

GENERAL NOTES

- map of Catalina Citrus Estates as recorded in Book 6 of Maps and Plats at Page 24 hereof in the Pima County Recorder's Office, Pima County, Arizona.
 - DEFINITION OF CERTIFY/CERTIFICATION: The use of the word CERTIFY or CERTIFICATION by a Licensed Land Surveyor or Registered Civil Engineer in the practice of professional engineering or land surveying shall mean that the surveyor or engineer has performed a survey or engineering work which he or she is qualified by education, training, and experience to perform and that he or she is a duly licensed professional engineer or land surveyor in the State of Arizona.
 - This survey was completed by a field survey dated 08-19-13, and utilizing information contained within this report prepared by Commonwealth Land Title Insurance Company dated August 22, 2019, Amendment No. 11, September 5, 2019 Order No. 19000071-040-00-RLC.
- SCHEME B - SECTION II
- 1-2 These items are NOT survey related
 - 3 Book 146 Page 228 is a U.S. Patent for the parcel and is not platable
 - 4 Intentionally omitted
 - 5 Water rights and claims or title to water is not applicable to this survey.
 - 6 Book 70 Page 134 is a blanket easement to Mountain States Telephone for installation and maintenance of communication lines over and under the parcel and is not platable.
 - 7 Docket 7182 Page 988 is a sign easement not on this parcel. It is a portion of the below legal description on Parcel II. It is not platable.
 - 8 Intentionally omitted
 - 9 Docket 7225 Page 797 is an assessment to Tucson Water for installation and maintenance of water lines and is shown on this survey.
 - 10 Docket 7248 Page 688 on an easement to Tucson Electric Power for installation and maintenance of electric lines and is shown on this survey.
 - 11 Docket 7450 Page 1268 is an easement to Mountain States Telephone and Telegraph for installation of telephone equipment and is shown on this survey.
 - 12 Docket 7465 Page 1149 is an easement to Mountain States Telephone and Telegraph for installation of telephone equipment and is shown on this survey.
 - 13-14 Intentionally omitted
 - 15 Docket 12397, Page 3887 as it refers to a cable TV service agreement is not applicable to this survey.
 - 16 Rights of parties in possession of said land. This item is NOT survey related.
 - 17 Matters disclosed by inspection or by ALTA/NSPS Land Title Survey. Survey related items are shown on this survey.
 - 18 The property is in Flood Zone "X", areas determined to be outside the 500 year floodplain per FEMA Map No. 081801600L.
 - 19 No height, floor space restrictions or building setback requirements are provided by the survey.
 - 20 This survey is based on above ground conditions. No subsurface investigations or evidence of any subsurface structure was noted during this survey other than those noted on survey.
 - 21 This survey is for the exclusive use of those parties listed under the certification. Any other use or reproduction without written approval from Meridian Surveying & Development, Inc. is strictly prohibited.
 - 22 The Parcel Gross area is 383,223 square feet or 8.80 acres more or less.
 - 23 No observed evidence of current earth moving, building construction or additions was noted during this survey.
 - 24 No proposed changes in the existing street right of way lines or observed evidence of sidewalk or street construction was noted during this survey.
 - 25 No evidence of this title being used on a sold waste dump, sump or sanitary landfill was noted during this survey.
 - 26 No wet land areas currently exist on or adjacent to this parcel at this time.

