

## MISCELLANEOUS SURVEY RELEASE

*I have the right to give this to the City of Tucson and in doing so understand this survey becomes Public Record.*

I, BRUCE SMALL, sign for the following;  
*Please Print Name*

*Bruce Small*

*Signature*

BRUCE SMALL SURVEYS, INC.

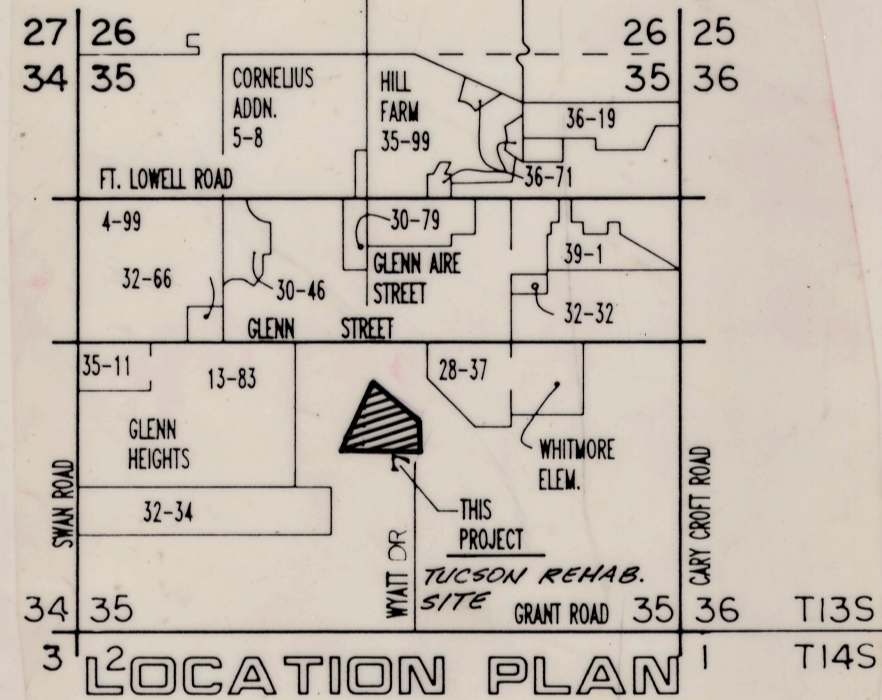
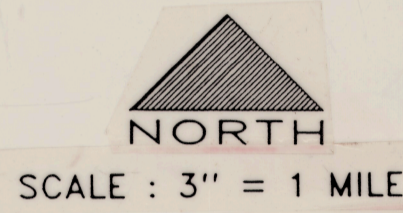
*Engineering / Survey Firm*

*Please see the City of Tucson Department of Transportation Disclaimer at:  
<http://tdotmaps.transview.org/mapcenter Disclaimer.htm>*



