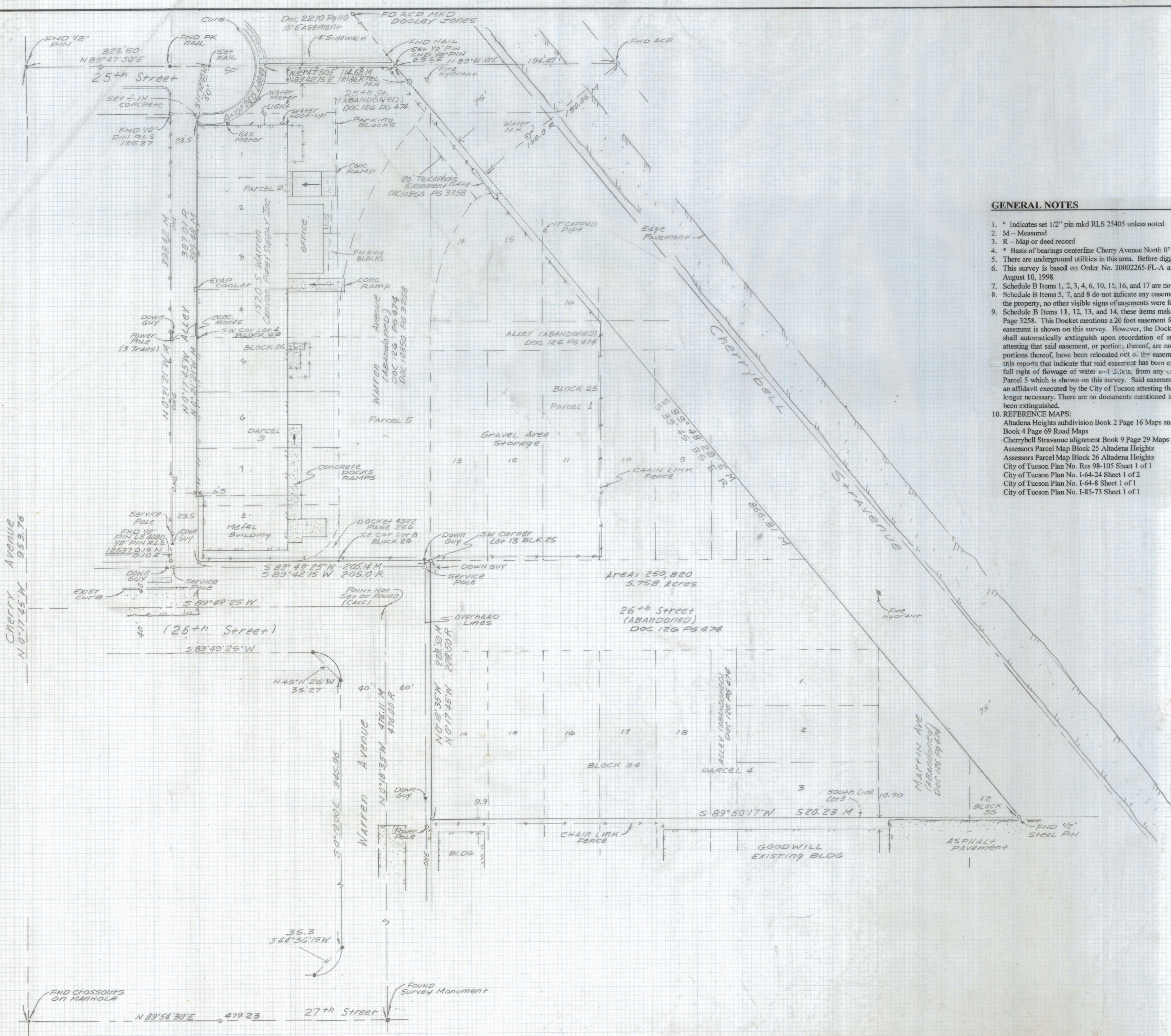


DISCLAIMER:

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.



