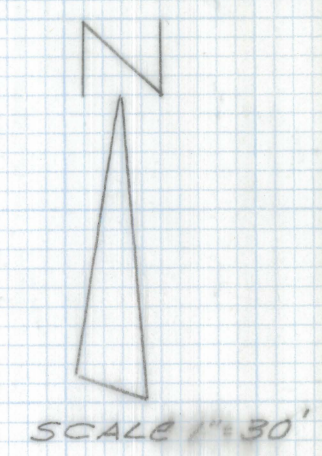
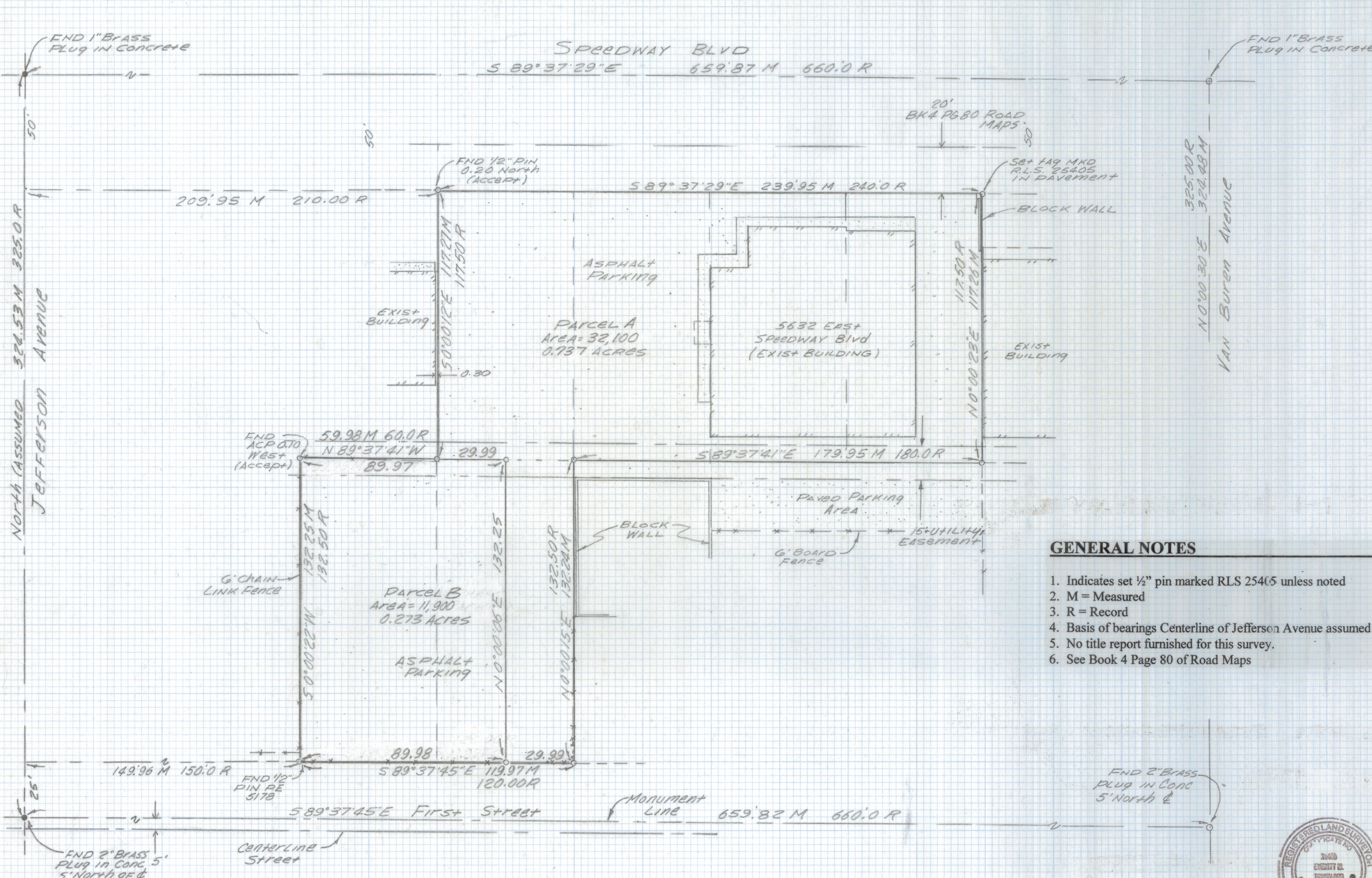


