

F:\Perry_Engineering\21058 - 2720 S 6th Avenue Survey\Survey\BAS-SURVEY.dwg Plotfiled: Jan 18, 2022 - 11:43am #PFI0022019

TABLE A ITEMS:

- 1. ALL MONUMENTS FOUND ARE SHOWN ON THE MAP.
2. THE ADDRESS FOR THE SUBJECT PARCEL IS 2716 S. 6TH AVE.
3. FLOOD ZONE CLASSIFICATION IS ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM PANEL No 04019C2279L, EFFECTIVE DATE OF JUNE 16, 2011.
4. THE GROSS LAND AREA FOR THE SUBJECT PROPERTY IS: 37,543 SQ. FT. ± OR 0.86 ACRES ±
5. VERTICAL RELIEF OF THE SUBJECT PROPERTY IS SHOW IN THE MAP, WITH CONTOUR INTERVALS OF 1 FOOT FOR MINOR CONTOURS AND 5 FEET FOR MAJOR CONTOURS. VERTICAL RELIEF WAS DETERMINED THROUGH FIELD SURVEY. THE BENCHMARK FOR THE PROJECT IS PIMA COUNTY DEPARTMENT OF TRANSPORTATION OPUS CONTROL POINT "R01", BEING A 2 3/4" BRASS CAPPED SURVEY MONUMENT. SAID ELEVATION IS 2450.46 (NAVD88).
6. ZONING REPORT NOT PROVIDED BY CLIENT.
7(a). NO BUILDINGS ARE PRESENT.
8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THE MAP.
9. THERE ARE NO DESIGNATED PARKING SPOTS ON THE SUBJECT PROPERTY.
11(a). THE LOCATION OF KNOWN MARKED AND VISIBLE UTILITIES ARE SHOWN ON THE MAP. UTILITY BLUESTAKES WERE REQUESTED THROUGH ARIZONA 811 ORDER #2021080600011
13. THE NAMES OF ADJOINING OWNERS ARE SHOWN.
14. THE SUBJECT PROPERTY ABUTS THE INTERSECTION OF S. 6TH AVENUE AND E. 38TH STREET.
16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING CONSTRUCTION.
17. THERE WAS NO KNOWN EVIDENCE OF PROPOSED CHANGES TO THE RIGHT OF WAY LINES AT TIME OF FIELD WORK.
18. THERE ARE NO KNOWN PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
19. PROFESSIONAL LIABILITY INSURANCE POLICY IN THE MINIMUM AMOUNT OF \$250,000 WAS OBTAINED BY THE SURVEYOR THAT WAS IN EFFECT THROUGHOUT THE CONTRACT TERM.

BUILDING NOTE:

THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY WHILE CONDUCTING THE FIELD WORK OF THE SURVEY.

REFERENCE DOCUMENTS:

- (R1) BOOK 4 OF MAPS AND PLATS, PAGE 68
(R2) BOOK 3 OF MAPS AND PLATS, PAGE 21
(R3) STEWART TITLE AND TRUST REPORT ORDER #1351675 DATED AUGUST 23, 2021 AT 8:00AM
(R4) BOOK 5 OF MAPS AND PLATS, PAGE 71

DOCKET 2428, PAGE 71
PIMA COUNTY RECORDS
PIMA COUNTY, ARIZONA

CERTIFICATION:

TO: STEWART TITLE & TRUST OF TUCSON; QUATTRO DEVELOPMENT L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY; BRANHAM L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; STEARNS BANK, NA; & QUATTRO SOUTH TUCSON, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JAN 17, 2022.

DATE OF PLAT OR MAP: JAN 18, 2022

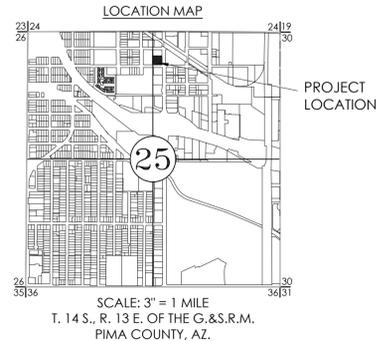


ANDREW M. CLARK R.L.S. # 51130

SCHEDULE B - SECTION II EXCEPTIONS:

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. *NOT SURVEY RELATED*
2. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. *NOT SURVEY RELATED*
3. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. *NOT SURVEY RELATED*
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. *NOT SURVEY RELATED*
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. *AS SHOWN ON MAP*
6. ANY RIGHT, TITLE, INTEREST, ESTATE OR EASEMENT IN LAND BEYOND THE LINES OF THE AREA SPECIFICALLY DESCRIBED OR REFERRED TO IN SCHEDULE A, OR IN ABUTTING STREETS, ROADS, AVENUES, ALLEYS, LANES, WAYS OR WATERWAYS, BUT NOTHING IN THIS PARAGRAPH SHALL MODIFY OR LIMIT THE EXTENT TO WHICH THE ORDINARY RIGHT OF AN ABUTTING OWNER FOR ACCESS TO A PHYSICALLY OPEN STREET OR HIGHWAY IS INSURED BY THIS POLICY. *AS SHOWN ON MAP*
7. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. *NOT SURVEY RELATED*
8. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. *NOT SURVEY RELATED*
9. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, NOT YET DUE AND PAYABLE FOR THE 2021. *NOT SURVEY RELATED*
10. ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE. *NOT SURVEY RELATED*
11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. *NOT SURVEY RELATED*
12. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. *NOT SURVEY RELATED*
13. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. *NOT SURVEY RELATED*
14. EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE RECORDED PLAT OF SAID SUBDIVISION. *AS SHOWN ON MAP*
15. ANY PRIVATE RIGHTS OR EASEMENTS WITHIN THE ROAD, STREET OR ALLEY ABANDONED BY RESOLUTION OR ORDINANCE RECORDED IN DOCKET 2428 PAGE 71, AS RESERVED THEREIN OR PURSUANT A.R.S. 28-7210. *AS SHOWN ON MAP*

LEGEND:
■ CALCULATED POSITION NOT FOUND OR SET
⊗ FOUND 2" BRASS CAP - PUNCH ONLY
○ FOUND MONUMENT AS NOTED
△ FOUND 1/2" IRON REBAR AS NOTED
× RAILROAD SPIKE
(C) CALCULATED DATA PER THIS SURVEY
+2971.00 G.P.S. VERIFIED SPOT ELEVATION
(M) MEASURED DATA PER THIS SURVEY
119-02-069C PIMA COUNTY ASSESSOR'S PARCEL NUMBER
RLS REGISTERED LAND SURVEYOR
--- ORIGINAL PLAT LOT LINE
--- CENTERLINE ROAD
--- ELECTRIC BLUESTAKE
--- FENCE
--- COMMUNICATIONS BLUESTAKE
--- GAS BLUESTAKE
--- PROPERTY LINE
⊗ BOLLARD / POST
⊗ COMMUNICATION BOX
⊗ ELECTRIC TRANSFORMER
⊗ ELECTRIC BOX
⊗ LIGHT POLE
⊗ SEWER MANHOLE
⊗ TELEPHONE PEDESTAL
⊗ WATER METER
⊗ WATER VALVE
⊗ ASPHALT PAVEMENT
⊗ CONCRETE
⊗ BRICK PAVERS



LEGAL DESCRIPTION
LOT 4 AND THE SOUTH 25 FEET OF LOT 3, AND SOUTH 25 FEET OF LOT 10, IN BLOCK 11, AND 15 FEET OF ALLEY LYING WITHIN THE EAST 197.6 FEET OF BLOCK 11 OF MISSION VIEW ADDITION TO THE CITY OF SOUTH TUCSON, PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OF PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 3 OF MAPS AND PLATS AT PAGE 21 THEREOF AND LOTS 1 THROUGH 4 IN BLOCK A OF THE SUBDIVISION OF BLOCK A OF MISSION VIEW ADDITION TO THE CITY OF SOUTH TUCSON, 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 4 OF MAPS AND PLATS AT PAGE 68 THEREOF.

