



Form 120.05*

Client File #:

N/A

Appraisal File #:

C218028A

Appraisal Report • Land

Appraisal Company: Baker, Peterson, Baker & Associates, Inc.

Address: 4547 E. Ft. Lowell Road, Suite 401, Tucson, Arizona 85712

Phone: (520) 881-1700

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Website: www.bakerpeterson.com

Appraiser: Sara R. Baker, MAI, SRA

Co-Appraiser:

AI Membership (if any): ☒ SRA ☒ MAI ☐ SRPA ☐ AI-GRS ☐ AI-RRSAI Membership (if any): ☐ SRA ☐ MAI ☐ SRPA ☐ AI-GRS ☐ AI-RRSAI Affiliation (if any): ☐ Candidate for Designation ☐ Practicing AffiliateAI Affiliation (if any): ☐ Candidate for Designation ☐ Practicing Affiliate

Other Professional Affiliation: Certified General Real Estate Appraiser #31679

Other Professional Affiliation:

E-mail: sbaker@bakerpeterson.com

E-mail:

Client: Pima County

Contact: Jeff Teplitsky

Address: 201 North Stone Avenue

Phone: 520-724-6306

Fax:

E-mail: jeffrey.teplitsky@pima.gov

SUBJECT PROPERTY IDENTIFICATION

Address: South side of Edwin Road, between Forecastle Avenue and Parker Place, also known as 16751 North Forecastle Avenue

City:

County: Pima

State: AZ

ZIP: 85739

Legal Description: A portion of Lot 2, Section 4, Township 11 South, Range 14 East, G&SRB&M, Pima County, Arizona. The client will provide a full legal description.

Tax Parcel #: 222-10-0430

RE Taxes: N/A

Tax Year: 2020

Use of the Real Estate As of the Date of Value: Vacant Residential Lot

Use of the Real Estate Reflected in the Appraisal: Vacant Residential Lot

Opinion of highest and best use (if required): Development of a single family residence

SUBJECT PROPERTY HISTORY

Owner of Record: Pima County

Description and analysis of sales within 3 years (minimum) prior to effective date of value:

No known sales of the subject property have occurred within the last three years.

Description and analysis of agreements of sale (contracts), listings, and options:

No current options, listing, or agreements of sale were discovered in the course of this analysis.

RECONCILIATIONS AND CONCLUSIONS

Indication of Value by Sales Comparison Approach

\$ 47,000

Indication of Value by Cost Approach

\$ N/A

Indication of Value by Income Approach

\$ N/A

Final Reconciliation of the Methods and Approaches to Value:

\$47,000

As the subject property is vacant land, the sales comparison approach is the only applicable approach when valuing the subject property and is therefore given sole weight in this analysis.

The comparable sales provide a reliable indication of value.


Sara R. Baker, MAI, SRA
Certified General Real Estate Appraiser
Certificate Number 31679

Opinion of Value as of: June 29, 2021

\$ 47,000

Exposure Time: Three to six months

The above opinion is subject to: ☐ Hypothetical Conditions and/or ☐ Extraordinary Assumptions cited on the following page.

*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® AI-120.05 Appraisal Report - Land© Appraisal Institute 2017, All Rights Reserved

June 2017

Client:	Pima County Real Property Services	Client File #:	N/A
Subject Property:	South side of Edwin Road, between Forecastle Avenue and Parker Place	Appraisal File #:	C218028A

ASSIGNMENT PARAMETERS	
Intended User(s): Pima County Real Property Services	
Intended Use: As a basis for a potential sale of the subject property by Pima County.	
<i>This report is not intended by the appraiser for any other use or by any other user.</i>	
Type of Value: Market Value (see definition on page 6 of this report)	Effective Date of Value: June 29, 2021
Interest Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other	
Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) N/A	
Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) N/A	
This is an Appraisal Report in accordance with Standard Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP).	
SCOPE OF WORK	
Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.	
Scope of Subject Property Inspection / Data Sources Utilized	Approaches to Value Developed
Appraiser Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: June 29, 2021 Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Physically inspected the subject property. Area of 0.95 acres is based on the Pima County Assessor and is considered to be reliable.	Cost Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis Sales Comparison Approach: <input checked="" type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis Income Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis
Co-Appraiser Property Inspection: <input type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:	
Additional Scope of Work Comments: N/A	
Significant Real Property Appraisal Assistance: <input type="checkbox"/> None <input checked="" type="checkbox"/> Disclose Name(s) and contribution: Timothy Hale (Certified General Real Estate Appraiser, Certificate #1023143). Researched the subject and comparable sales information, provided analysis and value conclusion input based on research, and developed the report.	

Client:	Pima County Real Property Services	Client File #:	N/A
Subject Property:	South side of Edwin Road, between Forecastle Avenue and Parker Place	Appraisal File #:	C218028A

MARKET AREA ANALYSIS

Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built Up <input type="checkbox"/> Under 25% <input checked="" type="checkbox"/> 25%-75% <input type="checkbox"/> Over 75%	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Supply & Demand <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	Value Trend <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Decreasing	Typical Marketing Time <input type="checkbox"/> Under 3 Months <input checked="" type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months
Neighborhood Single Family Profile		Neighborhood Land Use		Neighborhood Name: N/A	
Price \$100,000	Age New	1 Family 64 %	Commercial 5 %	PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ /	
\$750,000	High 50 years	Condo 0 %	Vacant 30 %	Amenities: N/A	
Predominant 20-30 years		Multifamily 1 %			

Market area description and characteristics:

The subject neighborhood is north and west of the City of Tucson, Arizona. It is located in portions of unincorporated Pima County and Oro Valley, Arizona and has the approximate boundaries of Oracle on the south, the Catalina Mountains to the east, Pinal County Line to the north, and La Cholla Boulevard to the west.