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 centerline Cherry Avenue North 0° 17' 45" West.
5. There are underground utilities in this area. Before digging call Blue Stake at (520) 745-2211.
6. This survey is based on Order No. 20002265-FL-A amendment by Fidelity National Title Agency dated August 10, 1998.
7. Schedule B Items 1, 2, 3, 4, 6, 10, 15, 16, and 17 are not survey matters.
8. Schedule B Items 5, 7, and 8 do not indicate any easements effecting this property. Also, after inspection of the property, no other visible signs of easements were found.
9. Schedule B Items 11, 12, 13, and 14, these items make reference to the same document, Docket 10850 at Page 3258. This Docket mentions a 20 foot easement for maintenance for existing telephone facilities. This easement is shown on this survey. However, the Docket also states that said easement, or portions thereof, shall automatically extinguish upon recordation of an affidavit executed by US West Communications attesting that said easement, or portions thereof, are no longer necessary and that said existing facilities, or portions thereof, have been relocated out of the easement area. There are no documents mentioned in the title reports that indicate that said easement has been extinguished. Furthermore, there is an easement for a full right of flowage of water from the Stravenue, from any cause, on, over and across that property described as Parcel 5 which is shown on this survey. Said easement shall automatically extinguish upon recordation of an affidavit executed by the City of Tucson attesting that said Flowage Easement, or portions thereof, are no longer necessary. There are no documents mentioned in the title reports that indicate that said easement has been extinguished.
10. REFERENCE MAPS:
 Altadena Heights subdivision Book 2 Page 16 Maps and Plats
 Book 4 Page 69 Road Maps
 Cherrybell Stravenue alignment Book 9 Page 29 Maps and Plats
 Assessors Parcel Map Block 25 Altadena Heights
 Assessors Parcel Map Block 26 Altadena Heights
 City of Tucson Plan No. Res 98-105 Sheet 1 of 1
 City of Tucson Plan No. 1-64-24 Sheet 1 of 2
 City of Tucson Plan No. 1-64-8 Sheet 1 of 1
 City of Tucson Plan No. 1-85-73 Sheet 1 of 1

CERTIFICATION

To: Nanbury Investments, an Arizona general partnership, Arizona Bank, an Arizona corporation and Fidelity National Title Agency.

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, ACSM and NSPS in 1997 and (ii) 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

DATE	REVISIONS
EVERETT M. TRUEBLOOD LAND SURVEYING 2300 West Ian Place Tucson, AZ 85741 (520) 888-2549	
Drawn By: EMT	Checked By: EMT
Job No. 98-119	Date: August 20, 1998
	Scale: 1" = 40'
	Sheet 2 of 2

Z-2021-0061-001

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

PARCEL 1:

All of that portion of Block 25 of ALTADENA HEIGHTS, a subdivision of record in the office of the County Recorder of Pima County, Arizona, in Book 2 of Maps and Plats at Page 16, lying West of Cherrybell Stravenue as shown on the plat of the alignment of a thoroughfare extending Southeast from Cherry Avenue at Twenty-second Street to Campbell Avenue at Twenty-eighth Street situated in Section 19, Township 14 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona in Book 9 of Maps and Plats at Page 29 thereof; and all of those abandoned portions of Twenty-sixth Street lying West of Cherrybell Stravenue and East of Warren Avenue; and all the alleys in Block 25 lying West of Cherrybell Stravenue.

EXCEPT any portion thereof conveyed to the City of Tucson by Deed recorded in Docket 2427, Page 56, lying within the following described parcel:

All of that portion of Lots 14 and 15 of Block 25 in ALTADENA HEIGHTS, a subdivision of record in the office of the County Recorder of Pima County, Arizona, in Book 2 of Maps and Plats at Page 16 thereof, and 25th Street and Warren Avenue as abandoned in abandonment proceedings No. 575 dated November 15, 1948, and recorded in the office of the County Recorder of Pima County, Arizona, in Docket Book 126 at Page 474 thereof, and as shown on map recorded May 4, 1949, in Book 4 of Road Maps at Page 69 thereof, more particularly described as follows, to wit:

BEGINNING at the Southeast corner of Lot 8 of Block 26 in said Altadena Heights;

THENCE North 0° 17' 45" West along the East line of said Block 26, a distance of 198.00 feet to the Southeast corner of Lot 4 in said Block 26, said point being the point of curvature of a curve whose radius is 290.00 feet, said point also being the TRUE POINT OF BEGINNING;

THENCE Northeasterly around said curve to the right, a distance of 205.79 feet to a point of reverse curvature with a curve whose radius bears North 49° 38' 15" West and is 25.00 feet;

THENCE Northerly around said curve to the left, a distance of 34.96 feet to a point of tangency on the West right of way line of Cherrybell Stravenue as shown on the plat of the alignment of a thoroughfare extending Southeast from Cherry Avenue at Twenty-second Street to Campbell Avenue at Twenty-eighth Street situated in Section 19, Township 14 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, in Book 9 of Maps and Plats at Page 29 thereof;

THENCE South 39° 45' 35" East along the West right of way line of said Cherrybell Stravenue, a distance of 133.40 feet to a point of curvature with a curve whose radius is 25.00 feet;

THENCE Westerly around said curve to the left, a distance of 46.68 feet to a point of compound curvature with a curve whose radius bears South 56° 44' 35" East and is 210.00 feet;

THENCE Southerly around said curve to the left, a distance of 122.98 feet to a point of tangency on the West line of Block 25 in said ALTADENA HEIGHTS;

THENCE South 89° 42' 15" West, a distance of 80.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

PARCEL 2:

All of that portion of Lots 1, 2, 3 and 4 in Block 26 of ALTADENA HEIGHTS, a subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 2 of Maps and Plats at Page 16 thereof; and Twenty-fifth and Warren Avenue as abandoned in Abandonment Proceedings No. 575 dated November 15, 1948, and recorded in the office of the County Recorder of Pima County, Arizona, in Docket Book 126 at Page 474 thereof, and as shown on map recorded May 4, 1949, in Book 4 of Road Maps at Page 69 thereof, more particularly described as follows, to wit:

BEGINNING at the Southwest corner of Lot 4 in Block 26 of said ALTADENA HEIGHTS, said point being the TRUE POINT OF BEGINNING;

THENCE North 0° 17' 45" West along the West line of said Lot 4, a distance of 189.01 feet to a point of intersection with a curve whose radius is 50.00 feet and bears North 11° 14' 28" East;

THENCE Easterly around said curve to the left, a distance of 88.61 feet to a point where the radius bears South 89° 42' 15" West;

THENCE North 89° 42' 15" East, a distance of 121.46 feet to a point on the West right of way line of Cherrybell Stravenue as shown on the plat of the alignment of a thoroughfare extending Southeast from Cherrybell Stravenue at Twenty-second Street to Campbell Avenue at Twenty-eighth Street situated in Section 19, Township 14 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, in Book 9 of Maps and Plats at Page 29 thereof;

THENCE South 39° 45' 35" East along the West right of way line of said Cherrybell Stravenue, a distance of 21.84 feet to a point of curvature with a curve whose radius is 25.00 feet;

THENCE Southerly around said curve to the right, a distance of 34.96 feet to a point of reverse curvature with a curve whose radius bears South 49° 38' 15" East and is 290.00 feet;

THENCE Southerly around said curve to the left, a distance of 205.79 feet to a point;

THENCE South 89° 42' 15" West along the South line of said Lot 4, a distance of 125.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

PARCEL 3:

Lots 5, 6, 7 and 8 in Block 26 of ALTADENA HEIGHTS, a subdivision of Pima County, Arizona, according to the map or plat thereof recorded in the office of the County Recorder of Pima County, Arizona, in Book 2 of Maps and Plats at Page 16;

EXCEPT that portion of Lot 8 conveyed to the City of Tucson, a municipal corporation, by Deed recorded in Docket 4322 at Page 256; described as follows:

A three-sided parcel situate in the Southeast corner of Block 26 in ALTADENA HEIGHTS, 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 2 of Maps and Plats at Page 16 thereof, said parcel being bounded on the:

East, by the East line of Block 26;
South, by the South line of Block 26; AND
Northwest, by the arc of a circle of radius 40 feet, concave to the Northwest, and tangent to the East and South lines of said three-sided parcel.

