

EXHIBITS FOR APPEAL FOR
7653 N. Village Drive
Oro Valley, AZ
(Liodas)

APPENDIX A
Satellite Photo, Business License & Commercial Lease

Untitled Map

BUSINESS FACILITY FOR CATALINA TOWING 16005 N ORACLE ROAD, TUCSON AZ

Legend

- 16005 N Oracle Rd
- Auto Wash Express - Catalina

Google Earth

90 ft



16005 N Oracle Rd

CITY OF TUCSON, ARIZONA

LICENSE SECTION

Expiration Date: December 31, 2022



Non-Transferable

3044304

**MUST BE DISPLAYED IN
A CONSPICUOUS PLACE**

Business License

For the payment of the license fee, the person or firm below is hereby licensed to conduct business in the City of Tucson. Tax accruing to the City of Tucson shall be paid under provisions of Ch. 19, Tucson City Code. This license is subject to revocation for violation of Ch. 7 or Ch. 19 of the Tucson City Code.

Issued To: CATALINA TOWING & RECOVERY

Located At: 16005 N ORACLE RD, TUCSON, AZ 85711

Effective: January 01, 2022

Please refer to license number in all correspondence

By: 
Director, Business Services

WILLIAM MATTHEWS

ARIZONA RESIDENTIAL LEASE AGREEMENT OR
MONTH-TO-MONTH RENTAL AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this 1 day of JANUARY, 2017, by and between Bill Matthews (hereinafter referred to as "Landlord") and Catalina & Tammy Nathan Llodas (hereinafter referred to as "Tenant").

WHEREAS, Landlord is the fee owner of certain real property being, lying and situated in Pima County, Arizona, such real property having a street address of 16005 Highway 77 (hereinafter referred to as the "Premises").

WHEREAS, Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein; and

WHEREAS, Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein;

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. TERM. This Agreement shall commence on Jan 1, 2017 ("Commencement Date"). (check either A or B):

A. Month-to-Month: This Agreement shall continue as a month-to-month tenancy. If at any time Tenant desires to terminate the tenancy, Tenant may do so by providing to Landlord written notice of intention to terminate. Such notice to terminate must be provided to Landlord at least thirty (30) days prior to the desired date of termination of the tenancy. If at any time Landlord desires to terminate the tenancy, Landlord may do so by providing to Tenant such written notice of intention to terminate at least thirty (30) days prior to the desired date of termination of the tenancy. Notices to terminate may be given on any calendar day, irrespective of Commencement Date.

X B. Fixed-Term Lease: This Agreement shall continue as a lease for a fixed term. The termination date shall be on Dec 30, 2022 (date) at 11:59 PM. Upon termination date, Tenant shall vacate the Premises unless one of the following circumstances occur: (i) Landlord and Tenant formally extend this Agreement in writing or create and execute a new, written, and signed agreement; or (ii) Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent. In the event that Landlord accepts from Tenant new rent, a month-to-month tenancy shall be created. Either party may terminate this month-to-month tenancy by following the procedures specified in paragraph 1A. Rent shall continue at the rate specified in this Agreement, or as otherwise allowed by law. All other terms and conditions as outlined in this Agreement shall remain in full force and effect.

2. RENT. Under the terms of this Agreement, "Rent" shall consist of all monetary obligations owed to Landlord by Tenant in accordance with this Agreement. However, the Security Deposit shall not be considered Rent. Tenant shall pay to Landlord ONE THOUSAND DOLLARS DOLLARS (\$ 1000.00) per month as Rent for the Term of the Agreement. Due date for Rent payment shall be the 1st day of each calendar month and shall be considered advance payment for that month. If not remitted on the 1st, Rent shall be considered overdue and delinquent on the 2nd day of each calendar month. In the event that the Commencement Date is not the 1st of the calendar month, Rent payment remitted on the Commencement Date shall be prorated based on a 30-day period.

Tenant(s):

Landlord or Landlord's Representative: WM

Page 1 of 6

Acceptable forms of payment of Rent to Landlord shall be (check all that apply): ☒ personal check, ☒ money order, ☒ cashier's check, or ☐ other: Cash. Payment shall be made to Landlord under the following name and address: Bill Matthews 50001 Golden Ranch DR Tucson, AZ 85739

In the event that any payment by Tenant is returned for insufficient funds ("NSF") or if Tenant stops payment, Landlord may require in writing that Tenant pay Rent in cash for three months, and that all future Rent payments shall be remitted by Tenant to Landlord by money order or cashier's check.

3. **DAMAGE DEPOSIT.** Upon the due execution of this Agreement, Tenant shall deposit with Landlord the sum of One thousand dollars DOLLARS (\$ 1000.00), receipt of which is hereby acknowledged by Landlord, as a security deposit. As required under § 33-1321 of the Arizona Residential Landlord and Tenant Act, the security deposit shall not exceed a sum equal to one and a half (1.5) month's rent. The security deposit shall not be construed as payment of the last month's rent by the Tenant. Within fourteen (14) days, excluding Saturdays, Sundays, or other legal holidays, after termination of the tenancy and delivery of possession and demand by Tenant, Landlord shall provide Tenant an itemized list of all deductions together with the amount due and payable to Tenant, if any. Unless other arrangements are made in writing by Tenant, Landlord shall mail this itemization, by regular mail, to Tenant's last known place of residence.
4. **USE OF PREMISES.** The Premises shall be used and occupied by Tenant and Tenant's immediate family, consisting of Storage of Vehicles, exclusively, as a private single family dwelling, and no part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.
5. **CONDITION OF PREMISES.** Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenable condition.
6. **ASSIGNMENT AND SUB-LETTING.** Tenant shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.
7. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.
8. **NON-DELIVERY OF POSSESSION.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Agreement and all rights hereunder shall terminate.
9. **HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
10. **UTILITIES.** Tenant shall be responsible for arranging for and paying for all utility services required on the Premises.
11. **MAINTENANCE AND REPAIR; RULES.** Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:

Tenant's: _____

Landlord or Landlord's Representative: Wm

- (a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- (b) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- (c) Not obstruct or cover the windows or doors;
- (d) Not leave windows or doors in an open position during any inclement weather;
- (e) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
- (f) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
- (g) Keep all air conditioning filters clean and free from dirt; and changed at least 4 times a year.
- (h) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
- (i) And Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
- (j) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
- (k) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;
- (l) Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them.
- (m) Tenants will be responsible for all landscaping and pest control.
- (n) There will be no commercial enterprise done from property.
- (o) This property is a non-smoking property.