The neighborhood is a mix of low density residential uses, vacant land, commercial development, and government-owned land. Residential uses include a mix of single-family residences and manufactured homes, and are mostly located on lots of about one acre of land or more. There are some subdivision with smaller lots in the north end of the subdivision in Catalina. The Catalina area has significant residential development and some commercial development. Much of the commercial development in the area is located along or near Oracle Road. There are vacant lots available.

SITE ANALYSIS

Dimensions: 142.5' x 289.63'		Area: 0.95 Acres	
View: Above Average		Shape: Rectangular	
Drainage: Average		Utility: Below Average	
Site Similarity/Conformity To Neighborhood		Zoning/Deed Restriction	
Size: <input type="checkbox"/> Smaller than Typical <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Larger than Typical	View: <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable	Zoning: GR-1, Pima County <input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning <input type="checkbox"/> Legal, non-conforming <input type="checkbox"/> Illegal	Covenants, Condition & Restrictions <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Documents Reviewed <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent \$ N/A/
Utilities		Off Site Improvements	
Electric <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Tucson Electric Power	Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Asphalt and Dirt Graded
Gas <input type="checkbox"/> Public <input checked="" type="checkbox"/> Other	Propane	Alley <input type="checkbox"/> Public <input type="checkbox"/> Private	None
Water <input type="checkbox"/> Public <input checked="" type="checkbox"/> Other	Shared Well	Sidewalk <input type="checkbox"/> Public <input type="checkbox"/> Private	None
Sewer <input type="checkbox"/> Public <input checked="" type="checkbox"/> Other	None, Septic is required, see comment 1 below	Street Lights <input type="checkbox"/> Public <input type="checkbox"/> Private	None

Site description and characteristics:

The site is a rectangular shaped property with 289.63 feet of frontage on Edwin Road along the northern property line, 142.5 feet of frontage on Forecastle Avenue along the eastern property line, and 142.5 feet of frontage on Parker Place on the western property line. Edwin Road and Forecastle Avenue are both two-lane, asphalt-paved roadways. Parker Place is a rough dirt-graded easement roadway in this area. Edwin Road has a 2020 traffic count of 2,948 vehicles per day in the vicinity of this site according to the Pima Association of Governments. There is no traffic count available for Forecastle Avenue. The topography is steeply sloping in an easterly direction, with the eastern portion of the property significantly below grade of the western portion. Any development of the site would likely be in the middle or western portion and would require some cut and fill. There is a leveled area in the eastern portion of the property. However, this is likely not adequate in size for a building pad, and additional cut and fill would be required to obtain a building pad. The site has above average mountain views. The western portion of the property is located on a ridgetop and is significantly above grade of homes to the east and south. Due to this there are good views to the east and southeast. Soil conditions appear to be typical of the area. Properties bordering the subject property include single family uses to the north, south, and east, and vacant residential land to the west. According to the FEMA flood insurance rate map 04019C0495L dated June 16, 2011, the subject property is located in Zone X, unshaded, which are areas determined to be outside the 0.2% annual chance flood. Comment 1: With the subject property having frontage on Edwin Road, half the right-of-way of Edwin Road can be used to meet development guidelines for a septic system. Therefore, the subject property would not require a variance to install a septic system. Based on a previous recording, the subject property appears to have access to water through a shared well agreement. The well is located south of the subject property. The subject property is also within the service area of Lago Del Oro Water, which is a public water company. Discussions with the engineers of the water company have determined the closest access to water lines are about 2,000 feet to the east, and would need to be pulled to the site, although there are noted to be water lines closer to the west. Based on this distance, a developer would most likely access water from the shared well. Water lines would need to be pulled over 200 feet from the well to the property. Because the subject property is higher in elevation than the location of the well, a water pump may be required to bring water up to the subject property and to the developable area.

HIGHEST AND BEST USE ANALYSIS

☒ Present Use ☐ Proposed Use ☐ Other:

Summary of highest and best use analysis: Development of a single family residence or manufactured home.

Client:	Pima County Real Property Services	Client File #:	N/A
Subject Property:	South side of Edwin Road, between Forecastle Avenue and Parker Place	Appraisal File #:	C218028A

SITE VALUATION

Site Valuation Methodology

- ☒ **Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- ☐ **Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- ☐ **Alternative Method:** (Describe methodology and rationale)

Site Valuation An upward adjustment indicates the comparable is inferior to the subject, a downward adjustment indicates the comparable is superior to the subject, and no adjustment indicates the comparable is similar or equal to the subject.