PARCEL 4:

All of Lots 1, 2, and 3 of Block 34 of said Altadena Heights, and all of Lots 14, 15, 16, 17, and 18 of Block 34 of Altadena Heights lying North of a Westerly extension of the South line of said Lot 3 of Block 34 of Altadena Heights, and that portion of Lot 12 of Block 35 of said Altadena Heights lying West of Cherrybell Stravenue and North of the Easterly extension of the South line of said Lot 3 of Block 34 of Altadena Heights, a subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 2 of Maps and Plats, at Page 16 thereof; and all of the those abandoned portions of Martin Avenue lying West of Cherrybell Stravenue and North of the East-West extension of the South line of said Lot 3 of Block 34 of Altadena Heights, having been abandoned in Abandonment Proceedings No. 575 dated November 15, 1948, and recorded in the office of the County Recorder of Pima County, Arizona, in Docket Book 126, at Page 474 thereof, and as shown on the map recorded May 4, 1949 of Road Maps, at page 69 thereof.

PARCEL 5:

All those portions of Warren Avenue, and of Blocks 25 and 26 in ALTADENA HEIGHTS, 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 2 of Maps and Plats at Page 16, lying within the following described parcel:

BEGINNING at the Southwest corner of Lot 13 in Block 25;

THENCE North 0° 17' 45" West, along the West line of Block 25, a distance of 198.00 feet to a point of curvature, being the Southeast corner of that certain parcel conveyed to the City of Tucson, a municipal corporation, by that certain Deed of record in said County Recorder's Office in Docket 2427 at Page 56;

THENCE Northeasterly, along the Easterly line of said parcel, and along the arc of a circular curve to the right, having a radius of 210.00 feet and an interior angle of 33° 33' 10", an arc distance of 122.98 feet to a point of compound curvature;

THENCE Northeasterly and Southeasterly, along the Easterly line of said parcel, and along the arc of a circular curve to the right, having a radius of 25.00 feet and an interior angle of 106° 59' 00", an arc distance of 46.68 feet to a point of cusp on the Westerly line of Cherrybell Stravenue, as shown on the plat thereof recorded in said County Recorder's Office in Book 9 of Maps and Plats at Page 29;

THENCE North 39° 45' 35" West, along said Westerly line, 133.40 feet to a point of cusp, being the most Northerly corner of said parcel conveyed by Docket 2427 at Page 56;

THENCE Southeasterly and Southwesterly, along the Westerly line of said parcel, and along the arc of a circular curve to the right, having a radius of 25.00 feet and an interior angle of 80° 07' 20", an arc distance of 34.96 feet to a point of reverse curvature;

THENCE Southwesterly, along said Westerly line, and along the arc of a circular curve to the left, having a radius of 290.00 feet and an interior angle of 40° 39' 30", an arc distance of 205.79 feet to a point of tangency on the East line of Block 26;

THENCE South 0° 17' 45" East, along said East line, 158.00 feet to a point of curvature;

THENCE Southwesterly, along the arc of a circular curve to the right, having a radius of 40.00 feet and an interior angle of 90° 00' 00", an arc distance of 62.83 feet to a point of cusp on the South line of Block 26;

THENCE North 89° 42' 15" East, along said South line and its Easterly prolongation, 120.00 feet to the POINT OF BEGINNING.



DATE	REVISIONS
EVERETT M. TRUEBLOD LAND SURVEYING 2300 West Ian Place Tucson, AZ 85741 (520) 888-2549	
Drawn By: EMT	Checked By: EMT
Job No. 98-119	Date: August 20, 1998
Scale: 1" = 40'	Sheet 1 of 2

Z-2021-0061-002