DISCLAIMER:

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 marked RLS 25465 unless noted
2. M = Measured
3. R = Record
4. Basis of bearings Centerline of Jefferson Avenue assumed North.
5. No title report furnished for this survey.
6. See Book 4 Page 80 of Road Maps

RESULTS OF SURVEY

Of portions of Lots 2, 3, and 4 of Block 6 of Mitman Addition as recorded in Book 4 of Maps and Plats at Page 43 in the office of the County Recorder of Pima County, Arizona.



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. 98-145	Date: September 9, 1998
Scale: 1" = 30'	Sheet 1 of 1

Z-2021-0071-001

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

Order No. 70002212-TT

PARCEL 1:

The East 60 feet of the North 137.5 feet of Lot 3, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

EXCEPTING from said parcel any portion lying within widened Speedway as established by Resolution of record in the office of the County Recorder of Pima County, Arizona in Docket 142, Page 66, and as shown on Map recorded in Book 4 Page 80 of Road Maps.

PARCEL 2:

The West 60 feet of the North 137.5 feet of Lot 3, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

EXCEPTING from said Parcel any portion lying with widened Speedway as established by Resolution of record in the office of the County Recorder of Pima County, Arizona, in Docket 142, Page 66, an as shown on Map recorded in Book 4, Page 80 of Road Maps.

PARCEL 3:

The West 60 feet of the South 117.5 feet of the North 137.5 feet of Lot 4, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

PARCEL 4:

The East 60 feet of the South 117.5 feet of the North 137.5 feet of Lot 2, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

PARCEL 5:

The East 29.99 feet of the North 132.5 feet of the South 162.5 feet of the East 60 feet of Lot 2, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

PARCEL 6:

An Easement for ingress, egress and the installation and maintenance of utilities over, under, along and across the South 15 feet of the north 145 feet of Lots 1, 2, 3, 4 and 5 in said Block 6. Said easement is for the perpetual benefit of the owners of the adjoining lands.

Order No. 70002104-TT

PARCEL 1:

The North 132.5 feet of the South 162.5 feet of the West 60 feet of Lot 2, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

PARCEL 2:

The West 29.99 feet of the North 132.5 feet of the South 162.5 feet of the East 60 feet of Lot 2, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

PARCEL 3:

An Easement for ingress, egress and the installation and maintenance of utilities over, under, along and across the South 15 feet of the North 145 feet of Lots 1, 2, 3, 4 and 5 in said Block 6. Said easement is for the perpetual benefit of the owners of the adjoining lands.