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	South side of Edwin Road, between Forecastle Avenue and Parker Place	The north side of the Pinal Street alignment, east of Columbus Blvd		West side of Meadowcrest Road, south of Magoo Road		North side of Empty Wash Lane, east of Columbus Boulevard	
Proximity to Subject		0.80 miles to the southeast		1.30 miles southeast		0.80 miles east	
Data Source/ Verification		Multiple Listing Service/ agent		Multiple Listing Service/ agent		Multiple Listing Service/ agent	
Sales Price	\$ N/A		\$ 58,000		\$ 26,000		\$ 55,000
Price/	\$ N/A		\$ N/A		\$ N/A		\$ N/A
Sale Date	N/A	January, 2019	+ 9%	February, 2019	+ 9%	July, 2019	+7%
Location	Upper Northwest	Similar		Similar		Similar	
Site Size	0.95 Acres	1.01 Acres/Similar		0.82 Acres/inferior (see comment 1) +15%		0.77 Acres/Similar (see comment 1)	
Site View	Above Average	Similar		Inferior +10%		Inferior +15%	
Site Improvements	Average	Similar		Similar		Superior (5%)	
Site Utility	Below Average	Superior (25%)		Similar		Superior (30%)	
Net Adjustment		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 10,585	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,425	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,920
Indicated Value		Net Adj. 16 % Gross Adj. 34 %	\$ 47,415	Net Adj. 34 % Gross Adj. 34 %	\$ 35,425	Net Adj. 13 % Gross Adj. 57 %	\$ 47,080
Prior Transfer History		N/A		This site was developed with a single family home and sold for \$237,000 on April 29, 2020.		N/A	

Site Valuation Comments:

1. In discussions with the listing broker of this sale, the broker discussed this lot being substandard as a result of the size being less than one acre as a variance would be needed to install a septic system. Although the listing agent felt a variance would be given to a potential buyer, they felt the size of the lot had an impact on the sale price as it required this variance. Sale Three is smaller but has a septic system and does not require a variance.

Comparable Sale Four is given primary weight as this sale required the least amount of adjustments. The remaining sales receive slightly less weight.

Site Valuation Reconciliation:

The conclusion of the market value of the subject property by the sales comparison approach, as of the effective date of the appraisal, is \$47,000

Opinion of Site Value

\$ 47,000

Site Valuation An upward adjustment indicates the comparable is inferior to the subject, a downward adjustment indicates the comparable is superior to the subject, and no adjustment indicates the comparable is similar or equal to the subject.							
ITEM	SUBJECT	COMPARISON ● 4		COMPARISON ● 5		COMPARISON ● 6	
Address	The south side of Edwin Road, between Forecastle Avenue and Parker Place	The south side of the Pinal Street east of Coronado View Road		Southeast corner of Edwin Road and Pinal Place		Southside of Golder Ranch Drive, east of Lago Del Oro Parkway	
Proximity to Subject		0.80 miles to the southeast		0.30 miles to the west		2.50 miles southeast	
Data Source/ Verification		Multiple Listing Service/ agent		Multiple Listing Service/ agent		Multiple Listing Service/ agent	
Sales Price	\$ N/A		\$ 45,000		\$ 65,000		\$ 45,000
Price/	\$ N/A		\$ N/A		\$ N/A		\$ N/A
Sale Date	N/A	December, 2019	+6%	March, 2020	+5%	In escrow as of July, 2021	
Location	Upper Northwest	Similar		Similar		Similar	
Site Size	0.95 Acres	1.09 Acres/Similar		1.08 Acres/Similar		0.97 Acres/Similar	
Site View	Above Average	Inferior	+5%	Inferior	+10%	Inferior	+10%
Site Improvements	Average	Similar		Similar		Similar	
Site Utility	Below Average	Similar		Superior		Superior	
Net Adjustment		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,085	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 20,637	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,250
		Net Adj. 11 %		Net Adj. 30 %		Net Adj. 5%	
Indicated Value		Gross Adj. 11 %	\$ 50,085	Gross Adj. 60 %	\$ 44,363	Gross Adj. 25%	\$ 42,750
Prior Transfer History		N/A		N/A		This property previously sold for \$15,000 in April, 2021. This appears to not be a market transaction.	

Explanation of Adjustments.

Comparable Sale One is adjusted upward for date/market conditions as market conditions have improved between the date of this sale and the date of value. There is a downward adjustment for utility as this sale had better access to utilities and lower development costs with less site work needed.

Comparable Sale Two is adjusted upward for date/market conditions as market conditions have improved between the date of this sale and the date of value. There is an upward adjustment for views as this sale had inferior views compared to the subject. There is an upward adjustment for lot size as this sale was considered to be a substandard lot, with the broker stating the need for a variance due to the size had an impact on the sale price.

Comparable Sale Three is adjusted upward for date/market conditions as market conditions have improved between the date of this sale and the date of value. There is an upward adjustment for views as this sale had inferior views. There is no size adjustment as no variance is needed for septic. There is a downward adjustment for utility as this sale had better access to utilities and lower development costs with less site work needed.

Comparable Sale Four is adjusted upward for date/market conditions as market conditions have improved between the date of this sale and the date of value. There is an upward adjustment for views as this sale has inferior views compared to the subject property.

Comparable Sale Five is adjusted upward for date/market conditions as market conditions have improved between the date of this sale and the date of value. There is an upward adjustment for views as this sale had inferior views. There is a downward adjustment for utility as this sale had better access to utilities and lower development costs with less site work needed.

Comparable Sale Six is currently in escrow and is adjusted upward for views as this sale had inferior views. There is a downward adjustment for utility as this sale had better access to utilities and lower development costs with less site work needed.