12. **INSURANCE.** Landlord, Landlord's agent or manager, or, if applicable, the Condominium or Homeowners' Association, are not responsible for insuring Tenant's or Tenant's permitted visitors' personal property, and vehicles against loss or damage due to theft, vandalism, Tenant's dog attacks to other people or pets, fire, water, rain, criminal or negligent acts of others, or any other cause. Landlord has advised Tenant to carry Tenant's own insurance (renter's insurance) to protect Tenant from any such loss or damage. The parties agree that, upon notification by Landlord, Tenant shall take all actions necessary to avoid: (i) an increase in Landlord's insurance premium (or Tenant shall pay for the increase in premium); or (ii) loss of insurance.

13. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the rental shall abate in the proportion that the injured part bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.

14. **INSPECTION OF PREMISES.** Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations, or additions that do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

15. **SUBORDINATION OF LEASE** This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

16. **TENANT'S HOLD OVER.** If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at FIFTEEN HUNDRED DOLLARS DOLLARS (\$ 1500.00) per month and except that such tenancy shall be terminable upon thirty (30) days written notice served by either party.

Tenants: _____

Landlord or Landlord's Representative AMN

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17. **SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.
18. **ANIMALS.** Tenant shall be entitled to keep no more than 1 domestic dogs, cats or birds; however, at such time as Tenant shall actually keep any such animal on the Premises, Tenant shall pay to Landlord a pet deposit of 50.00 DOLLARS (\$ 50.00) of which shall be non-refundable.
19. **QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.
20. **INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.
21. **DEFAULT.** As authorized under § 33-1368 of the Arizona Residential Landlord and Tenant Act, if Landlord determines that Tenant is in default of this Agreement, Landlord shall provide Tenant with the appropriate written notice as specified below, and Tenant shall have a limited number of days to remedy the default unless otherwise excepted. (a) For the failure to pay rent when due, Landlord shall provide Tenant with a written Notice of Nonpayment specifying Landlord's intention to terminate this Agreement if the rent is not paid, and Tenant shall have not less than five (5) days after the notice is delivered to pay the rent in arrears in its entirety. (b) For any material noncompliance by Tenant with this Agreement (including material falsification of the information provided on the rental application, such as untrue or misleading information about the number of occupants in the dwelling unit, pets, income of prospective tenant, social security number, and current employment listed on the application or lease agreement), Landlord shall provide Tenant with a written Notice of Noncompliance specifying the acts and omissions constituting the breach and specifying that this Agreement will terminate upon a date not less than ten (10) days after delivery of the notice to Tenant, and Tenant shall remedy such breach within that timeframe. (c) For any noncompliance by Tenant materially affecting health and safety, Landlord may deliver a written Notice of Noncompliance to Tenant specifying the acts and omissions constituting the breach and that this Agreement will terminate upon a date not less than five (5) days after receipt of the notice if the breach is not remedied in that timeframe. If Tenant fails to remedy the default within the required timeframe, Landlord may terminate this Agreement by filing a special detainer action pursuant to ARS § 33-1377. In addition, if this Agreement is terminated pursuant to this paragraph, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity.
22. **LATE CHARGE.** In the event that any payment required to be paid by Tenant hereunder is not made within three (3) days of when due, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "late fee" in the amount of 50.00 DOLLARS (\$ 50.00) per day until paid.
23. **ABANDONMENT.** If at any time during the term of this Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.
24. **ATTORNEYS' FEES.** As provided under ARS § 33-1314(A)(2), in the event any dispute arises between Landlord and Tenant concerning this Agreement that results in litigation, the losing party shall pay the prevailing party's reasonable attorney fees and court costs, which shall be determined by the court and made a part of any judgment.
25. **RECORDING OF AGREEMENT.** Tenant shall not record this Agreement on the Public Records of any public office. In the event that Tenant shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.

Tenants: _____

Landlord or Landlord's Representative: [Signature]

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26. **GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Arizona.
27. **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
28. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
29. **DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
30. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
31. **NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenant's duties and liabilities hereunder.
32. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
33. **NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

Bill Matthews
 [Landlord's Name]
5000 E. Golden Ranch Dr
Tucson, AZ 85739
 [Landlord's Address]

If to Tenant to:

 [Tenant's Name]

 [Tenant's Address]

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

34. **ADDITIONAL PROVISIONS; DISCLOSURES.** Tenant will have First Option
to purchase the property at a price to be determined
later.

[Landlord should note above any disclosures about the premises that may be required under Federal or Arizona law, such as known lead-based paint hazards in the Premises. The Landlord should also disclose any flood hazards.]

35. If any criminal activity is found to be happening at the property the lease will automatically be terminated and lessee will be responsible for the remaining rents.

Tenant(s): _____

Landlord or Landlord's Representative: MMH

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LANDLORD ("LANDLORD"):

Sign: William Matthews

Print: William Matthews DATE _____

LANDLORD ("LANDLORD"):

Sign: _____

Print: _____ DATE _____

As to Tenant:

TENANT ("TENANT"):

Sign: [Signature]

Print: Matthew W. D. S. DATE _____

TENANT ("TENANT"):

Sign: _____

Print: _____ DATE _____

TENANT ("TENANT"):

Sign: _____

Print: _____ DATE _____

TENANT ("TENANT"):

Sign: _____

Print: _____ DATE _____

Tenants:

Landlord or Landlord's Representative:

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APPENDIX B
Satellite Photo, Deed and Related Materials for New Location



7045 N Camino Martin

Newly Acquired Business Location for Catalina Towing



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 Google 50 ft



7045 N Camino Martin

Building



Directions



Save



Nearby

Send to
phone

Share



7045 N Camino Martin, Tucson, AZ 85741

at the request of Pioneer Title Agency, Inc.

When recorded mail to
926 LLC, An Arizona Limited Liability
Company

11900 North La Canada Drive 68994
Tucson, AZ 85737
504-248460 - JC

* E RECORDING * Page 1 of 3



SEQUENCE: 20223360369

No. Pages: 3

12/2/2022

2:38 PM



GABRIELLA CÁZARES-KELLY, RECORDER
Recorded By: LEM(e-recording)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration,

Tri Coat Javier LLC, an Arizona Limited Liability Company (hereafter "Grantor"), do/does hereby convey
to

926 LLC, An Arizona Limited Liability Company (hereafter "Grantee"), the following real property situated
in Pima County, Arizona.

See Exhibit A attached hereto and made a part hereof.

