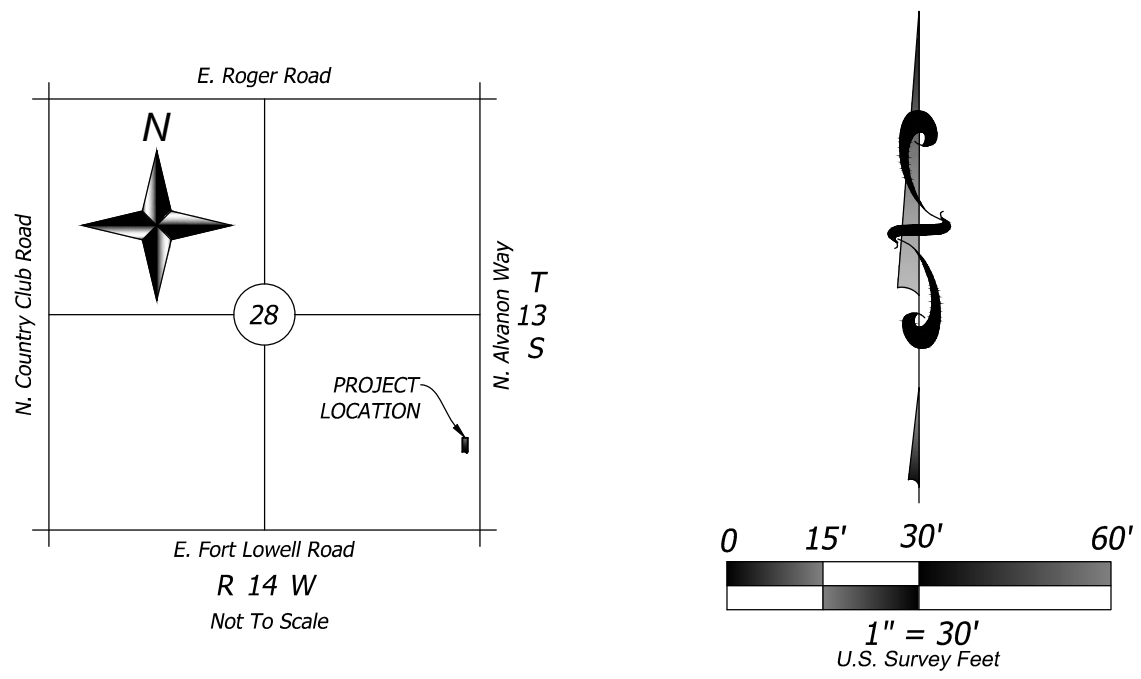


ALTA/NSPS LAND TITLE SURVEY
OF
COTLOW TUCSON PARCELS



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	26.21'	25.00'	$\Delta 60^{\circ}03'46''$	(M/S) 28°50'06" W (R/S) 28°39'17" W	25.02'
C2	61.59'	50.00'	$\Delta 70^{\circ}34'20''$	(M/N) 77°55'24" W (R/N) 78°06'13" W	57.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	(M)S 89°22'03" W (R)S 89°11'14" W	21.25'
L2	(M)N 01°11'47" W (R)N 01°22'35" W	16.17'
L3	(M)N 01°11'47" W (R)N 01°22'36" W	172.16'
L4	(M)N 89°22'03" E (R)N 89°11'14" E	68.75'
L5	(M)S 01°11'47" E (R)S 01°22'36" E	163.08'

