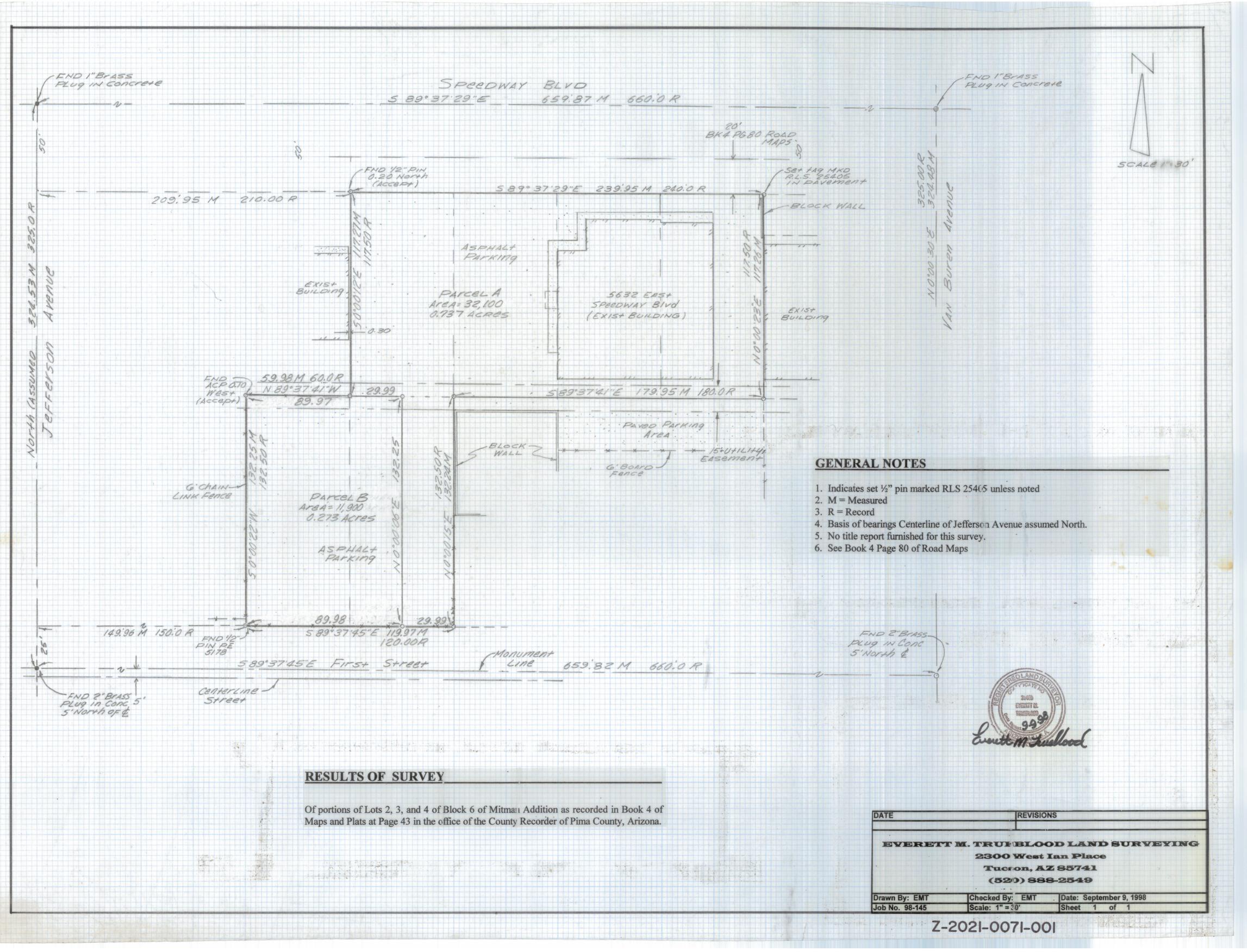
DISCLAIMER:

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.



FEND I"BrASS FND 1"BrASS Plug IN Concrete SPEEDWAY BLVD PLUGIN CONCrete 5 89° 37' 29" E 659: 37 M 660.0 R MEDIAN BK4 PG80 ROAD MAPS EXISTING & -FND 1/2" PIN 0.20 North 589° 37'29"E 239'95 M = 240'0'R 209,95 M 210.00 R 5, deWALK -BLOCK WALL Fire Dep+ ASPHALT PARKING AC UNIT EXIST PARCELA 5632 EAST PALO Verde 2071 AreA = 32,100 SPEEDWAY BIVD CLEANERS 0.737 ACRES (EXIST BUILDING) 5620 EAST BUILDING Speedway 10+2 Pressure -Recease VALVE 5/89°3741"E 179.95 M 180.0 ROHE FNO ACPproposed PAVED PARKING Area. arking ESM+ --- 15+U+ILI+4; INGress/INGress EASEMENT DOC 4620 PD 498 DOC 9604 PD 1016 6'BOARD-G'ChAIN-LINK FENCE PARCELB Light-Area = 11,900 0.273 Acres Pole Cross PARKING ESMY "A" ASPHALT PARKING Light. -Proposed 22' (See Legal Description) 149.96 M 150.0 R 589°37'45"E 119.97M FND 2"BrASS_ EXISTING 30.0 5178 | CUTB CUT NO°00'22E 589°37'45'E FITS+ S+188+ Plug IN Cong 5'North & 659.82 M Centereine FND 2"BrASS 5" Plug in Cone 5" 5'North of & Street 10' WATER LINE EASEMENT DOC 112 Pg 393 Misc Rec S.W cor Lot ? BLOCK 6 MITMAN AddHION