- NOTES:
1. BEARINGS ARE BASED ON THE LINE BETWEEN A BRASS CAPPED MONUMENT IN THE INTERSECTION OF 10TH AVE AND 37TH ST AND A BRASS CAPPED MONUMENT IN THE INTERSECTION OF 4TH AVE AND 37TH ST. BEARING AS MEASURED OF SAID LINE IS NORTH 89° 17' 18" EAST.
2. ELEVATIONS ARE BASED ON PIMA COUNTY D.O.T. CITY OF TUCSON D.O.T. GEODETIC CONTROL POINT "R01" THE ELEVATION OF SAID POINT IS 2450.46 (NAVD88).
3. THE CONTOUR INTERVAL FOR THIS PROJECT IS 1 FOOT FOR MINOR CONTOURS AND 5 FEET FOR MAJOR CONTOURS.
4. THIS SURVEY WAS COMPLETED USING UTILITY PLANS, FOUND UTILITY BLUESTAKE MARKINGS, AND THE LOCATION OF ACTUAL UTILITY APPURTENANCES. ALTHOUGH SUBSTANTIAL EFFORT WAS MADE BY THE SURVEYOR TO LOCATE AND PORTRAY ALL UTILITIES ON THE SUBJECT PROPERTY, NO GUARANTEE CAN BE MADE REGARDING THE EXISTENCE OF HIDDEN OR UNMARKED UNDERGROUND UTILITIES.
5. UTILITY BLUESTAKES WERE REQUESTED THROUGH ARIZONA 811, TICKET No. 2021080600011.000 DATED 08/06/2021.

ALTA/NSPS LAND TITLE SURVEY

PERRY ENGINEERING
501 W WETMORE RD. TUCSON, AZ 85705
CONTACT: ANDREW M. CLARK, RLS 520-620-9870 ACLARK@PERRYENGINEERING.NET

LOT 1-4 OF BLOCK A OF SUBDIVISION OF BLOCK A OF MISSION VIEW ADDITION, BK 4 OF MAPS & PLATS, PG 68 AND LOT 4, PORTIONS OF LOTS 3 & 10 OF BLOCK 11 OF MISSION VIEW ADDITION BK 3 OF MAPS OF PLATS, PAGE 21, RECORDS OF PIMA COUNTY, BEING A PORTION OF SECTIONS 25 OF T-14-S, R-13-E OF THE G.&S.R.M., PIMA COUNTY, ARIZONA

PROJECT ADDRESS
PARCEL No. 119-02-069C
2720 S 6TH AVE
TUCSON, AZ 85713

P.E.# 21058 1 of 2

Table with 6 columns: NO., DATE, REVISION, BY, CH, APPR. Row 1: 1, 2022/01/18, CLIENT COMMENTS, AMC, NP, AMC.



USE OF THE INFORMATION CONTAINED HEREIN IS LIMITED TO THE PROJECT AND FOR WHICH IT WAS PREPARED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED UNLESS EXPRESSLY PERMITTED IN WRITING BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY FOR ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

10TH AVENUE

1426.14'(M)
1426.12'(R2)(R4)
STAMPED
"RLS 21787"
FOUND IN INTERSECTION
OF 37TH AND 10TH

7TH AVENUE

N00° 48' 37"W 368.94'(C) NORTH 365'(R2)