UTILITY NOTE

Pursuant to Table A Item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



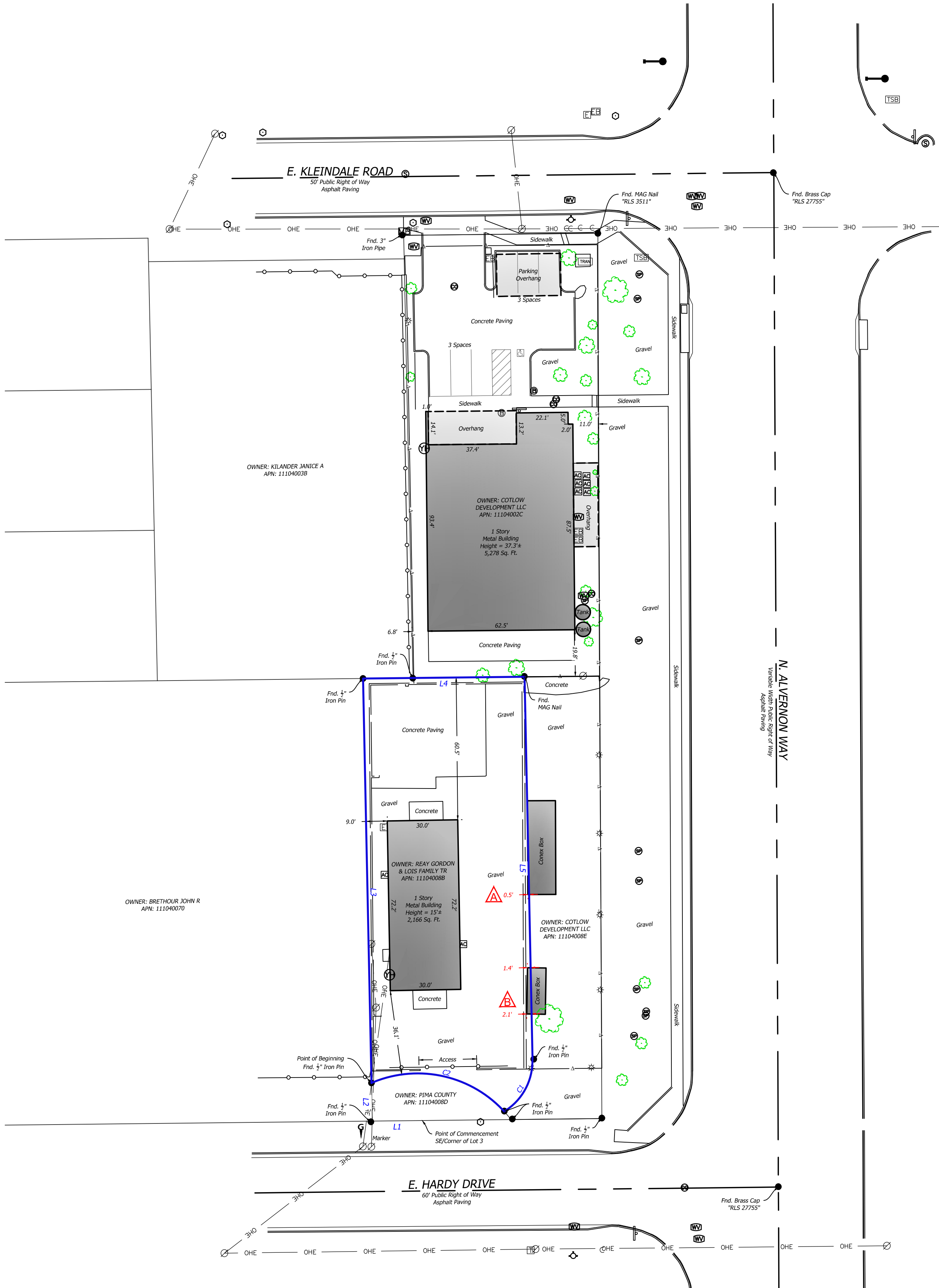
G LEGEND

- | LEGEND | | | |
|----------------------|------------------------------|--|----------------------------|
| | POWER POLE | | GAS METER |
| | LIGHT POLE | | GAS VALVE |
| | GUY ANCHOR | | GAS MARKER |
| | ELECTRIC METER | | OIL PIPELINE MARKER |
| | ELECTRIC BOX | | MAIL BOX |
| | ELEC. TRANSFORMER | | SIGN |
| | ELEC. MANHOLE | | FLAG POLE |
| | ELEC. PEDESTAL | | FIRE HYDRANT |
| | ELEC. PULL BOX | | WATER MANHOLE |
| | SPOT LIGHT | | WATER VALVE |
| | SANITARY SEWER MANHOLE | | WATER METER |
| | SANITARY SEWER CLEANOUT | | DOWN SPOUT |
| | STORM SEWER MANHOLE | | AIR CONDITIONER |
| | TELEPHONE RISER | | TRAFFIC SIGNAL |
| | TELEPHONE MANHOLE | | TRAFFIC SIGNAL BOX |
| | TELEPHONE MARKER | | TRAFFIC SIGNAL PULL BOX |
| | TELEPHONE PULL BOX | | PEDESTRIAN CROSSING SIGNAL |
| | FIBER OPTIC MARKER | | GREASE TRAP |
| | FIBER OPTIC PULL BOX | | KEY PAD |
| | CABLE TV PEDESTAL | | COLUMN |
| | CABLE MARKER | | SECTION CORNER |
| | CABLE TV PULL BOX | | QUARTER CORNER |
| | IRRIGATION CONTROL VALVE | | SET IRON NIP W/IN CAP |
| | SPRINKLER HEAD | | SET K&D NIP W/IN SPHER |
| | BOLLARD | | FOUND MONOLITH |
| | VENT PIPE | | RIGHT OF WAY MARKER |
| | FIRE DEPARTMENT CONNECT | | HYDRANT/MANIFOLD/TAPPED |
| | BENCHMARK | | |
| PIPELINE TASK | | | |
| | BASELINE/GROUND | | SATELLITE DISH |
| | GAS LINE | | WELLHEAD |
| | SANITARY SEWER LINE | | CHAIN LINE FENCE |
| | TELEPHONE LINE | | ROCK/PAVEMENT |
| | ELECTRIC LINE | | MASONRY FENCE |
| | OVERHEAD POWER LINE | | IRON FENCE |
| | BARBED WIRE FENCE | | FIBER OPTIC LINE |
| | CONSPICUOUS METAL PIPE | | PROPERTY LINE |
| | RCP-REINFORCED CONCRETE PIPE | | LOT LINE |
| | UTILITY LIMIT LINE | | EASEMENT LINE |
| | SECTION LINE | | |

