

Legal Description (per Title Report):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED TUCSON, IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The South 290 feet of the West 2 acres of the West half of the East half of the Southwest quarter of the Southeast quarter of Section 8, Township 14 South, Range 14 East of the Gila and Salt River Base and Meridian, Pima County, Arizona;

EXCEPT that portion within the right-of-way of East Broadway conveyed to the City of Tucson by Deed recorded in Book 292 of Deeds, Page 490.

Parcel No. 2:

The East 20 feet of Lot 1, SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52;

EXCEPT therefrom that portion of said Lot 1 lying between the West boundary of the West half of the East half of the Southwest quarter of the Southeast quarter of Section 8, Township 14 South, of Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, and the East boundary of that certain parcel of land deeded to Katie Powers by Deed dated March 12, 1912 and recorded in Book 53 of Deeds, Page 238, being a strip of land approximately 2.28 feet wide and running North and South along the East Boundary of said Lot 1.

Parcel No. 3:

The West 18 feet of the East 38 feet of Lot 1, SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52.

Parcel No. 4:

The West 17 feet of Lot 1 and All of Lot 2, SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52; EXCEPT the West 48 feet of Lot 2, thereof.

Parcel No. 5:

The East 35 feet of the West 48 feet of Lot 2, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52.

Parcel No. 6:

The East 42 feet of Lot 3 and the West 13 feet of Lot 2, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52.

Parcel No. 7:

The West 13 feet of Lot 3 and the East 5 feet of Lot 4, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52.

Parcel No. 8:

The East 18 feet of the West 50 feet of Lot 4, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52.

Parcel No. 9:

The West 32 feet of Lot 4 and all of Lot 5, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52;

EXCEPT the West 52 feet of said Lot 5.

Parcel No. 10:

The East 32 feet of the West 52 feet of Lot 5, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52.

Parcel No. 11:

The North 83 feet of the West 20 feet of Lot 5, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52.

Parcel No. 12:

The West 20 feet of Lot 5, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52;

EXCEPT the North 83 feet thereof.

Parcel No. 13:

An easement for ingress, egress and parking over the East 10 feet of the North 100 feet, more or less, of Lot 6, the South line of said easement thereof, being the North wall of the existing building located on Lot 6, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52.

Parcel No. 14:

The East 20 feet of Lot 6, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52.

Parcel No. 15:

The West 35.68 feet of Lot 6, of SOLOT PLAZA, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 10 of Maps and Plats, Page 52.

Schedule BII - Exceptions:

This survey was performed with the benefit of a Commitment for Title Insurance issued by Fidelity National Title Insurance Company, File No. 51009072-051-51-SHA, dated November 15, 2018 and is subject to the following Schedule B Exceptions:

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2018 Taxes. (Not Survey Related)
2. All or a part of the Land herein described does not appear to be assessed on the Tax Roll for the year(s) 2018. Said Land is subject to the possible assessment and collection of property taxes for current and prior years. (Not Survey Related)
3. Reservations contained in the Patent

From: The United States of America
Recording Date: June 05, 1891
Recording No: Book 23 of Deeds, Page 290

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.
(Parcel No. 1) (Unspecified/Nothing Plottable)

4. Water rights, claims or title to water, whether or not disclosed by the public records. (Unspecified)
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: utilities
Recording Date: January 07, 1946
Recording No: Book 290 of Deeds, Page 542
(Parcel No. 1) (Plotted)

6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 23, 1946
Recording No: Book 95 of Miscellaneous, Page 614
(Parcel No. 1) (Nothing Plottable)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: electric lines
Recording Date: May 13, 1953
Recording No: Docket 600, Page 564; and thereafter Partial Release of Easement
Recording Date: August 05, 1968
Recording No: Docket 3301, Page 108
(Parcel No. 1) (Plotted)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: electric lines
Recording Date: August 07, 1968
Recording No: Docket 3303, Page 250
(Parcel No. 1) (Plotted)

9. Reservations contained in the Patent

From: The United States of America
Recording Date: June 05, 1891
Recording No: Book 23 of Deeds, Page 79

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.
(Parcel No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15) (Unspecified/Nothing Plotted)

10. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 10 of Maps, Page 52.
(Parcel No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15) (Nothing Plottable)
11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 11, 1954
Recording No: Docket 675, Page 222
(Parcel No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15) (Nothing Plottable)

12. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate
Lessor: Barcelo Sanders Legal Management LLC, an Arizona limited liability company
Lessee: Matheson Law Firm, P., an Arizona professional corporation
Recording Date: June 08, 2009
Recording No: Docket 13574, Page 3426
(Parcel No. 12) (Not Survey Related)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: ingress, egress and parking
Recording Date: July 14, 1999
Recording No: Docket 11088, Page 1760
(Parcel No. 12) (Plotted)

14. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records. (Unspecified)

15. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof. (Herein

Table A Notes:

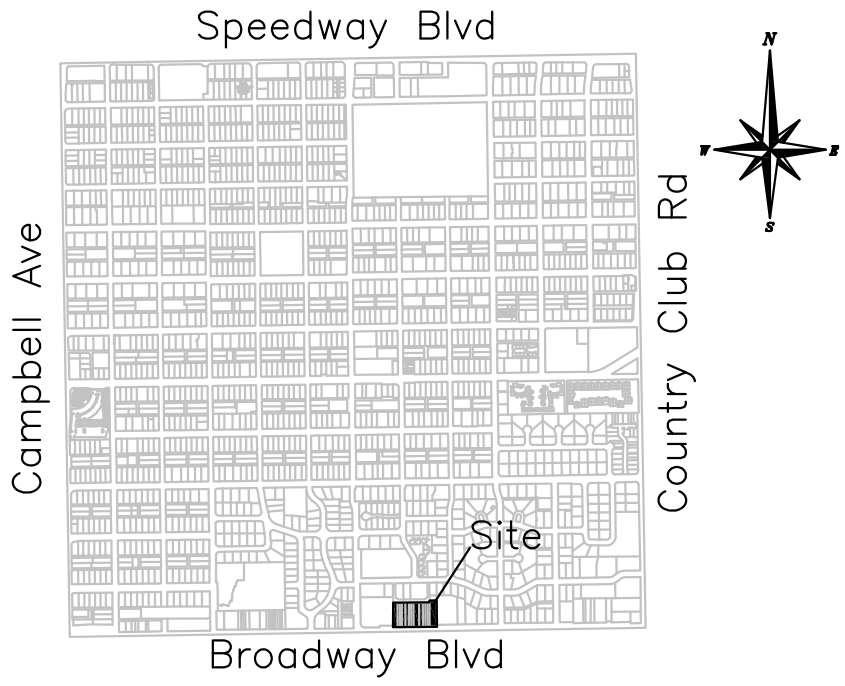
- Item 2. The addresses of the Subject Parcels are:
Parcel 1: 2635 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 2: 2631 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 3: 2629 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 4: 2627 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 5: 2615/2617 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 6: 2605/2609 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 7: 2575 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 8: 2563 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 9: 2559 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 10: 2555 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 11: No address given
Parcel 12: 2553 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 13: No address given (easement)
Parcel 14: 2549 E. Broadway Blvd, Tucson, AZ 85716.
Parcel 15: 2545 E. Broadway Blvd, Tucson, AZ 85716.

- Item 3. All Subject Parcels fall within the unshaded Zone X area according to FEMA FIRM panel 2281 of 4750, Map No. 04019C2281L, Dated June 16, 2011.

- Item 4. The area of the Subject Parcels are:
Parcel 1: 14741.7 S.F. or 0.34 acres
Parcel 2: 4009.8 S.F. or 0.09 acres
Parcel 3: 3657.2 S.F. or 0.08 acres
Parcel 4: 4775.2 S.F. or 0.11 acres
Parcel 5: 6997.7 S.F. or 0.16 acres
Parcel 6: 10971.8 S.F. or 0.25 acres
Parcel 7: 3620.0 S.F. or 0.08 acres
Parcel 8: 3595.2 S.F. or 0.08 acres
Parcel 9: 6990.1 S.F. or 0.16 acres
Parcel 10: 6419.0 S.F. or 0.15 acres
Parcel 11: 1649.0 S.F. or 0.04 acres
Parcel 12: 2336.0 S.F. or 0.05 acres
Parcel 13: 951.3 S.F. or 0.02 acres
Parcel 14: 4001.5 S.F. or 0.09 acres
Parcel 15: 7134.9 S.F. or 0.16 acres

- Item 6. No Zoning Report provided. According to the City of Tucson GIS Website the Zoning of the Subject Parcels are:
Parcel 1: C-1 (81.57%), R2(18.43%)
Parcels 2-15: C-1

- Item 9. The Subject Property contains the follwing number of striped parking spaces:
0 Regular
0 A.D.A.