Subject to Current taxes and other assessments, reservations in patents and all easements, rights of
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear
of record.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other,
subject to the matters above set forth.

DATED: November 30, 2022

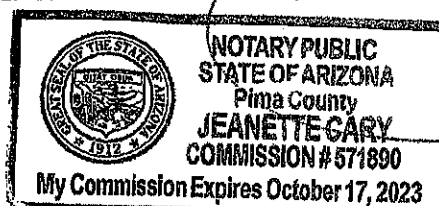
Tri Coat Javier LLC, an Arizona Limited Liability
Company


Javier T. Avalos, Member

State of Arizona }
 } ss.
County of Pima }

The foregoing instrument was acknowledged before me this 30 day of November, 2022 by

Javier T. Avalos, Member of Tri coat Javier LLC, an Arizona limited liability company



NOTARY PUBLIC
My commission expires: 10.17.2023



101536-5-0

Special Warranty Deed- Page 1 of 3
Escrow No. 504-248460 - JC

Exhibit A

Parcel No. 1:

A part of Parcels 1 and 2 as conveyed by Docket 13221 at Page 3208 of the Pima County Recorder s Office, in Section 6, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the Southeast comer of said Parcel 1 as monumented by a found 1/2 iron rebar tagged RLS13019;

THENCE N 89°43'37" W along the South line of Parcel 1 a distance of 380.05 feet to the POINT OF BEGINNING on a set aluminum cap stamped RLS 12122 on an iron rebar 18 long with an attached 3/4 brass tag stamped RLS 12122 (ACP);

THENCE continue N 89°43'37" W along the South line of Parcels 1 and 2 a distance of 370.21 feet to the Southwest comer of said Parcel 2 as monumented by a found 1/2" iron rebar tagged RLS 4680;

THENCE N 01°38'20" W along the West line of Parcel 1 a distance of 199.88 feet to the Northwest comer of Parcel 2 as monumented by a found 1/2" iron rebar tagged RLS 13178;

THENCE S 89°44'32" E along the North lines of Parcels 2 and 1 a distance of 369.66 feet to a set ACP;

THENCE S 01°47'45" E 200.00 feet to the POINT OF BEGINNING;

EXCEPT all percolating water, contained within, underlying, or which may be produced, except such water as may be used by the owners and inhabitants for domestic purposes, as reserved in Deed recorded in Book 314 of Deeds, Page 445.

Parcel No. 2:

An easement for ingress, egress, public and private utility access easement, described as follows:

A part of Parcel 1 as conveyed by Docket 13221 at Page 3208 of the Pima County Recorder s Office, in Section 6, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the Southeast comer of said Parcel 1 as monumented by a found 1/2 iron rebar tagged RLS13019;

THENCE N 01°47'45" W along the East line of Parcel 1, being the West right-of-way of Camino Martin, a distance of 83.04 feet to the POINT OF BEGINNING;

THENCE N 89°45'02" W 380.04 feet;

THENCE N 01°47'45" W 14.50 feet;

THENCE S 89°45'02" E 380.04 feet to the East line of Parcel 1;

THENCE S 01°47'45" E along said East line and the West right-of-way of Camino Martin a distance of 14.50 feet to the POINT OF BEGINNING.

EXCEPT all percolating water, contained within, underlying, or which may be produced, except such water as may be used by the owners and inhabitants for domestic purposes, as reserved in Deed recorded in Book 314 of Deeds at page 445,

Assessor's map

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-05-006J

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes ☒ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? 2

Please list the additional parcels below (attach list if necessary):

(1) 101-05-006M (2) 101-05-006J
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Tri Coat Javier LLC, an Arizona Limited Liability Company
4425 West Ina Road
Tucson, AZ 85741

3. (a) BUYER'S NAME AND ADDRESS:

926 LLC, An Arizona Limited Liability Company
11900 North La Canada Drive, 68994
Tucson, AZ 85737

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

7045 N. Camino Martin
Tucson, AZ 85741

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

926 LLC, An Arizona Limited Liability Company
11900 North La Canada Drive 68994
Tucson, AZ 85737

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☒ Vacant Land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. ☐ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member".
c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definitions of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent [Signature]
State of AZ County of Pima
Subscribed and sworn to before me on this 20 day of Dec 2020
Notary Public [Signature]
Notary Expiration Date _____

(a) County of Recordation: **PIMA**

(b) Date of Recording: **12/2/2022**

(c) Fee/Recording Number: **20223360369**



9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other: _____

10. SALE PRICE: \$ 500,000.00

11. DATE OF SALE (Numeric Digits): 11 / 2022
Month / Year

12. DOWN PAYMENT \$ 168,069.78

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☒ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
f. ☒ Other financing; Specify: (3) ☐ FHA
d. ☐ Seller Loan (Carryback) SBA _____

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components: _____

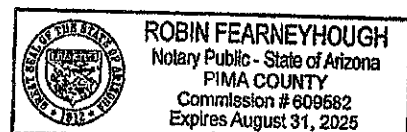
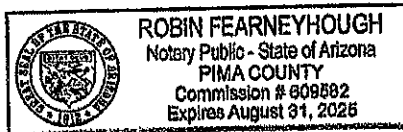
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Pioneer Title Agency, Inc.
6875 N. Oracle Road, Suite 205 Tucson, AZ 85704
Phone: (520) 797-2693

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent [Signature]
State of AZ County of Pima
Subscribed and sworn to before me on this 20 day of Dec 2020
Notary Public [Signature]
Notary Expiration Date _____



Escrow No. 504-248460 - JC

EXHIBIT "A"
Legal Description

Parcel No. 1:

A part of Parcels 1 and 2 as conveyed by Docket 13221 at Page 3208 of the Pima County Recorder's Office, in Section 6, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Parcel 1 as monumented by a found 1/2 iron rebar tagged RLS13019;

THENCE N 89°43'37" W along the South line of Parcel 1 a distance of 380.05 feet to the POINT OF BEGINNING on a set aluminum cap stamped RLS 12122 on an iron rebar 18 long with an attached 3/4 brass tag stamped RLS 12122 (ACP);

THENCE continue N 89°43'37" W along the South line of Parcels 1 and 2 a distance of 370.21 feet to the Southwest corner of said Parcel 2 as monumented by a found 1/2" iron rebar tagged RLS 4680;

THENCE N 01°38'20" W along the West line of Parcel 1 a distance of 199.88 feet to the Northwest corner of Parcel 2 as monumented by a found 1/2" iron rebar tagged RLS 13178;

THENCE S 89°44'32" E along the North lines of Parcels 2 and 1 a distance of 369.66 feet to a set ACP;

THENCE S 01°47'45" E 200.00 feet to the POINT OF BEGINNING;

EXCEPT all percolating water, contained within, underlying, or which may be produced, except such water as may be used by the owners and inhabitants for domestic purposes, as reserved in Deed recorded in Book 314 of Deeds, Page 445.