CERTIFICATION

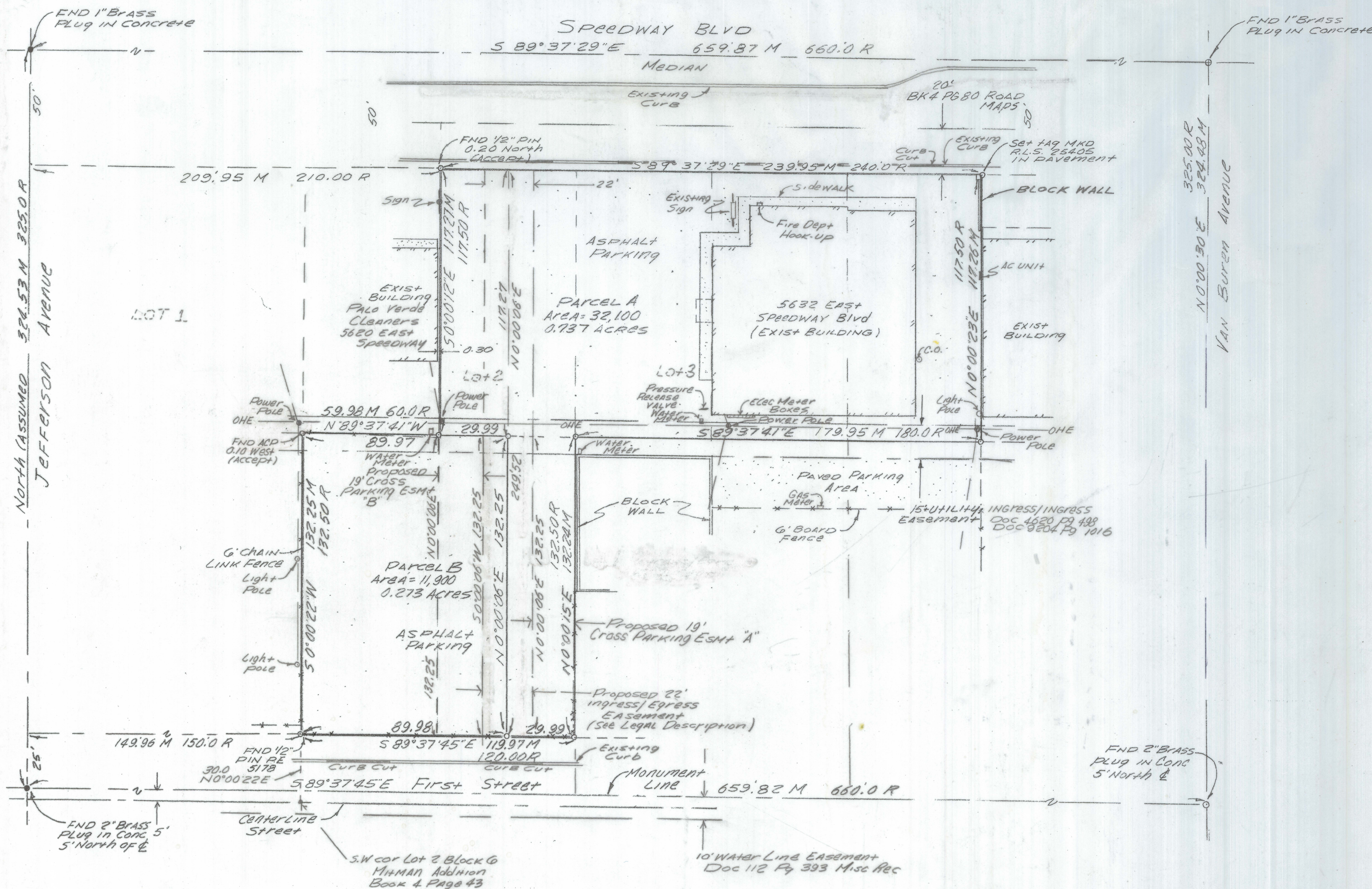
To: Po Boys Group LLC, an Arizona Limited Liability Company, and Valencia Partners, an Arizona General Partnership, and Fidelity National Title Insurance Company.

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:

Everett M. Trueblood
10/23/98
signed _____ seal

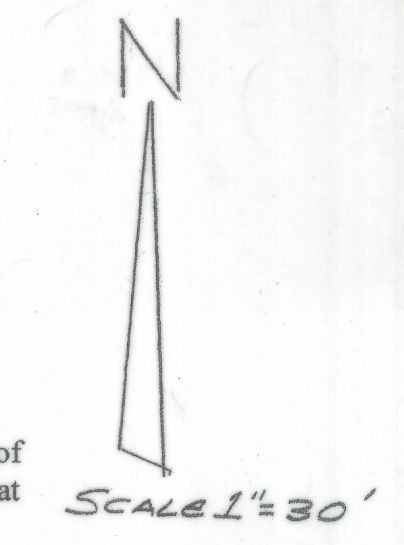
Registration No. 25405



- GENERAL NOTES**
- ° Indicates set 1/2" pin mkd RLS 25405 unless noted.
 - M - Measured
 - R - Map or deed record
 - * Basis of bearings centerline of Jefferson Avenue assumed North.
 - See Book 4 Page 80 of Road Maps
 - There are underground utilities in this area. Before digging call Blue Stake at 800 782-5348.
 - This survey is based on Fidelity National Title Insurance Company Order No. 70002212-TT dated October 5, 1998 and Order No. 70002104-TT dated October 1, 1998.