MARKET VALUE DEFINITION:

Market value, as utilized in this appraisal, and as defined in The Appraisal of Real Estate, 15th Edition, published by the Appraisal Institute, 2020, page 48, is:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

DATE OF REPORT:

July 15, 2021

DATE OF VALUE:

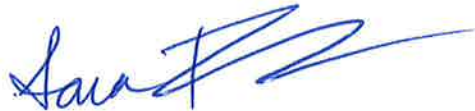
June 29, 2021

CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP) of The Appraisal Foundation, the Code of Ethics and Standards of Professional Practice of the Appraisal Institute, and any other specifications submitted by the Client, including Title XI, FIRREA.
8. The use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.
9. In accord with the Uniform Standards of Professional Appraisal Practice, I have the experience and knowledge to complete this assignment in a credible and competent manner.
10. As of the date of this report, I have completed requirements of the continuing education program of the Appraisal Institute.
11. The effective date (date of valuation) of this appraisal is June 29, 2021.
12. I have made a personal inspection of the property that is the subject of this report.

13. Our firm has not appraised the subject property within three years prior to this assignment.
14. It is noted that Timothy Hale (Certificate 1023143) assisted significantly with this report by performing the following tasks under the direction of the appraiser: Researched the subject and comparable sale information, provided analysis and value conclusion input based on research, and developed the report. The final analysis and value conclusion is that of Sara R. Baker, MAI, SRA.
15. I am a Certified General Real Estate Appraiser in the State of Arizona.



Sara R. Baker, MAI, SRA
Certified General Real Estate Appraiser
Certificate Number 31679
Designated Supervisory Appraiser
Registration Number DS0082

EXHIBITS

Exhibit A	Subject Plat Map
Exhibit B	Aerial Photograph
Exhibit C	Zoning Map (Pima County)
Exhibit D	Flood Plain Map
Exhibit E	Subject Photographs
Exhibit F	Comparable Land Sales – Location Map
Exhibit G	Comparable Land Sales – Plat Maps, Aerial Photographs, and MLS Data Sheets
Exhibit H	Qualifications

EXHIBIT A - SUBJECT PLAT MAP

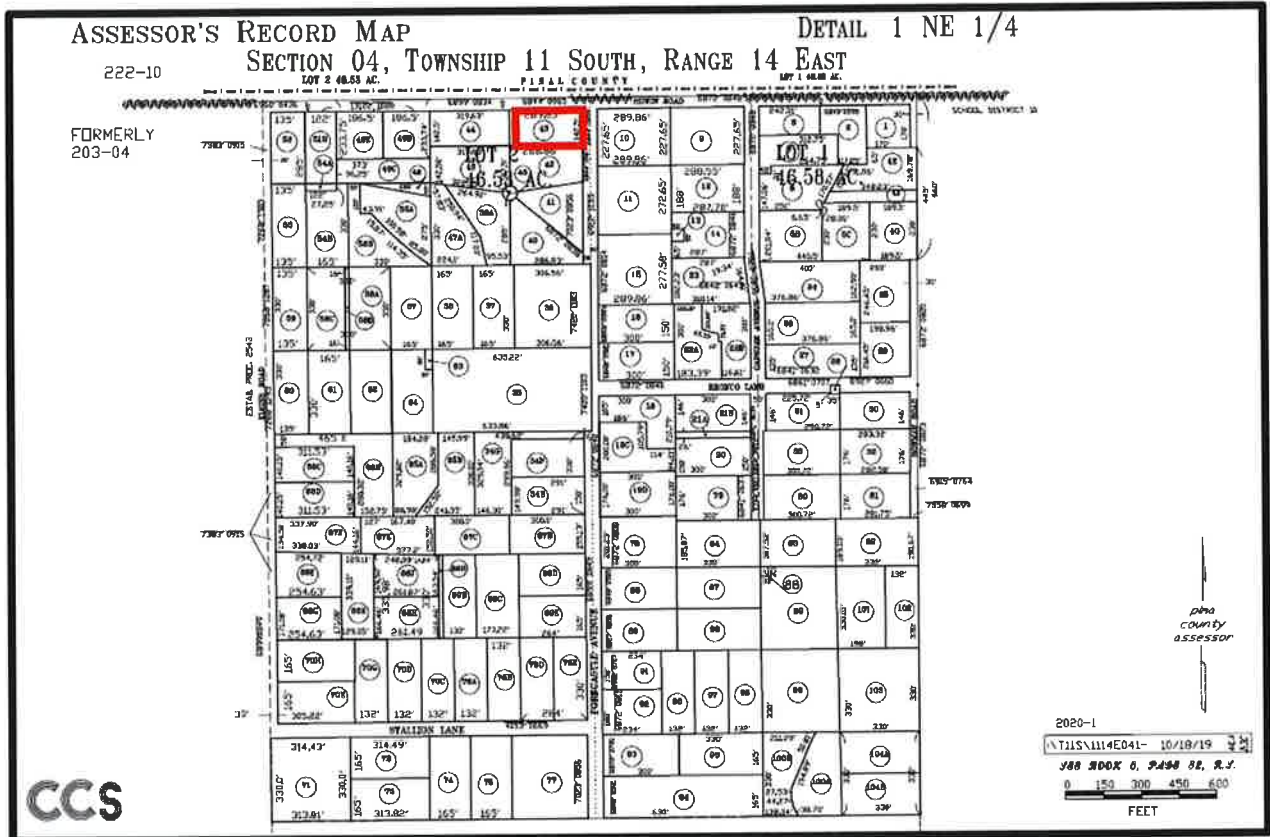


EXHIBIT B - AERIAL PHOTOGRAPH



EXHIBIT C - ZONING MAP (Pima County)