BOOK 4 PAGE 43

GENERAL NOTES

3. R – Map or deed record

5. See Book 4 Page 80 of Road Maps

2. M – Measured

1. ° Indicates set ½" pin mkd RLS 25405 unless noted.

4. * Basis of bearings centerline of Jefferson Avenue assumed North.

6. There are underground utilities in this area. Before digging call Blue Stake at 800

70002212-TT dated October 5, 1998 and Order No. 70002104-TT dated October 1,

7. This survey is based on Fidelity National Title Insurance Company Order No.

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 SCALE 1"= 30" Pate 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

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 Pate 43.

PARCEL 2:

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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.



REVISIONS EVERETT M. TRUEBLOOD LAND SURVEYING 2300 West Ian Place **Tucson, AZ 85741** (520) 888-2549 Drawn By: EMT Checked By: EMT Date: October 23, 1998 Job No. 98-145 Scale: 1" = 30' Sheet 1 of 1

Z-2021-0071-002

- END I"BrASS FND 1"BRASS SPEEDWAY BLVD FLUG IN CONCRETE PLUGIN CONCrete 5 89°37'29"E 659.37 M 660.0 R MEDIAN EXISTING J BK4 PG80 ROAD Cura FND 1/2" PIN 0.20 North 89 37 29 E 239.95 M 240.0 R 209,95 M 210.00 R 5. DEWALK BLOCK WALL EXISTING -Fire Dept ASPHALT PANKING AC UNIT EXIST BUILDING for the franchista of 5632 EAS+ Paco Verde 1071 Are 4= 32,100 SPEEDWAY BIVD CLEANERS 0.737 ACRES (EXIST BUILDING) 5620 EAST BUILDING 5,0000WAY LO+31 10+2 Pressure -Recease VALVE WATERER 5 89 3741'E 179,95 M 180.0 ROHE O.10 West (ACCEPT) 19' Cross PAYKING ESMY proposeo. PAVED PARKING Area -- 15+U+ILI+4; INGRESS/INGRESS EASEMBNI+ 000 4620 Pg 498 BOC 9204 Pg 1016 BLOCK WA him hour 6'80AMO-FERNER G'CHAIN-LINK FENCE PARCEL B Area = 11,900 Light-0.273 Acres Poce Cross Parking EsM+ "A" ASPHALA PARKING -Proposed 22' EASEMent (See Legal Description) 149:96 M 150:0 R 589°37'45"E 119.97M FND 2"BRASS_ - EXISTING 30.0 5178 A CUTB CUT NO°00'22E 589°37'45'E FIF5+ 5+FEE+ PLUG IN CONC CUIBCUP 5'North & 659.82 M Centerline FNO 2"BrASS Plug in Conc 5 5'North of & Street 10' WATER LINE EASEMENT DOC 112 Pg 393 Misc Rec S.W cor Lot 2 BLOCK 6 MI+MAN Add HION BOOK 4 PAGE 43

GENERAL NOTES

3. R – Map or deed record

5. See Book 4 Page 80 of Road Maps.

2. M - Measured

1. ° Indicates set ½" pin mkd RLS 25405 unless noted.

4. * Basis of bearings centerline of Jefferson Avenue assumed North.

6. There are underground utilities in this area. Before digging call Blue Stake at 800

70002212-TT dated October 5, 1998 and Order No. 70002104-TT dated October 1.

7. This survey is based on Fidelity National Title Insurance Company Order No.

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 Scale 1"= 30" Pate 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

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 Pate 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.

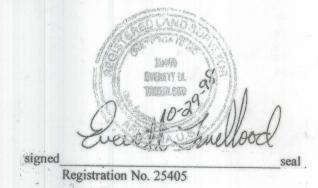
PARCEL 3:

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

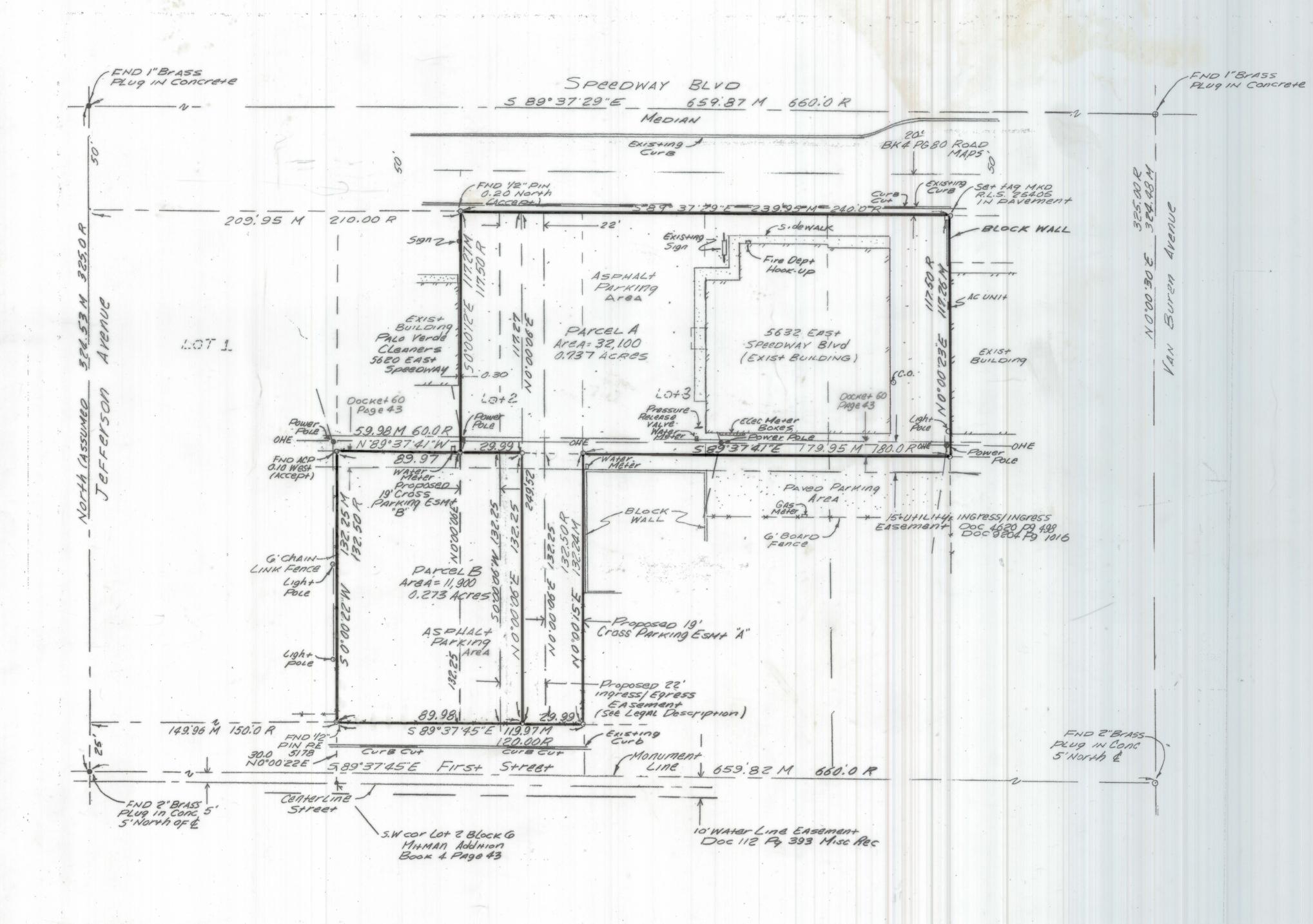
To: Po Boys Group LLC, an Arizona Limited Liability Company, and Valencia Partners, an Arizona General Partnership, and Fidelity National Title Insurance Company.

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.



REVISIONS EVERETT M. TRUEBLOOD LAND SURVEYING 2300 West Ian Place Tucson, AZ 85741 (520) 888-2549 Drawn By: EMT Checked By: EMT Date: October 23, 1998 Job No. 98-145 Scale: 1" = 30' Sheet 1 of 1

Z-2021-0071-003



GENERAL NOTES

3. R – Map or deed record

2. M – Measured

1. ° Indicates set ½" pin mkd RLS 25405 unless noted.

4. * Basis of bearings centerline of Jefferson Avenue assumed North.5. See Book 4 Page 80 of Road Maps

8. See survey by Everett Trueblood Land Surveying job no. 98-145.

6. There are underground utilities in this area. Before digging call Blue Stake at 800

7. 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.

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.

CERTIFICATION

Parcel A

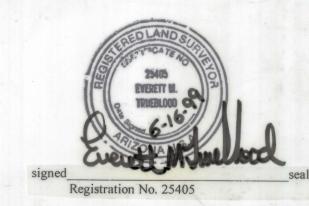
To: Po Boys Investors LLC, an Arizona Limited Liability Company, Commercial Federal Bank, Valencia Partners, an Arizona General Partnership, and Chicago Title Insurance Company.

Parcel B

To: International Restaurant, Inc., an Arizona Corportation, 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 (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: 6-16-99



SCALE 1'=30'

EVERETT M. TRUEBLOOD LAND SURVEYING
2300 West Ian Place
Tucson, AZ 85741
(520) 888-2549

Drawn By: EMT | Checked By: EMT | Date: June 14, 1999

Job No. 98-145A | Scale: 1" = 30' | Sheet 1 of 1

Z-202I-007I-004