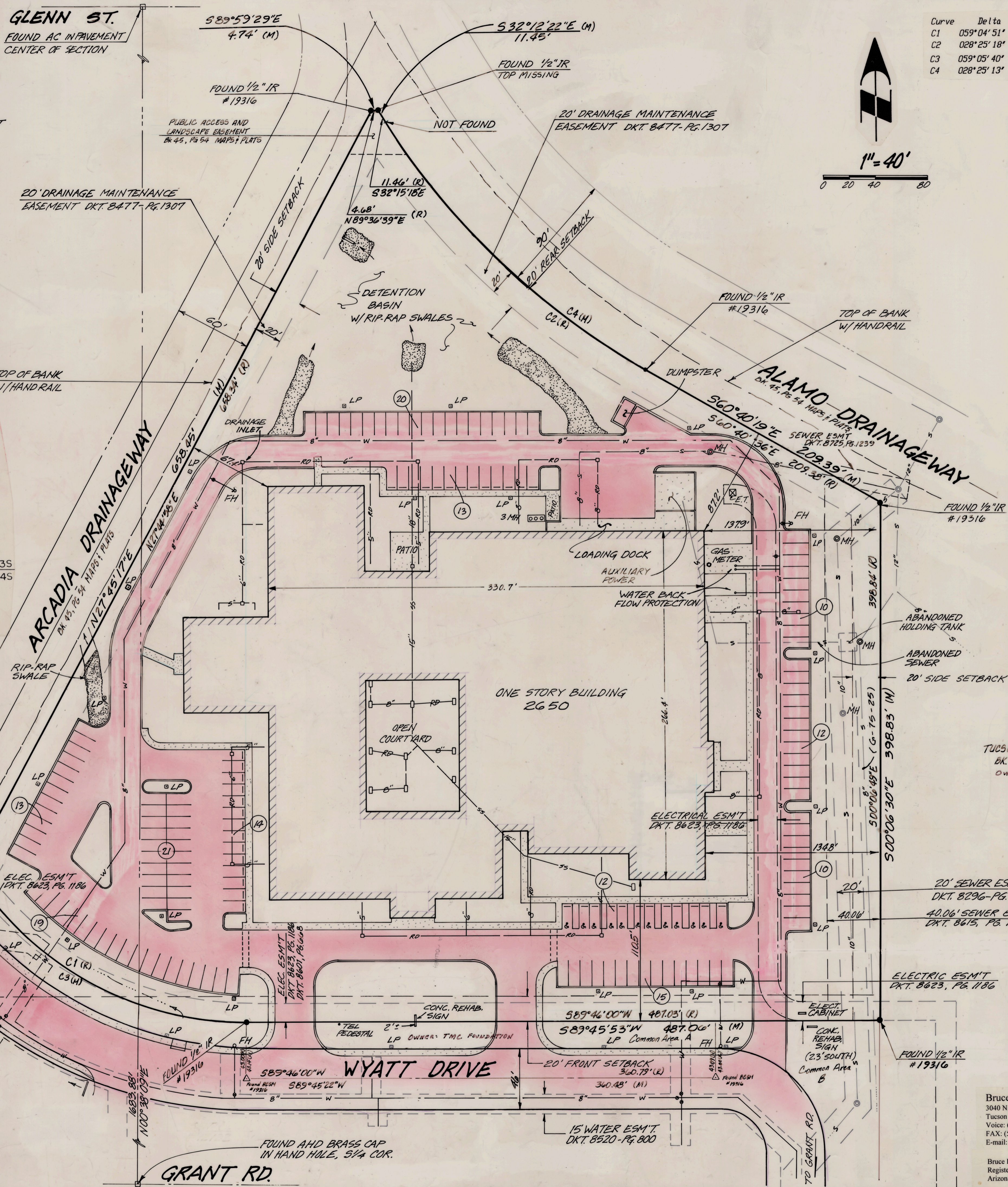
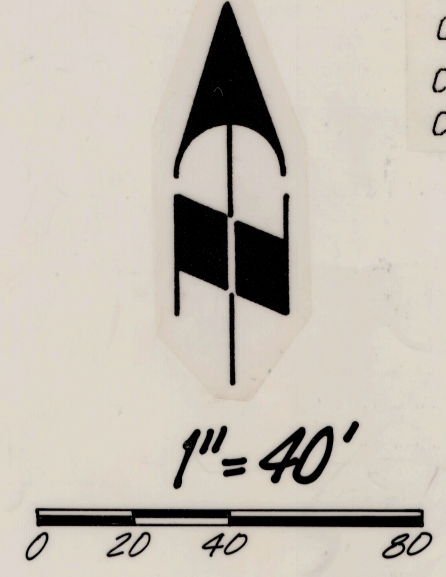
# LEGEND

- ▬▬▬▬▬▬ BUILDING LINE
- ▬▬▬▬▬▬ CONCRETE
- ▬▬▬▬▬▬ ASPHALT
- (3) PARKING SPACE COUNT
- HANDI CAP PARKING
- ▬▬▬▬▬▬ ROCK RIP-RAP
- LP □ LIGHT POLE
- MH □ MANHOLE
- FH □ FIRE HYDRANT
- 10" — SANITARY SEWER
- 8" — WATER LINE
- 8" — DRAINAGE INLET
- RD — ROOF DRAIN
- CATCH BASIN
- 36" — STORM SEWER
- E.T. ELECTRIC TRANSFORMER



SECTION 35, TOWNSHIP 13 SOUTH, RANGE 14 EAST G. & S. R. M., PIMA Co., ARIZONA

Curve	Delta	Radius	Arc	Chord	Bearing
C1	059°04'51"	247.00'	254.70'	243.56'	N60°41'35"W
C2	028°25'18"	558.35'	276.97'	274.14'	S46°27'57"E
C3	059°05'40"	247.00'	254.75'	243.61'	N60°42'38"W
C4	028°25'13"	558.35'	276.96'	274.13'	S46°28'11"E



Legal Description:  
Parcel I: Lot 10, TUCSON MEDICAL CENTER, as recorded in Book 45 of Maps and Plats at Page 54, Pima County Recorder's Office, Pima County, Arizona.

Parcel II: Non-exclusive Easement and Rights of Enjoyment in Common Areas set forth in Declaration of Covenants, Conditions, Restrictions and Easements for Tucson Medical Center Campus (Lots 1-14, Common Areas A and B), Book 45 at Page 54 as recorded in Docket 9689 at page 1677.

NOTES  
This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

The word "certify" or "certificate" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, express or implied.

Basis of bearings: Somewhat arbitrary, attempting to match the monuments to the plat bearings with the least rotation.  
Area of site: 7.4372 acres, more or less.

By graphical plotting only, this site is in Zone X, areas outside the 500-year floodplain, per FIRM 04019C 1644K, dated February 8, 1999, with a slight possibility that the rip-rap swale along the Arcadia Drainage Way is in Zone AH. The FEMA maps are not detailed enough to say with certainty.