<input checked="" type="checkbox"/>	Zoning - County
	CB-1
	CB-1(H)
	CB-2
	CB-2(H)
	CI-1
	CI-2
	CI-3
	CMH-1
	CMH-2
	CPI
	CR-1
	CR-2
	CR-2(H)
	CR-3
	CR-4
	CR-4(H)
	CR-5
	CR-5(GC)
	CR-5(H)

	GR-1
	GR-1(H)
	IR
	ML
	MR
	MU
	RH
	RH(GC)
	RH(H)
	RVC
	SH
	SH(H)
	SP
	SR
	SR-2
	TH
	TH(H)
	TR

EXHIBIT D - FEMA FLOOD PLAIN

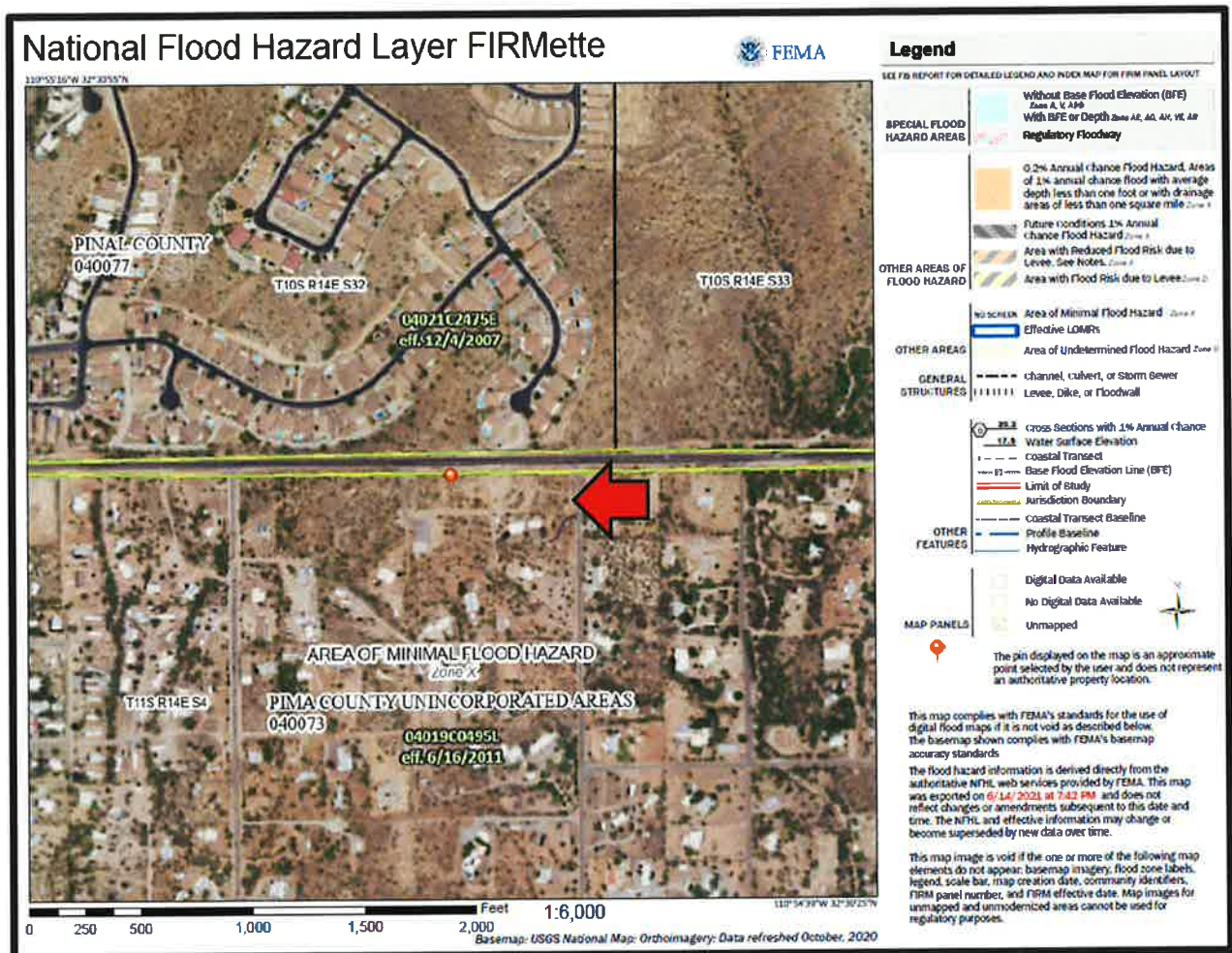


EXHIBIT E - SUBJECT PHOTOGRAPHS

PHOTO 1 – VIEW SOUTHEAST OF PROPERTY



PHOTO 2 – VIEW SOUTHWEST OF PROPERTY



PHOTO 3 – VIEW SOUTHWEST OF PROPERTY



PHOTO 4 – VIEW NORTHWEST FROM PROPERTY



PHOTO 5 – VIEW WEST FROM EAST



PHOTO 6 – VIEW NORTH ON WEST SIDE



PHOTO 7 – VIEW EAST FROM WEST SIDE



PHOTO 8 – VIEW SOUTHEAST FROM WEST



PHOTO 9 – VIEW WEST FROM CENTER

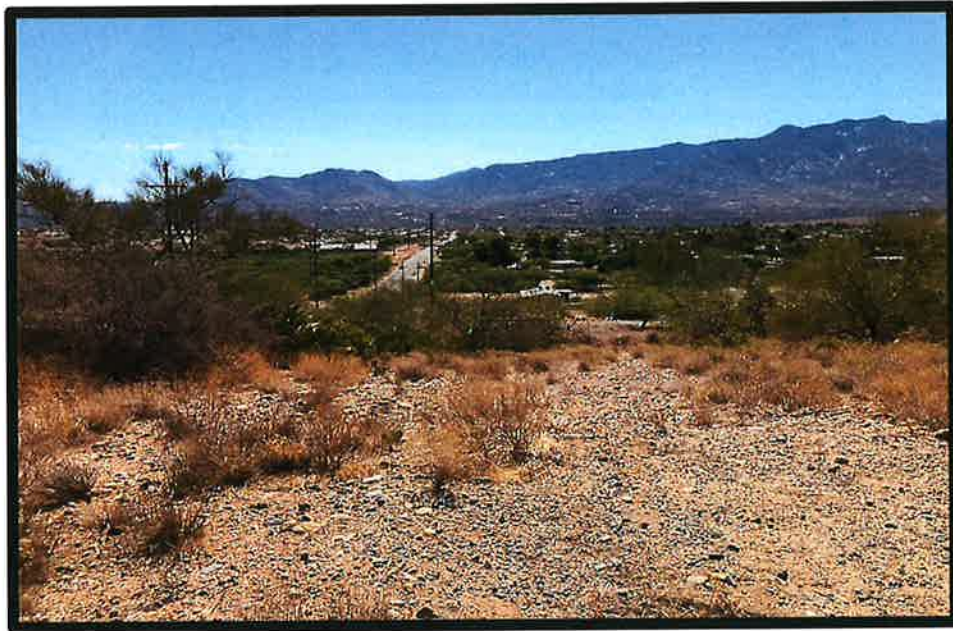


PHOTO 10 – VIEW WEST FROM CENTER



PHOTO 11 – VIEW WEST ON EDWIN ROAD



PHOTO 12 – VIEW EAST ON EDWIN ROAD



PHOTO 13 – VIEW SOUTH ON FORECASTLE AVENUE



PHOTO 14 – VIEW NORTH ON FORECASTLE



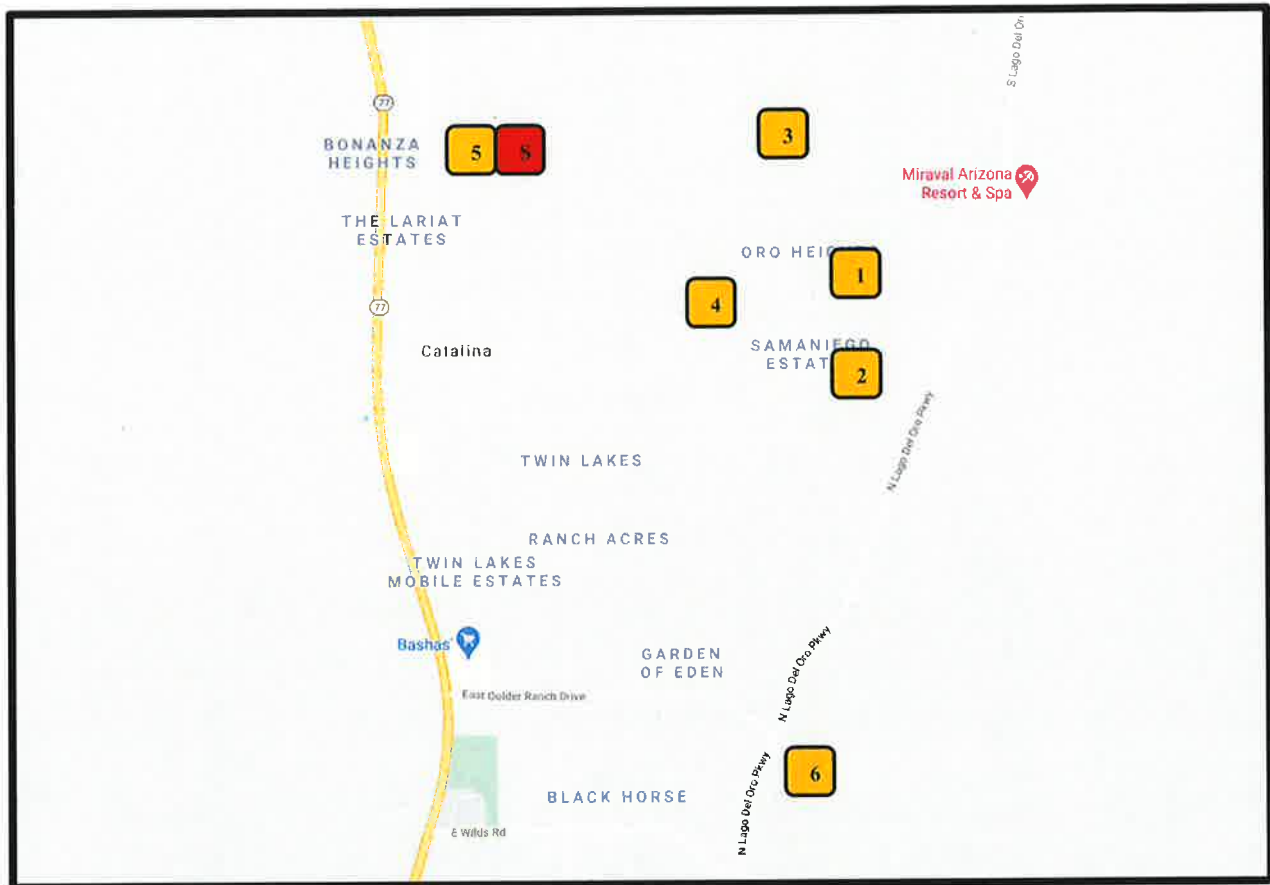
PHOTO 15 – VIEW NORTH ON PARKER PLACE



PHOTO 16 – VIEW NORTH ON PARKER PLACE



EXHIBIT F - COMPARABLE LAND SALES LOCATION MAP



Subject: South side of Edwin Road, between Forecastle Avenue and Parker Place

Sale 1: North side of Pinal Street alignment, east of Columbus Boulevard

Sale 2: West side of Meadow Crest Road, south of Magoo Road

Sale 3: North side of Wash Lane, east of Columbus Boulevard


Sale 4: South side of Pinal Street, east of Coronado View Road

Sale 5: Southeast corner of Edwin Road and Pinal Street