G POSSIBLE ENCROACHMENTS

- A** *Conex box extends past the eastern property boundary by as much as 0.5'.*
- B** *Conex box extends past the eastern property boundary by as much as 2.1'.*

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS
WITH WASHERS BOTH BEING STAMPED "TROY DEE 80142" UNLESS NOTED OTHERWISE



LEGAL DESCRIPTION

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

That part of the West 1/2 of Lot 4 and the East 21.25 feet of Lot 3 in Lohrum's Addition Subdivision on record at the Pima County, Arizona Recorder's Office in Book 3, Page 54 of Maps and Plats, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 3;

THENCE South 89° 11' 14" West, a distance of 21.25 feet;

THENCE North 01° 22' 35" West, a distance

TO THE TRUE POINT OF BEGINNING;

THENCE North 01° 22' 36" West, a distance of 172.16 feet

THENCE North 88° 11' 14" East, a distance of 68.35 feet:

THENCE South 01° 22' 36" East, a distance of 163.08 feet to the beginning of a curve concave to the Northwest having a radius of 25.00 feet and a central angle of 60° 03' 46" and being subtended by a chord which bears South 28° 39' 17" West 25.02 feet;

THENCE Southerly and Southwesterly along said curve, a distance of 26.21 feet to the point of a cusp of a curve concave to the South having radius of 50.00 feet and a central angle of 70° 34' 20" and being subtended by a chord which bears North 78° 06' 13" West 57.77 feet;
THENCE northwesterly, westerly and southwesterly along said curve, a distance of 61.59 feet to THE TRUE POINT OF BEGINNING

Containing 11,911 Sq. Ft. or 0.2734 Acres, more or less.

The property described herein is located completely within the property described in FIDELITY NATIONAL TITLE INSURANCE COMPANY's Commitment No. FP20260079 dated January 29, 2026.

G SCHEDULE B-II EXCEPTIONS

- ⑥ Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 3 of Maps, Page 54.
Affects subject property; blanket in nature.

- ⑦ Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: Telephone and Telegraph
 Recording Date: July 20, 1912
 Recording No: Book 52 of Miscellaneous Records, Page 348
Affects subject property; blank in nature.

- (11) *Matters contained in that certain document*
Entitled: Sanitary District No. 1 of Pima County, Arizona Installment Sewer Connection Agreement
Recording Date: September 24, 1954
Recording No: Docket 757, Page 80
Reference is hereby made to said document for full particulars.
Not shown; unable to determine affects, document is illegible.

- ①) Matters contained in that certain document
 Entitled: Sanitary District No. 1 of Pima County, Arizona Installment Sewer Connection Agreement
 Recording Date: December 10, 1957
 Recording No: Docket 1206, Page 99
 Reference is hereby made to said document for full particulars.
Affects subject property; blanket in nature.

- 10 Matters contained in that certain document
Entitled: Water Service Agreement Outside City Limits
Recording Date: January 03, 1961
Recording No: Docket 1717, Page 103
Reference is hereby made to said document for full particulars.
Affects subject property; blanket in nature.

- ① Matters contained in that certain document
Entitled: Resolution and Order No. 2009-79 Under Proceeding No. 3003 Establishment of County Highway
Recording Date: May 11, 2009
Recording No: Docket 13555, Page 3503
Reference is hereby made to said document for full particulars.
Affects subject property; blanket in nature.

- 13 Matters contained in that certain document
Entitled: Site Specific Agreement to Master Agreement for Mutual Public Lands Management between Pima County
and Pinal County Regional Flood Control District
Recording Date: September 11, 2015
Recording No: 20152540059
Reference is hereby made to said document for full particulars.
Affects subject property; blanket in nature.

GENERAL NOTES

- 1: Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 04019R1693L, dated 06/16/2011.
- 2: The Property has direct access to E. Hardy Drive, being a dedicated public street.
- 3: Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
- 4: Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- 5: Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- 6: There is no observed evidence of site use as a solid waste dump, dump or sanitary landfill.
- 7: A assumed bearing of North 01° 11' 47" West as the West line of the subject property per Arizona coordinate system, 1983, Central Zone was used as the basis of bearing for this survey.
- 8: All unit of measurements are US Survey feet (Grid).

GALTA/NSPS LAND TITLE SURVEY

To:
Cotlow Development LLC, an Arizona limited liability company; 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 the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 8, 9, 11, and 16 of Table A thereof. The field work was completed on 02/11/2026.

This is to certify that I, Troy Dee am a duly licensed surveyor in the state of Arizona and that this survey was performed by me or under my direct supervision. I further certify that these results are true and accurate to the best of my knowledge and belief and that these results are sufficient for the verification and retracement by others.

Prepared By

The logo for Golden Land Surveying features the word "GOLDEN" in large, orange-outlined, block letters. Below it, the words "LAND SURVEYING" are written in a smaller, black, sans-serif font. A small black silhouette of a surveyor with a tripod is positioned between the two lines of text, under the letter "L".

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120

C.A.# 7263 / Exp. Date =6/30/2026

Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: BT
Plot Date: February 18, 2026 Paper Size: 24"x36"
GLS Job No.: 261271

Sheet 1 Of 1