Parcel No. 2:

An easement for ingress, egress, public and private utility access easement, described as follows:

A part of Parcel 1 as conveyed by Docket 13221 at Page 3208 of the Pima County Recorder's Office, in Section 6, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Parcel 1 as monumented by a found 1/2 iron rebar tagged RLS13019;

THENCE N 01°47'45" W along the East line of Parcel 1, being the West right-of-way of Camino Martin, a distance of 83.04 feet to the POINT OF BEGINNING;

THENCE N 89°45'02" W 380.04 feet;

THENCE N 01°47'45" W 14.50 feet;

THENCE S 89°45'02" E 380.04 feet to the East line of Parcel 1;

EXHIBIT "A"

(Continued)

THENCE S 01°47'45" E along said East line and the West right-of-way of Camino Martin a distance of 14.50 feet to the POINT OF BEGINNING.

EXCEPT all percolating water, contained within, underlying, or which may be produced, except such water as may be used by the owners and inhabitants for domestic purposes, as reserved in Deed recorded in Book 314 of Deeds at page 445,

Assessor's map

ARTICLES OF ORGANIZATION

OF LIMITED LIABILITY COMPANY

ENTITY INFORMATION

ENTITY NAME: 926 LLC
ENTITY ID: 23421737
ENTITY TYPE: Domestic LLC
EFFECTIVE DATE: 09/09/2022
CHARACTER OF BUSINESS: Transportation and Warehousing (48)
MANAGEMENT STRUCTURE: Member-Managed
PERIOD OF DURATION: Perpetual
PROFESSIONAL SERVICES: N/A

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: Nathaniel Liodas
PHYSICAL ADDRESS: 7045 N CAMINO MARTIN, TUCSON, AZ 85741
MAILING ADDRESS: 7045 N CAMINO MARTIN, TUCSON, AZ 85741

PRINCIPAL ADDRESS

7045 N CAMINO MARTIN, TUCSON, AZ 85741

PRINCIPALS

Member: Nathaniel Liodas - 7045 N CAMINO MARTIN, TUCSON, AZ, 85741, USA - - Date of Taking Office:
09/09/2022

ORGANIZERS

Nathaniel Liodas: 7045 N CAMINO MARTIN, TUCSON, AZ, 85741, USA, catalinatowing@gmail.com

SIGNATURES

Authorized Agent: Nathaniel Liodas - 09/09/2022

Parcel Number: 101-05-006J**Property Address**

Street Number	Street Direction	Street Name	Location
7045	N	CAMINO MARTIN	Marana

Contact Information**Property Owner Information:**

TRI-COAT JAVIER LLC
 4425 W INA RD
 TUCSON AZ
 85741-2209

Property Description:

E771.2' W851.20' S200' N883.93'
 NW4 EXC E50' & EXC W30' 3.29 AC SEC 6-13-13

Valuation Data**Property Appraiser:** Renee Ayala **Phone:** (520) 724-8010

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2022	COMMERCIAL (1)	17.5	\$286,624	\$675,569	\$962,193	\$895,057	\$156,635
2023	COMMERCIAL (1)	17.0	\$286,624	\$732,912	\$1,019,536	\$939,810	\$159,768

Property Information

Township:	13.0	Section:	6	Range:	13.0E
Map:		Plat:		Block:	
Tract:		Land Measure:	143,312.00F	Lot:	
Census Tract:	4613	File Id:	1	Group Code:	000
Use Code:	3020 (MANUFACTURE DURABLE/NONDURABLE GOODS)			Date of Last Change:	5/2/2008

Sales Information (2)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20080090813	2	1/2008	Unknown	\$1,350,000	\$1,350,000	N	X LCB
20041241298	2	7/2003	Single Family	\$650,000	\$650,000	N	X LCB DEED: Special Warranty Deed

Valuation Area**District Supervisor:** REX SCOTT **District No:** 1

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
15	1111052 DEL	01000908	00000 DEL	5

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20080090813	13221	3208	1/14/2008	WTDEED
20041241298	12332	5903	6/28/2004	WTDEED
19981250911	10848	2863	7/29/1998	

Commercial Characteristics**Commercial Summary**

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	10,445	\$369,804	\$0	\$732,912

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1986	381/3	0000000	2,325	\$206,927	\$77,804	UTILITY/STORAGE
002-001	1986	381/3	0000000	8,120	\$669,128	\$256,945	UTILITY/STORAGE
003-001	1986	101/3	0000000	0	\$71,125	\$33,656	COMMERCIAL YARD IMPROVEMENTS
004-001	1986	081/3	0000000	0	\$3,014	\$1,399	MOBILE HOME YARD IMPROVEMENTS

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2008	\$313,350		
2006	\$300,000		

Permits (1)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
B1104-026	SNEW ~ FINAL	06/09/2011	03/14/2012	MAR		10,552		08/02/2011	08/02/2011		0

Description: CERTIFICATE OF OCCUPANCY INSPECTION FOR SPECTRUM INA ROAD CO

Notes (4)