Sale 6: South Side of Golder Ranch Drive, east of Lago Del Oro Parkway

**EXHIBIT G - COMPARABLE LAND SALES – PLAT MAPS, AERIAL
PHOTOGRAPHS, AND MLS DATA SHEETS**

AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21829135		Property Use Type: Land-Lot /Residential		Status: Closed		List Price: 65,000 Sold Price: 58,000	
	Lot Acres	1.01	Area	Upper Northwest			
	Lot SqFt	43,995	Subdivision	Unsubdivided			
	Lot Size Source	Assessor	Community	None			
	Lot Dimensions	132.06X332X132.07X332	Tax Code	222-04-114C			
	T/R/S	11/14/3	Tax Year/Taxes	2017 / 634.67			
			Assessments	0			
			Method of Title	Fee (Simple)			
			Range Min - Max	-			
Address: 4551 E Pinal Street C, Tucson, AZ 85739 County: Pima Country: USA Pima County GIS Legal Description: FROM PARCEL 222041140/E132.07' W396.18' S2 SW4 SE4 NE4 1.01 Ac Sec 3-11-14 Directions: FROM INA/ORACLE, NORTH TO HAWSER ST, E TO COLUMBUS BLVD, N TO PINAL ST, E TO ADDRESS/GATE							
Electric:	Electric Company; Location: Available	Lot Sz Price/Acre:	\$64,356.44	Municipality/Zoning:	Pima County - GR1		
Gas:	Location: Available; Natural	Road Type:	Chip/Seal	School District:	Amphitheater		
Phone:	Location: Available	Road Maintenance:	County	Elementary School:	Coronado K-8		
Sewer:	Location: On Site; Septic	Horse Property	Yes - By Zoning	Middle School:	Coronado K-8		
Water:	Location: Available; Water Company			High School:	Canyon Del Oro		
Distance to Utilities:	Electric: AT LOT			Fire Protection:	Included in Taxes		
	Gas: SE CORNER			FEMA Flood Zone:	No		