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. 98-145	Scale: 1" = 30'
Date: October 23, 1998	Sheet 1 of 1

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



Order No. 70002212-TT

PARCEL 1:

The East 60 feet of the North 137.5 feet of Lot 3, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

EXCEPTING from said parcel any portion lying within widened Speedway as established by Resolution of record in the office of the County Recorder of Pima County, Arizona in Docket 142, Page 66, and as shown on Map recorded in Book 4 Page 80 of Road Maps.

PARCEL 2:

The West 60 feet of the North 137.5 feet of Lot 3, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

EXCEPTING from said Parcel any portion lying with widened Speedway as established by Resolution of record in the office of the County Recorder of Pima County, Arizona, in Docket 142, Page 66, an as shown on Map recorded in Book 4, Page 80 of Road Maps.

PARCEL 3:

The West 60 feet of the South 117.5 feet of the North 137.5 feet of Lot 4, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

PARCEL 4:

The East 60 feet of the South 117.5 feet of the North 137.5 feet of Lot 2, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

PARCEL 5:

The East 29.99 feet of the North 132.5 feet of the South 162.5 feet of the East 60 feet of Lot 2, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

PARCEL 6:

An Easement for ingress, egress and the installation and maintenance of utilities over, under, along and across the South 15 feet of the north 145 feet of Lots 1, 2, 3, 4 and 5 in said Block 6. Said easement is for the perpetual benefit of the owners of the adjoining lands.

Order No. 70002104-TT

PARCEL 1:

The North 132.5 feet of the South 162.5 feet of the West 60 feet of Lot 2, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

PARCEL 2:

The West 29.99 feet of the North 132.5 feet of the South 162.5 feet of the East 60 feet of Lot 2, Block 6 of Mitman Addition, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 4 of Maps and Plats at Page 43.

PARCEL 3:

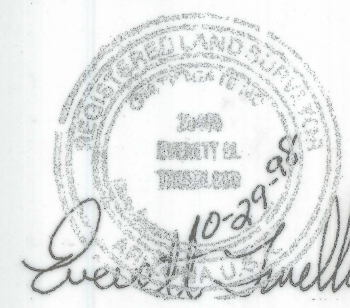
An Easement for ingress, egress and the installation and maintenance of utilities over, under, along and across the South 15 feet of the North 145 feet of Lots 1, 2, 3, 4 and 5 in said Block 6. Said easement is for the perpetual benefit of the owners of the adjoining lands.