LEGAL DESCRIPTION

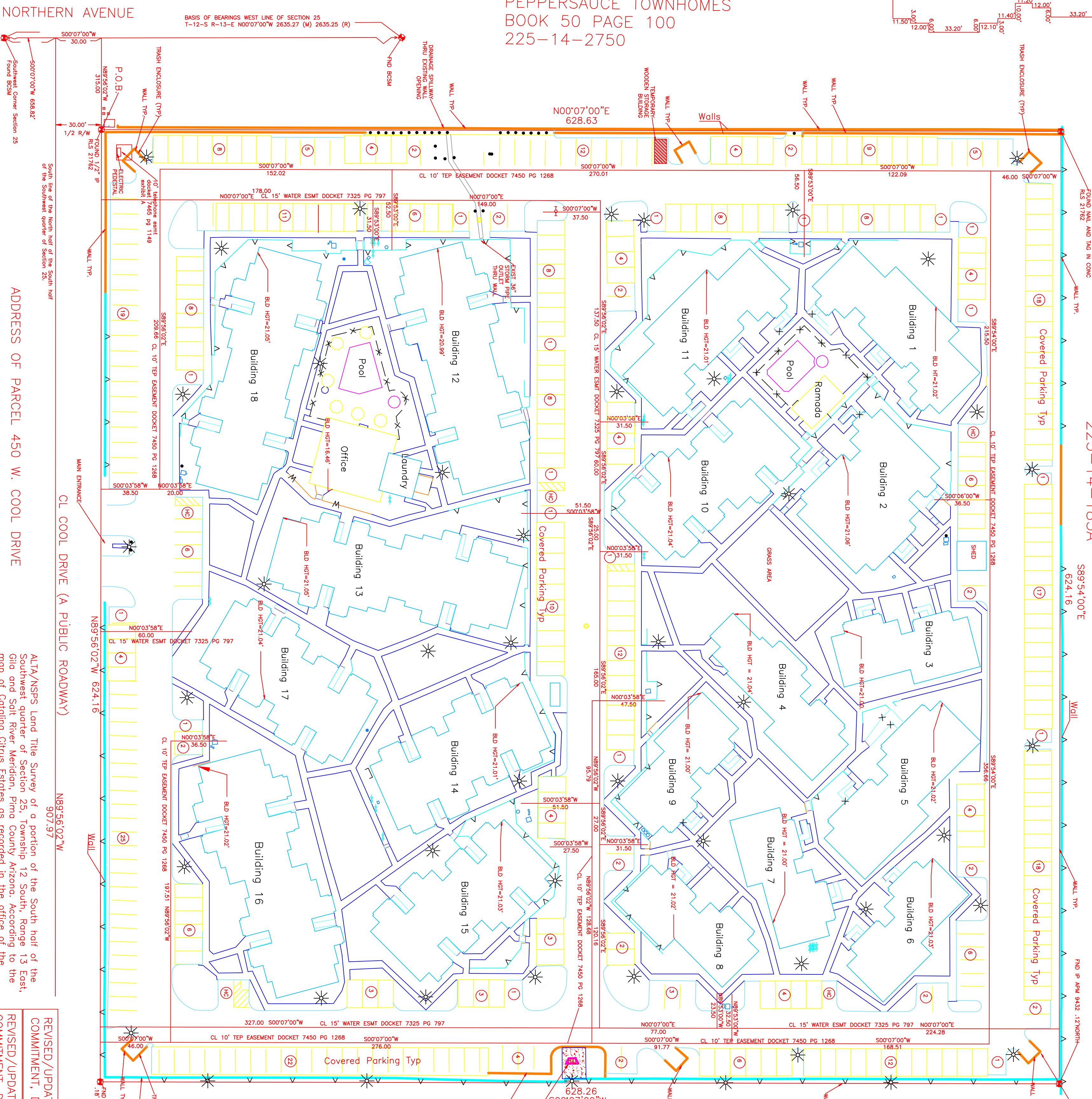
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
All of that portion of the South half of the Southeast quarter of Section 25, Township 12 South, Range 13 East, and Salt River Base and Meridian, Pima County, Arizona, according to the map of Catalina Citrus Estates as recorded in the office of the County Recorder of Pima County, Arizona in Book 6 of Maps and Plats at Page 24 hereof, described as follows:
Beginning at a point on the West boundary line of Oracle Road as the same is shown on the said map of Catalina Citrus Estates, distant 639.2 feet from the point of its Southwest corner, along said West boundary line of Oracle Road as per the aforementioned map of Catalina Citrus Estates, said point being on the South half of the Southwest quarter of Section 25;
Thence North 89 degrees 56 minutes 02 seconds West along said South half of the South half of the Southwest quarter of Section 25, a distance of 1193.00 feet, (renew) more or less, to the Southwest corner of the North half of the Southwest quarter of Section 25;
Thence North 00 degrees 07 minutes 00 seconds East, along the West line of said South half of the Southwest quarter of Section 25, a distance of 30.00 feet to a point;
Thence South 89 degrees 56 minutes 02 seconds East, along a line parallel to and being 30.00 feet North of the South line of the North half of the Southwest quarter of Section 25, a distance of 624.16 feet to a point;
Thence South 00 degrees 07 minutes 00 seconds West, along the North line of the North half of the Southwest quarter of Section 25, a distance of 624.16 feet to a point, said point being the true point of beginning;
Parcel 2
An easement for storage as created in instrument recorded in Docket 7152, Page 895, over that portion of the South half of the Southwest quarter of Section 25 in Township 12 South, Range 13 East, and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:
Beginning at the intersection of a line 30.00 feet North of and parallel with the South line of the North half of the Southwest quarter of Section 25 and the Westway right-of-way line of Oracle Road, said point being the true point of beginning;
Thence North 89 degrees 56 minutes 02 seconds West, along said parallel line of Cool Avenue, a distance of 8.00 feet to a point;
Thence North 00 degrees 03 minutes 58 seconds East, a distance of 8.00 feet to a point;
Thence South 89 degrees 56 minutes 02 seconds East, a distance of 8.33 feet to a point on a curve on the Westway right-of-way line of Oracle Road, at which the radius of said curve bears South 19 degrees 11 minutes 13 seconds East;
Thence Southway ground said curve to the left whose radius is 11,559.16 feet, a distance of 81.13 feet to a point, said point being the true point of beginning.