	Phone: SE CORNER			Municipal Flood Zone:	No		
	Sewer: Septic			Ownership:	Individual		
	Water: 200' FROM LOT						
Property Description BUILD YOUR DREAM HOME ON THIS FABULOUS, EASY BUILD RURAL/RESIDENTIAL 1 ACRE LOT...WITH ADDITIONAL 2 ACRES AVAILABLE. THE PROPERTY WAS ONCE HOME TO AN ARABIAN HORSE RANCH, TO THE NORTH, A 10 ACRE PISTACHIO FARM, TO THE EAST THE CATALINA MOUNTAINS, AND TO THE SOUTH, RANCH LAND. AMAZING VIEWS, PRIVACY AND TRANQUILITY ARE WHAT YOU GET IN THIS NECK OF THE WOODS. NO HOA, ALL UTILITIES AVAILABLE, HORSES ALLOWED. TOTAL OF 3~1 ACRE LOTS AVAILABLE, SEE LOT B~MLS#21829136 AND LOT A~MLS#12829138 AS WELL. SELLER WILL SELL TOGETHER OR INDIVIDUALLY.							
Agent Only Remarks PLEASE ESCROW WITH STEWART TITLE/LISA SILER #520-575-0365							
Showing & Company Information Showing Instructions: CALL LISTING AGENT FOR GATE/SHOWING DETAILS Phone # to Show: 520-490-9877 MLSSAZ Lockbox: No Gate Code: Yes							
		Seller Name:	ROSS A. HAZLETT				
		Seller Phone:	520-825-1172				
List Agent:	Name	Primary	Mobile	E-mail			
	13924-Merle Martinovich Lic#:SA531034000		520-490-9877	merlem@longrealty.com			
List Office:	16706-Long Realty Company Lic#:CO000192008	520-299-2201		cathye@longrealty.com			
Co-Agent:	- Lic#:						
Co-Office:	- Lic#:						
Subdivision & HOA CC&Rs: No Deed Restrictions: Yes Assoc Fees Includes: No Fees Association Amenities: None							
HOA Y/N:		No		HOA Fees/Month:	Assessed:	HOA Rec Fee:	
Green Valley Rec Y/N:				HOA Payment Freq:		Age Restrictions: No	