CERTIFICATION

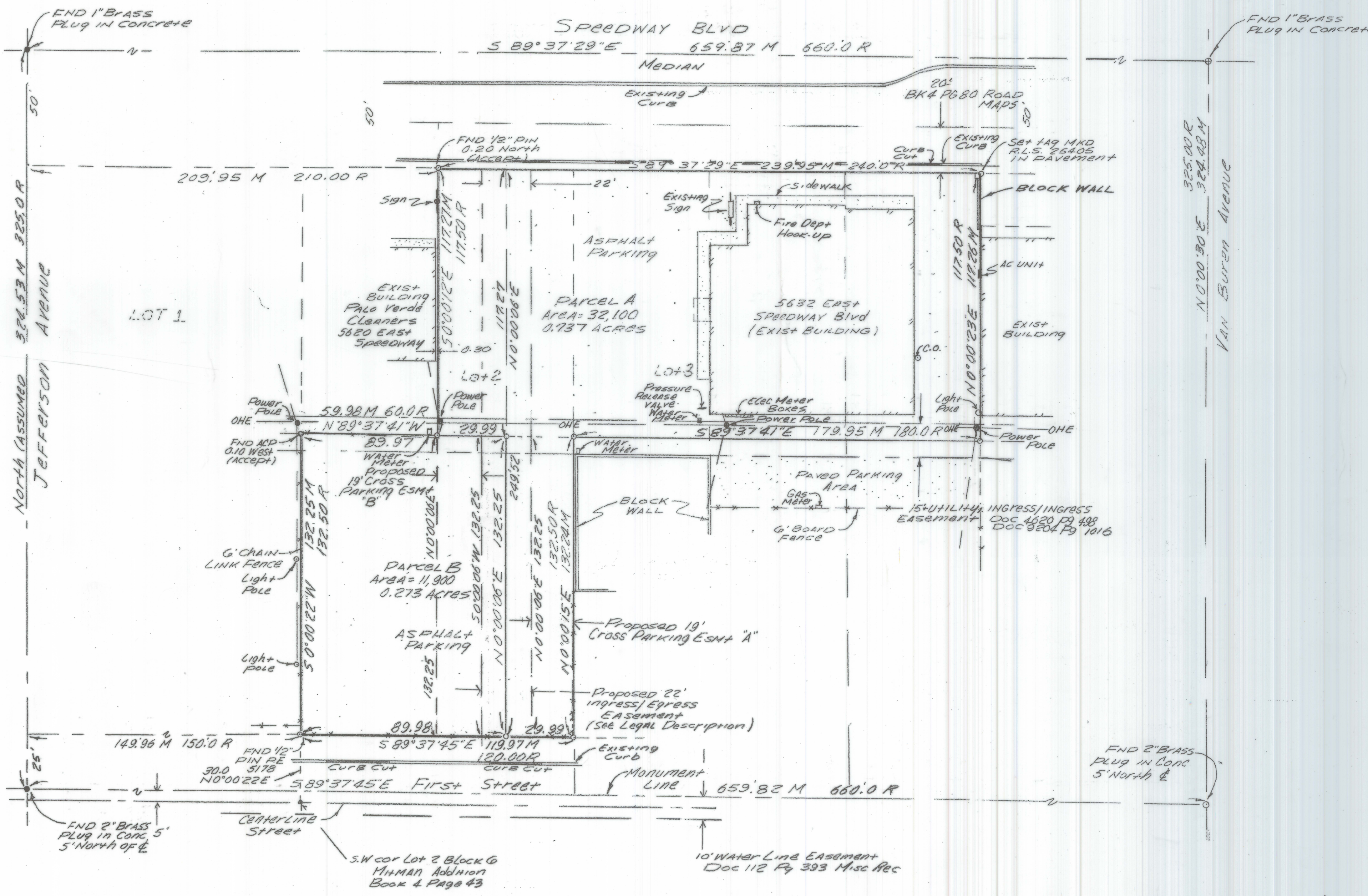
To: Po Boys Group LLC, an Arizona Limited Liability Company, and Valencia Partners, an Arizona General Partnership, and Fidelity National Title Insurance Company.

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 _____
Registration No. 25405

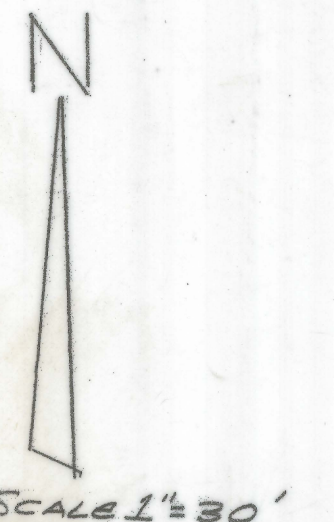


GENERAL NOTES

- ° Indicates set 1/2" pin mkd RLS 25405 unless noted.
- M - Measured
- R - Map or deed record
- * Basis of bearings centerline of Jefferson Avenue assumed North.
- See Book 4 Page 80 of Road Maps
- There are underground utilities in this area. Before digging call Blue Stake at 800 782-5348.
- This survey is based on Fidelity National Title Insurance Company Order No. 70002212-TT dated October 5, 1998 and Order No. 70002104-TT dated October 1, 1998.