Created: 1/4/2008 2008 SBOE LEVEL CORRECTION OK.
 Modified: 1/4/2008

Created: 10/24/2007 2008 SBOE LEVEL OK N/C.
 Modified: 10/24/2007

Created: 8/1/2007 2008 A-LEVEL OK.
 Modified: 8/1/2007

Created: 6/23/2005 '06 ~ A-LEVEL A-OK.
 Modified: 6/23/2005

APPENDIX C
Tow Truck Configuration Photos



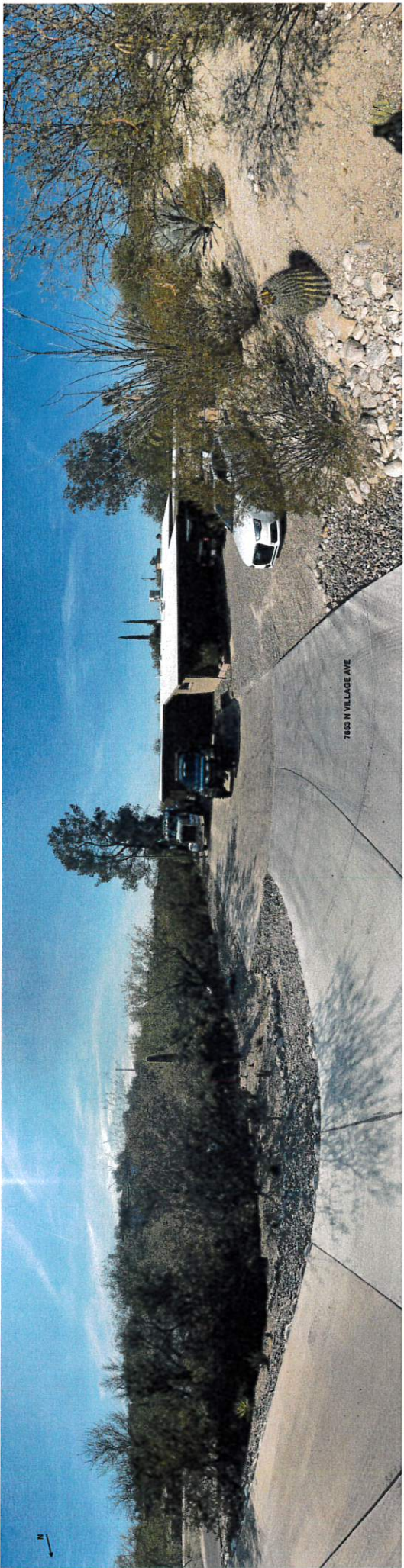


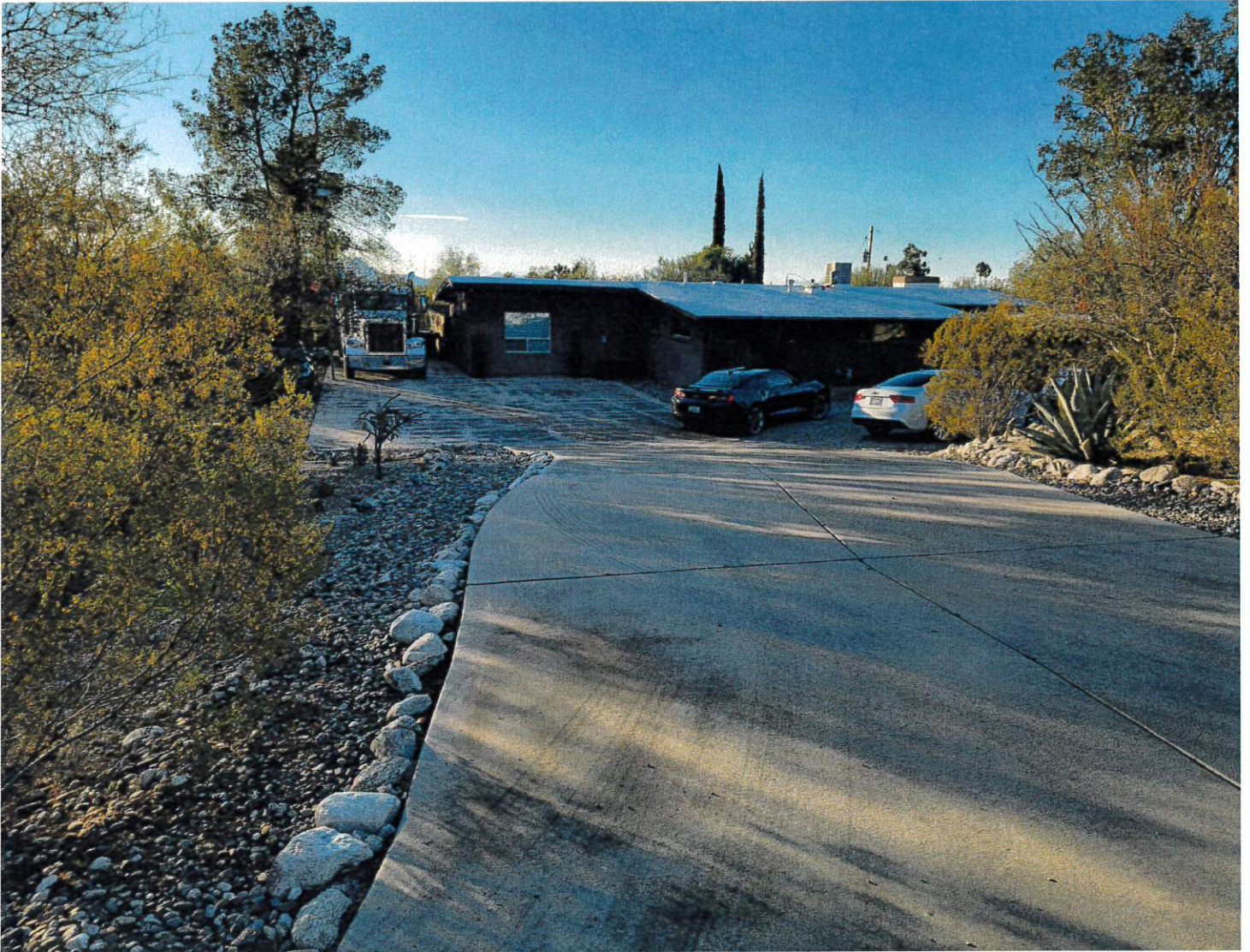






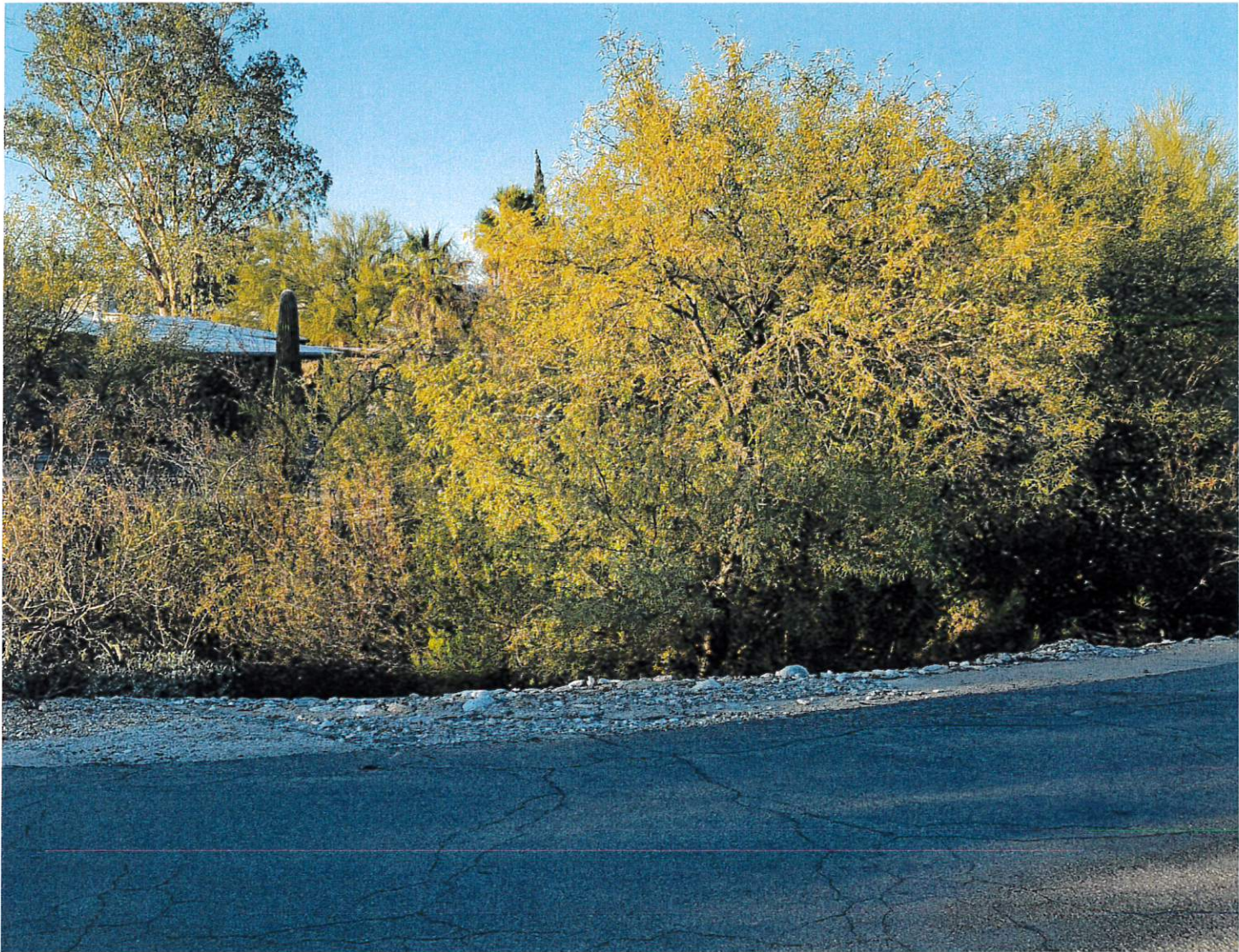
APPENDIX D
Panoramic Views of the Tow Trucks at the Residence