Location Map

Section 8,
Township 14 South, Range 14 East,
Gila and Salt River Meridian,
Pima County, Arizona
Scale: 3" = 1 mile

General Notes

1. Basis of Bearings: North 89°33'30" East according to Solot Plaza, a subdivision recorded in Book 10 of Maps & Plats at Page 52, Office of the Recorder, Pima County, Arizona, between the monuments upon the South line of lots 1 through 6, as shown.
2. This survey was performed without the benefit of a utility blue-stake. No guarantee can be made as to the existence and location of underground or hidden utilities.
3. All dimensions shown are measured or a calculated derivative thereof unless otherwise noted.
- (R) indicates a record dimension according to the subject title report.
- (R1) indicates a record dimension according to Book 10 of Maps and Plats at Page 52, Pima County, Arizona.
- (R2) indicates a record dimension according to the City of Tucson Right-of-Way Survey, Plan No. R-2015-002.
- indicates a found monument as noted.
- ⦿ indicates a set ½" rebar "RLS 35111"

No.	Revision/Issue	Date

Arrow Land Survey, Inc.
LAND SURVEYING
CONSTRUCTION STAKING
3121 E. KLEINDALE RD.
TUCSON, AZ. 85716
(520)881-2155
(520)881-2466 FAX

Project Name and Address
ALTA/NSPS Land Title Survey
Lots 1-6 of Solot Plaza, Book 10 of Maps & Plats at Page 52 and a portion of the West half of the East half of the Southwest quarter of the Southeast quarter of Section 8, Township 13 South, Range 13 East, Gila and Salt River Base Meridian, Pima County, Arizona.

Project	19038	Sheet	1
Date	May, 2019		of
Scale	1" = 30'		2

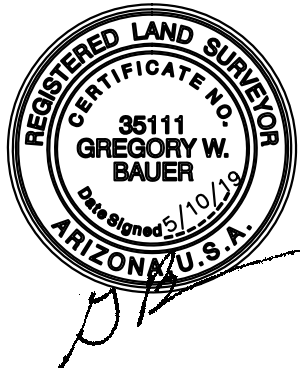
Certification:

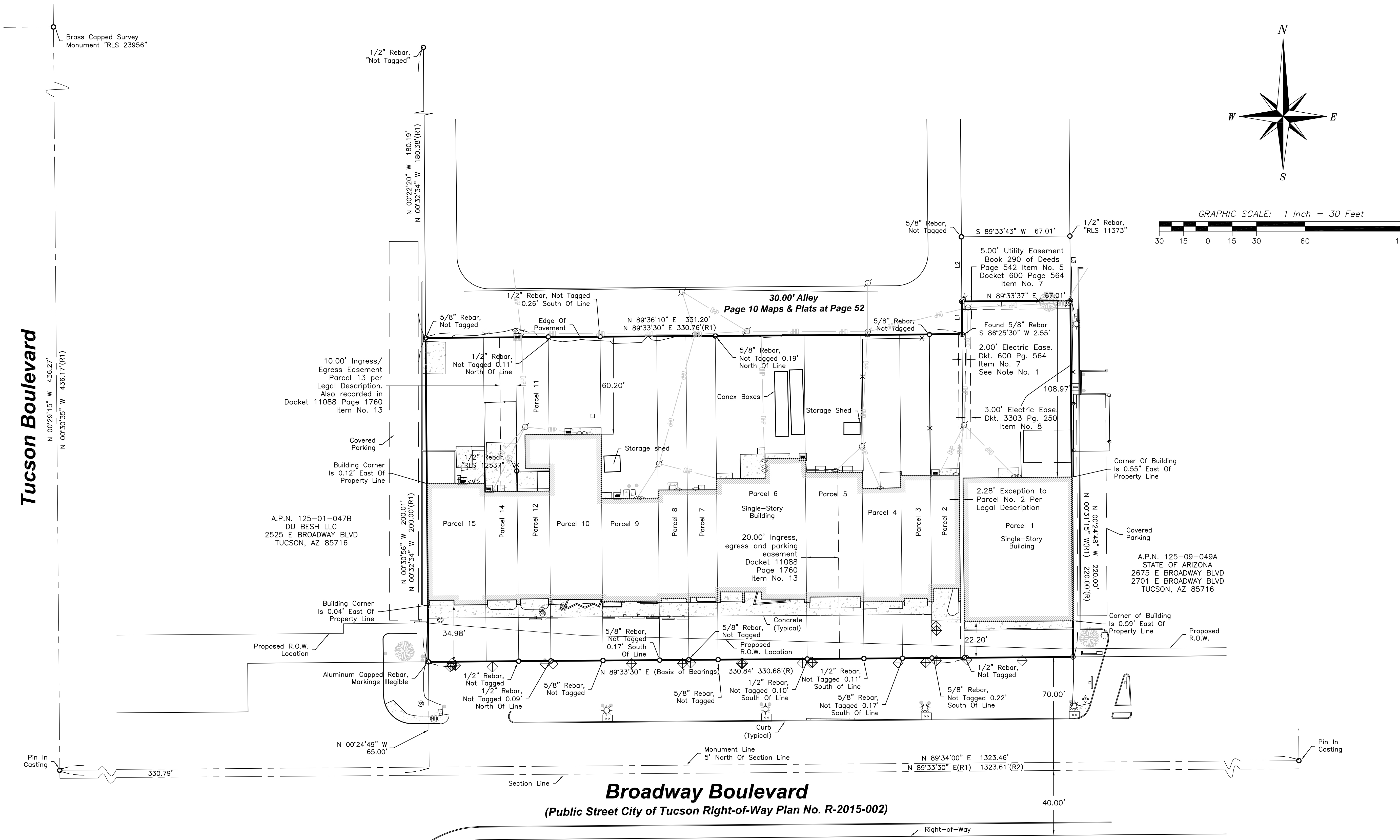
To: Fidelity National Title Agency, Inc.,
Rio Nuevo,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 8, 9, 11 and 13 of Table A thereof. The field work was completed on April 24, 2019.

Date of Plat or Map: May 10, 2019

Gregory W. Bauer, RLS 35111





- General Notes**
- Basis of Bearings: North 89°33'30" East according to Solot Plaza, a subdivision recorded in Book 10 of Maps & Plats at Page 52, Office of the Recorder, Pima County, Arizona, between the monuments upon the South line of lots 1 through 6, as shown.
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- indicates a found monument as noted.
- ⊙ indicates a set 1/2" rebar "RLS 35111"

- Legend**
- Water Meter
 - Gas Meter
 - Electric Meter
 - Electric Box
 - Lightpole
 - Utility Pole
 - Guy Wire Anchor
 - Gas Meter
 - Sewer Cleanout
 - Ballard
 - Mailbox
 - Sign
 - Tree
 - Irrigation Control Valve
 - Stormdrain Manhole
 - Wrought Iron Fence
 - Chain Link Fence
 - Overhead Utilities

No.	Revision/Issue	Date

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3121 E. KLEINDALE RD.
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Project Name and Address
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Project	19038	Sheet	2
Date	May, 2019	of	2
Scale	1" = 60'		

Line Table

LINE	BEARING	DISTANCE
L1	N 00°24'48" W	20.24'
L1(R1)	N 00°31'15" W	20.00'
L2	N 00°24'48" W	39.87'
L3	S 00°24'48" E	39.87'

Item No. 7 Note

1. The 2.00 foot Electric Easement Recorded in Docket 600 at Page 564 was written to extend to the North right-of-way line of Broadway Boulevard. A partial release of this easement was written and recorded in Docket 3301 at Page 108 shortening this easement to the length as is shown on this map.