DATE	REVISIONS
EVERETT M. TRUEBLOOD LAND SURVEYING 2300 West Ian Place Tucson, AZ 85741 (520) 868-2549	
Drawn By: EMT	Checked By: EMT
Job No. 98-146	Date: October 23, 1998
Scale: 1" = 30'	Sheet 1 of 1

Z-2021-0071-003



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

Parcel A

Parcel I:
The East 60 feet of the North 137.5 feet of Lot 3, in Block 6, of Mitman Addition, as shown by subdivision map recorded in Book 4 of Maps at Page 43, records of Pima County, Arizona.

Excepting from said parcel any portion lying within widened Speedway as established by resolution of record in the office of the County Recorder of Pima County, Arizona, in Docket 142, Page 66, and as shown on map recorded in Book 4, Page 80 of Road Maps.

Parcel II:

The West 60 feet of the North 137.5 feet of Lot 3, in Block 6, of Mitman Addition, as shown by subdivision map recorded in Book 4 of Maps at Page 43, records of Pima County, Arizona.

Excepting from said parcel any portion lying within widened Speedway as established by resolution of record in the office of the County Recorder of Pima County, Arizona, in Docket 142, Page 66, and as shown on map recorded in Book 4, Page 80 of Road Maps.

Parcel III:

The West 60 feet of the South 117.5 feet of the North 137.5 feet of Lot 4, in Block 6, of Mitman Addition, as shown by subdivision map recorded in Book 4 of Maps at Page 43, records of Pima County, Arizona.

Parcel IV:

The East 60 feet of the South 117.5 feet of the North 137.5 feet of Lot 2, in Block 6, of Mitman Addition, as shown by subdivision map recorded in Book 4 of Maps at Page 43, records of Pima County, Arizona.

Parcel V:

The East 29.99 feet of the North 132.5 feet of the South 162.5 feet of the East 60 feet of Lot 2, in Block 6, of Mitman Addition, as shown by subdivision map recorded in Book 4 of Maps at Page 43, records of Pima County, Arizona.

Parcel B

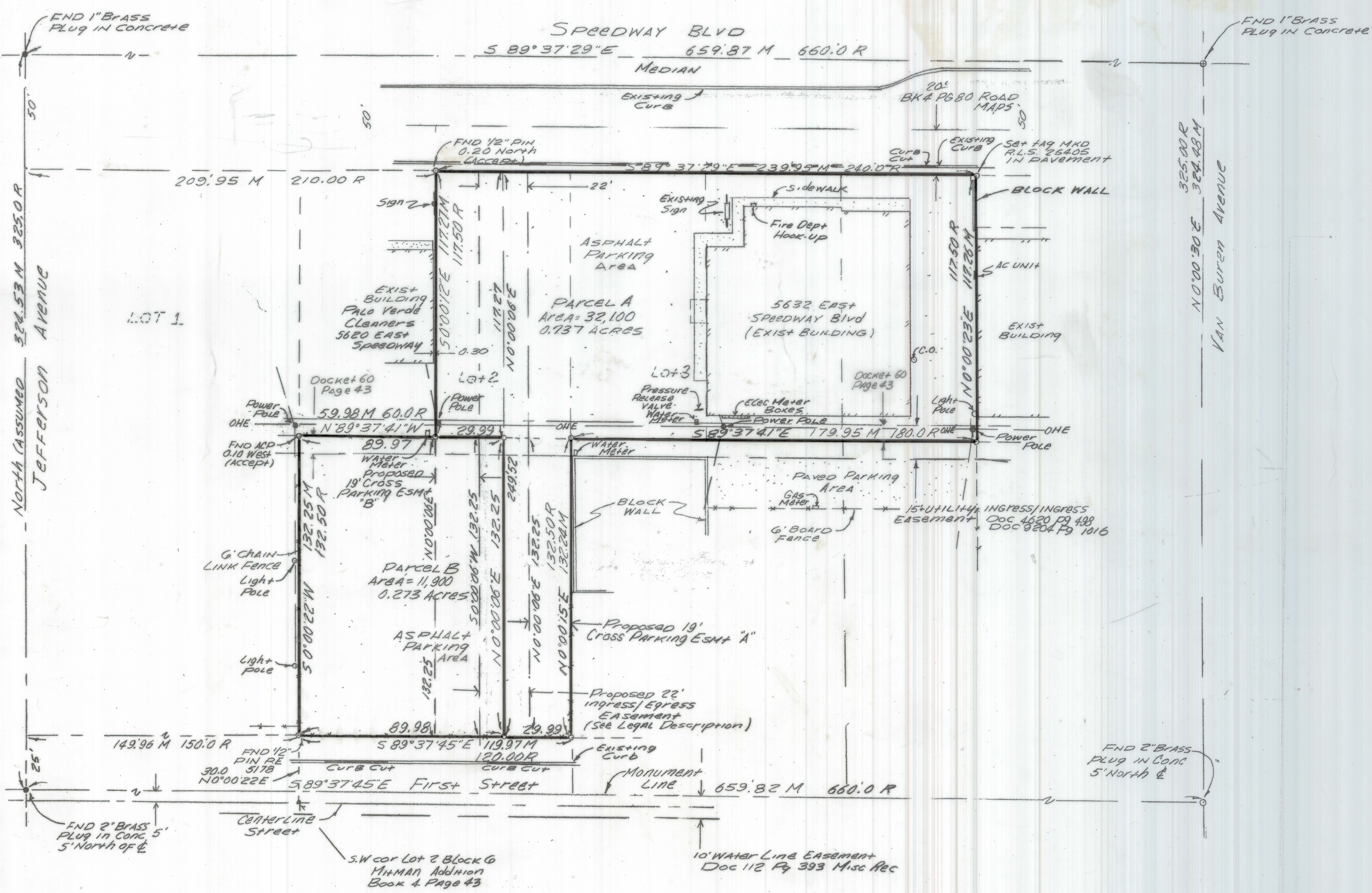
Parcel I:

The North 132.5 feet of the South 162.5 feet of the East 60 feet of Lot 2, in Block 6, of Mitman Addition, as shown by subdivision map recorded in Book 4 of Maps at Page 43, records of Pima County, Arizona.

Except the East 29.99 feet thereof.

Parcel II

The North 132.5 feet of the South 162.5 feet of the West 60 feet of Lot 2, in Block 6, of Mitman Addition, as shown by subdivision map recorded in Book 4 of Maps at Page 43, records of Pima County, Arizona.



- GENERAL NOTES**
- ° Indicates set 1/2" pin mkd RLS 25405 unless noted.
 - M - Measured
 - R - Map or deed record
 - * Basis of bearings centerline of Jefferson Avenue assumed North.
 - See Book 4 Page 80 of Road Maps
 - There are underground utilities in this area. Before digging call Blue Stake at 400 782-5348.
 - This survey is based on Chicago Title Insurance Company Escrow No. 530671-JMS dated May 19, 1999 and Escrow No. 531680-JMS dated May 20, 1999.
 - See survey by Everett Trueblood Land Surveying job no. 98-145.

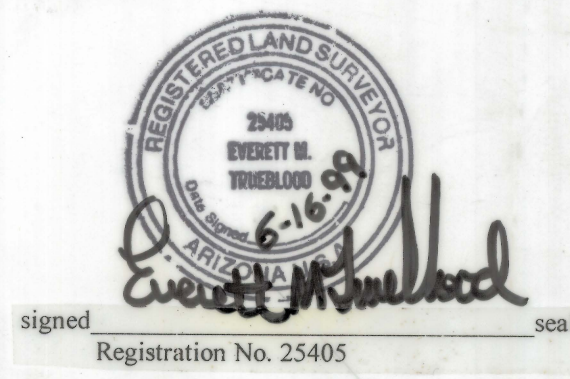
CERTIFICATION

Parcel A
To: Po Boys Investors LLC, an Arizona Limited Liability Company, Commercial Federal Bank, Valencia Partners, an Arizona General Partnership, and Chicago Title Insurance Company.

Parcel B
To: International Restaurant, Inc., an Arizona Corporation, Valencia Partners, an Arizona General Partnership, and Chicago Title Insurance Company.

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 (i) 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: **6-16-99**



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. 98-145A	Scale: 1" = 30'
Date: June 14, 1999	Sheet 1 of 1