119-02-069D
B77 DEVELOPMENT LLC

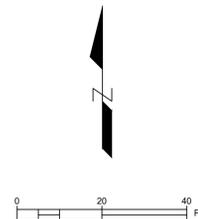
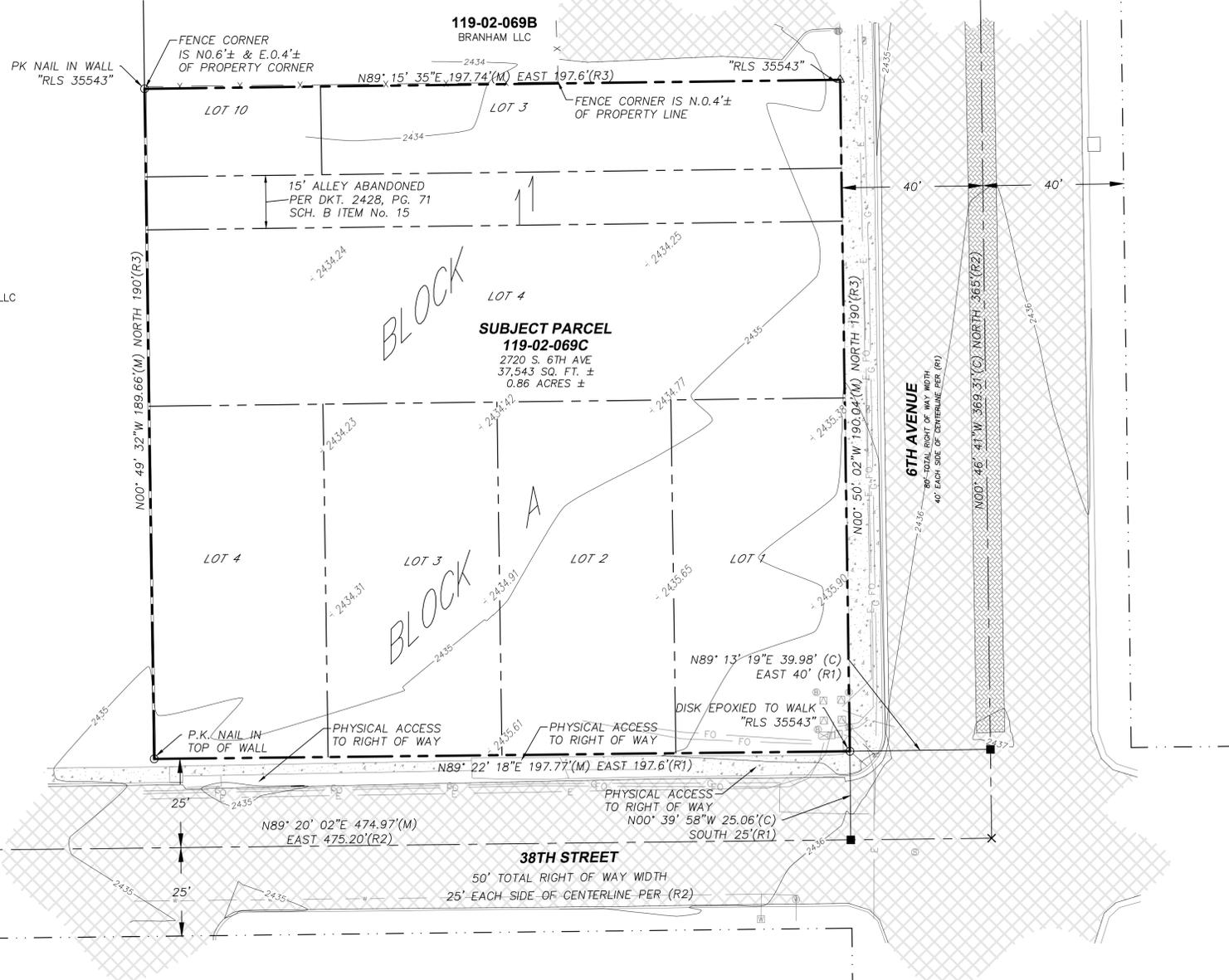
N89° 17' 18"E 2851.77'(M)
EAST 2851.72'(R2)(R4)
BASIS OF BEARINGS
475.21'(M) 475.20'(R2)

37TH STREET

950.42'(M)
950.40'(R2)

STAMPED
"RLS 22750"
FOUND IN INTERSECTION
OF 4TH AVE AND 37TH ST

4TH AVENUE



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ENGINEERING
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TUCSON, AZ 85705
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ALTA/NSPS LAND TITLE SURVEY

LOT 1-4 OF BLOCK A OF SUBDIVISION OF BLOCK A OF MISSION VIEW ADDITION, BK 4 OF MAPS & PLATS, PG 68 AND LOT 4, PORTIONS OF LOTS 3 & 10 OF BLOCK 11 OF MISSION VIEW ADDITION BK 3 OF MAPS OF PLATS, PAGE 21, RECORDS OF PIMA COUNTY, BEING A PORTION OF SECTIONS 25 OF T-14-S, R-13-E OF THE G.&S.R.M., PIMA COUNTY, ARIZONA

PROJECT ADDRESS

PARCEL No. 119-02-069C
2720 S 6TH AVE
TUCSON, AZ 85747

NO.	DATE	REVISION	BY	CH	APPR
1	2022/01/18	CLIENT COMMENTS	AMC	NP	AMC



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