Zoning on the site is City of Tucson O-3. The zoning setback to the surrounding R-1 residential zone is 1.5 times the building height, but not less than 20 feet. The setback to Wyatt Drive is 20 feet, or 1.5 times the building height, to a maximum of 90 feet. (The building is one-story or approximately 12 feet in height.) Because the building height is complex and requires an interpretation of the zoning ordinance, the setbacks cannot be plotted on this ALTA survey.

There are 147 regular and 12 handicapped striped parking spaces on this site.  
The face of the building is in places complex, with considerable horizontal variation in the "face" of the building. For this reason the building could not be dimensioned all the way around; the overall dimensions are shown.

Survey based upon Chicago Title Insurance Company order 600157, dated September 19, 2000. This site was platted after the various lease descriptions were signed. The boundary for Lot 10 is considerably different from the old leased boundary.

(R) is record information from the subdivision plat. (M) was measured in the field.  
This is an ALTA/ACSM land title survey, and includes the following items as part of the standard requirements: all data necessary to define the boundary mathematically, record bearings and distances where they differ from measured, notation of any failure of the record description to close mathematically, names and widths of streets abutting the property surveyed, observable evidence of access (or lack thereof), all recorded plats, names of adjoining owners (if provided by the client), platted setback lines or which appear in a record document (if provided by the client), all indication of contiguity, gores, and overlaps, all evidence of monuments used in the survey, all evidence of possession, the location of all buildings on the site and ties to the property lines (or the notation "no buildings"), the street number if available, all easements evidenced by a record document (if provided by the client) shown or noted, all observable evidence of easements, the character and location of all walls, buildings, fences and other visible improvements within five feet of the boundary lines, all physical evidence of encroachments, driveways and alleys on or crossing the property, observed cemeteries and burial grounds, ponds, lakes, and rivers bordering or on the premises.

In addition to the standard requirements, the following items from Optional Table A are included in this survey: 1 boundary monuments; 2 vicinity map; 3 flood zone designation; 4 land area; 6 setback restrictions of record as disclosed by zoning, building codes, or subdivision maps; 7(a) exterior dimensions of buildings; 8 substantial, visible improvements; 9 parking areas, striping, and number of spaces; 10 access to a public way marked; 11 location of utilities serving the property based upon utility company maps and onsite observation; 13 names of adjoining owners of platted land; 14 observable evidence of earth moving or building construction in recent months; 15 proposed changes in street right-of-way lines; and 16 observable evidence of a solid waste dump or sanitary landfill.

- SCHEDULE B ITEMS
- The standard reservations in the Patent from the United States of America are recorded in Book 59 of Deeds at Page 302 and Book 48 of Deeds at Page 253 (this item cannot be plotted).
  - The plat of TUCSON MEDICAL CENTER, Book 45 of Maps and Plats at Page 54, dedicated a public access and landscape easement on this site and shown on the survey drawing.
  - Covenants, conditions, and restrictions on the site are recorded in Book 268 of Deeds at Page 132 (this item cannot be plotted).
  - The sewer easement recorded in Docket 8296 at Page 780 is on this site and shown on the survey drawing.
  - The water easement recorded in Docket 8477 at Page 1301 is not on this site.
  - The drainage maintenance and access easement recorded in Docket 8477 at Page 1307 is on this site and shown on the survey drawing.
  - The electric easement recorded in Docket 8615 at Page 668 and corrected in Docket 8623 at Page 1186 is on this site and shown on the survey drawing.
  - The sewer easement recorded in Docket 8615 at Page 1702 and amended in Docket 8725 at Page 1239 is on this site and shown on the survey drawing.
  - Covenants, conditions, restrictions, party wall rights and duties, and a blanket utility easement on the site are recorded in Docket 9689 at Page 1677 (this item cannot be plotted).

CERTIFICATE:  
To: UBS AG, Stamford Branch, as Administrative Agent, First Security Bank, National Association; HEALTHSOUTH Corporation Trust 2000-1; HEALTHSOUTH Corporation, a Delaware corporation; HEALTHSOUTH Holdings, Inc., a Delaware Corporation; and Chicago Title Insurance Company, a Missouri 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, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11, 13, 14, 15, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date of last field check: September 27, 2000  
Date last revised: October 13, 2000  
Revised: November 19, 1998  
Revised: August 2, 1990

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Registered Land Surveyor  
Arizona Reg. No. 12122



**ALTA ACSM LAND TITLE SURVEY**  
**TUCSON REHABILITATION HOSPITAL**  
SEC. 35-T13S-R14E G&SRM, TUCSON,  
PIMA COUNTY, ARIZONA

**Z-2022-001**

Horiz: 1"=40'  
Vert: 1"=40'  
Fig. Bk. Pg.  
Design  
Drawn: JKH  
Chkd: BFS  
Date: 7-30  
Job No:  
Sht: 1  
Of: 1  
251,000Z

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