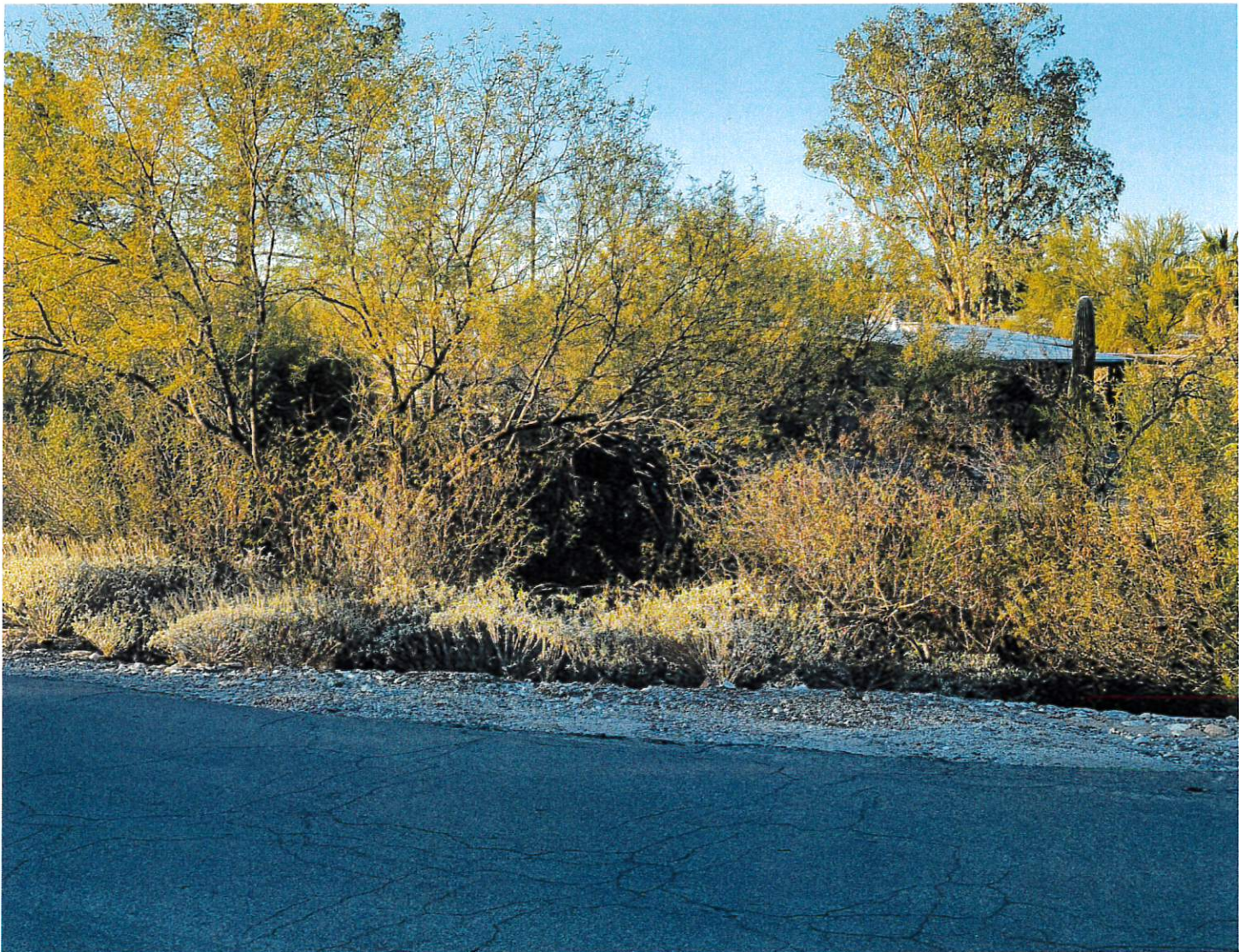


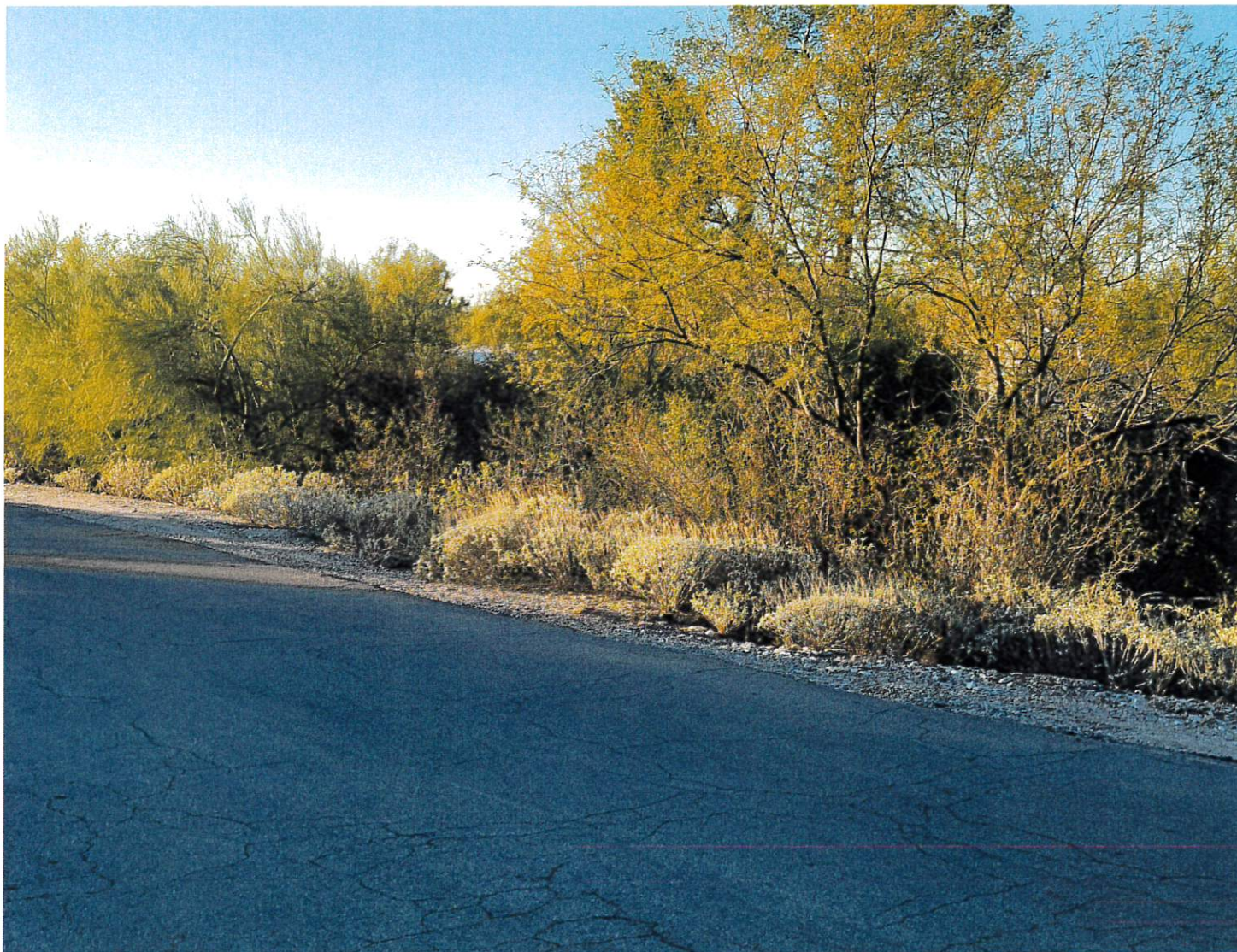








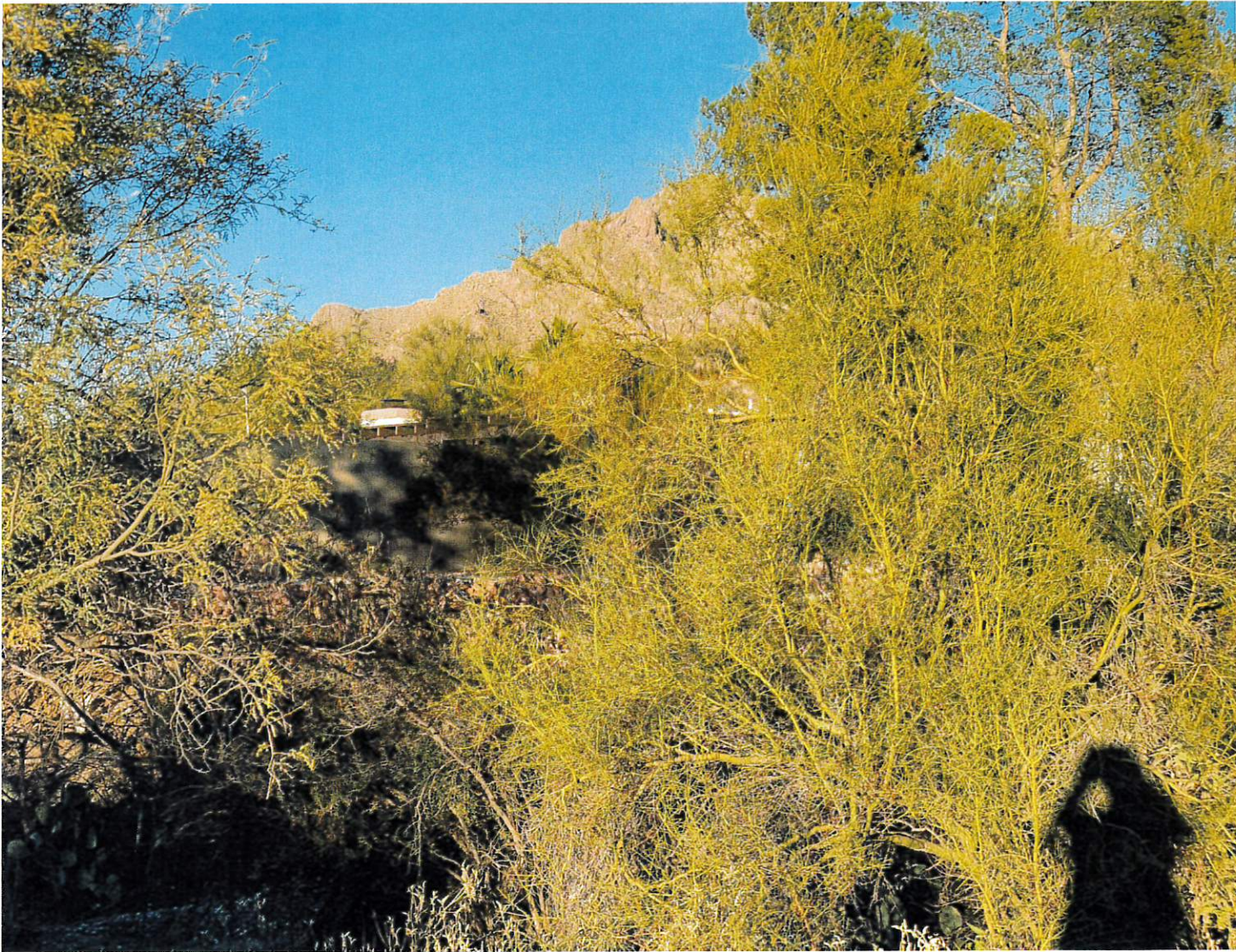








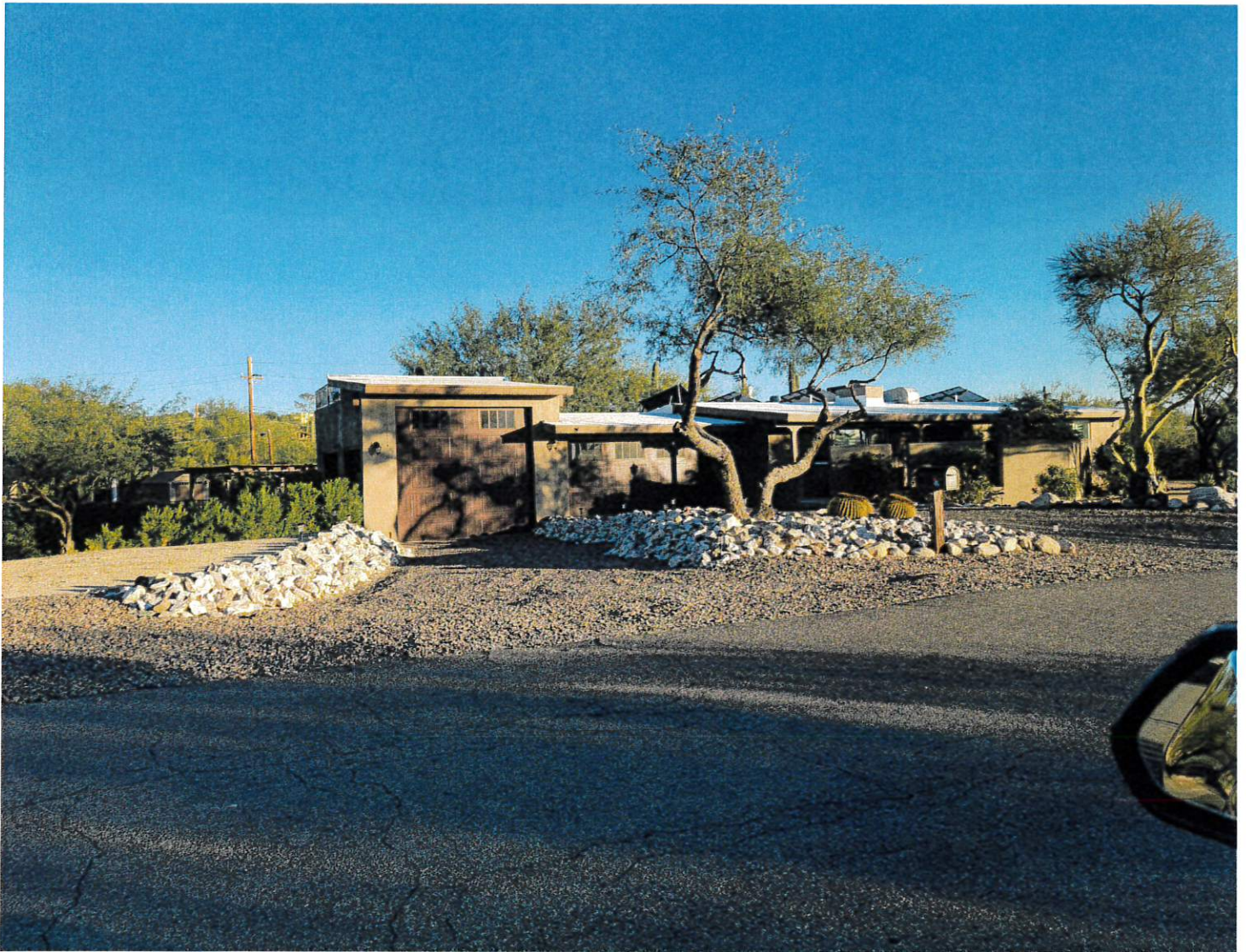








APPENDIX E
Garage Solution



APPENDIX F
Commuting of Other Work Vehicles











APPENDIX G
HOA Position

December 5, 2022

Linda Snow, President
Suffolk Hills Property Owners Association

Gary Bagnoche, Chair, Architectural Control Committee
Suffolk Hills Property Owners Association

To: Nate and Jess Liodas
Re: Hearing by Oro Valley regarding parking on your property

Dear Nate and Jess,

It has come to the attention of the Board of the Suffolk Hills Property Owners Association that a single complaint was filed with The Town of Oro Valley regarding you parking your work truck at your residence. The Board discussed this complaint at length at our meeting on November 8, 2022. It is our conclusion that you are being singled out unfairly. We noted during the discussion that there is a number of large RV's, boats, toy haulers and personal vehicles that occupy our neighborhood, without citation. We also wonder what exactly constitutes a work vehicle. If I drive my truck to work does it become a work truck that I can be cited for in Oro Valley? We could come no conclusion why this action is being directed at you.

The Board unanimously, and those we represent in Suffolk Hills, offer our support to you in this discussion with The Town of Oro Valley. If one complaint counts for this much action we would hope that the numerous other opinions who support you and your family as great neighbors and a wonderful addition to this neighborhood equally.

With kind regards,

Linda Snow and Gary Bagnoche on behalf of the Suffolk Hill Property Owners Association