ADDITIONAL NOTES

- 1) Encroachment Statement
There are no encroachments onto adjoining properties and no encroachments from adjoining properties on the subject property. Subject to Item No. 2 of General Notes above.
- 2) Access Statement
Access to this property is from the adjacent Cool Drive as shown on this survey.

PEPPERSAUCE TOWNHOMES
BOOK 50 PAGE 100
225-14-2750

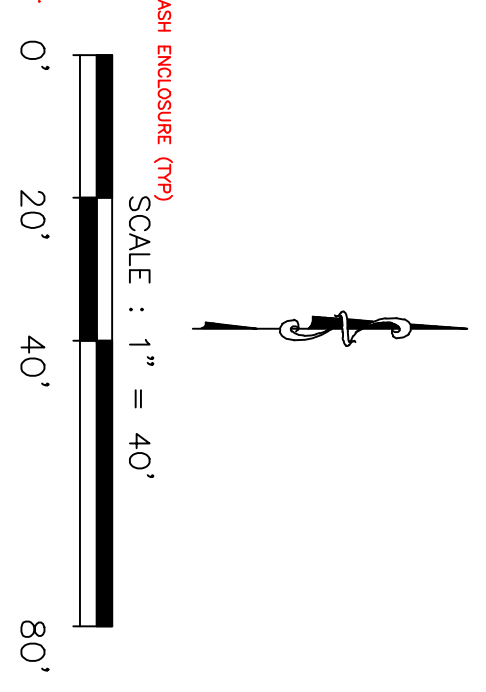


SUNDOWN VILLAGE APARTMENTS BOOK 6 PAGE 24
225-14-185A
S89°54'00"E
624.16'
N89°56'02"W
624.16'

NORTHERN AVENUE

ADDRESS OF PARCEL 450 W. COOL DRIVE

CL COOL DRIVE (A PUBLIC ROADWAY)



COMMERCIAL PARCELS:
NORTH 225-14-190-C
MID 225-14-190-D
SOUTH 225-14-190-E

REVISION HISTORY:

REVISED/UPDATED 09-10-19 PER REVISED TITLE COMMITMENT, DATED 8-22-19
REVISED/UPDATED 07-26-19 PER REVISED TITLE COMMITMENT, DATED 6-7-19
REVISED/UPDATED 03-26-19 PER REVISED TITLE COMMITMENT, DATED 3-4-19, AMENDMENT #2 3-21-19

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DRAWN BY: AD
CHECKED BY: MD
DATE: 9/18/13
JOB # 1353/1725

SCALE: 1"=40'
ALTA/NSPS LAND TITLE SURVEY
SHEET 1 OF 1