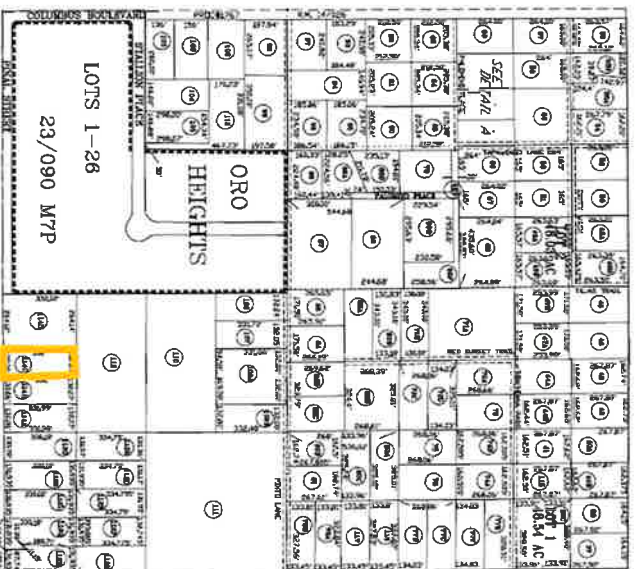
MLS#: 21829135		Property Use Type: Land-Lot /Residential		Status: Closed		List Price: 65,000		Sold Price: 58,000	
Listing Information									
Terms:		Submit						Original Price: 65,000	
Submit With Offer:		Digital Signatures: Yes; Dual Agency Consent; On-site Wastewater; Proof of Funds; Vacant Land Contract						Co-Op Fee: 3%	
Property		PERC Test Pass; Seller Prop Disclosure; Soil Analysis; Surveyed Plat						Variable Commission: No	
Disclosures:								Selling Broker Bonus:	
Special Conditions: None								Listing Agreement Type:	
Offer by Owner:								Limited Service: No	
Offer by Investor:								Days on Market: 38	
Distressed Info: None								Cumulative DOM: 38	
Listing Date: 10/31/2018		Go Live Date:		Temp Off Market Date:					
Contingent Date:		Cancel Date:		Off Market Date: 12/28/2018					
Pending Date: 01/07/2019		Expiration Date:		Status Change Date: 01/14/2019					
Sold Date: 01/11/2019		Fallthrough Date:							
Lot Features									
Fence: Field		Lot Features:		Adjacent to: County; North/South Exposure;					
View: Pasture; Rural; Sunrise; Mountain; Sunset				Subdivided Lots; Topography: Flat					
		Neighborhood Features:		Gated Community; Horses Allowed					
Comments									
Status Comments									
Selling Comments									
Sold Information									
Sold Price 58,000		Sold Date 01/11/2019		Seller Concessions 0					
Sold Lot Price/Acre 57,425.74		How Sold Cash		Seller Paid Repairs					
Name		Primary		Mobile		E-mail			
Selling Agent Merle Martinovich				520-490-9877		merlem@longrealty.com			
Co Selling Agent									
Selling Office Long Realty Company		520-299-2201				cathye@longrealty.com			

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222-04
-08(SUB)

65.00'	61A	144.59'	62C	140.01'	62D
53.5'- 21.5'		53.5'- 21.5'		53.5'- 21.5'	
184.3'		184.3'		184.3'	

SCALE 1"=150'



2017-1


NELLS444E031 - 06/08/10 SEC 67

0 150 300 450 600
FEET

85



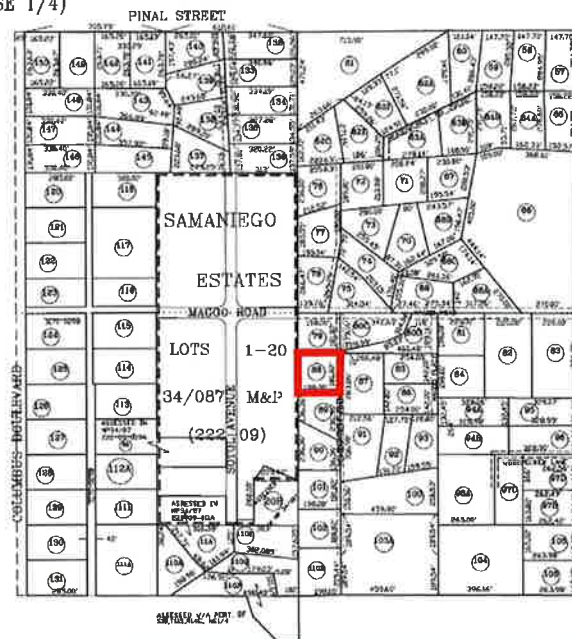
AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21902016		Property Use Type: Land-Lot /Residential		Status: Closed		List Price: 29,900 Sold Price: 26,000	
	Lot Acres		0.83	Area		Upper Northwest	
	Lot SqFt		36,155	Subdivision		Unsubdivided	
	Lot Size Source		Assessor	Community		None	
	Lot Dimensions		181.82' x 198'	Tax Code		222-07-0880	
	T/R/S		11/14/3	Tax Year/Taxes		2017 / 966.97	
				Assessments		0	
				Method of Title		Fee (Simple)	
				Range Min - Max		-	
Address: 16157 N Meadowcrest Road, Tucson, AZ 85739 County: Pima Country: USA Pima County GIS Legal Description: The S 181.82' of the N 363.64' of the W 198' of the SE/4 of the SE/4 of Sec 3, T11S, R14E, Pima Co, AZ Directions: N on Oracle Rd to Hawser, E to Columbus, N to Magoo, E to Meadowcrest, S to first vacant lot on the right.							
Electric:		Electric Company; Location: Available		Lot Sz Price/Acre:		\$36,024.1	
Gas:		Propane		Road Type:		Dirt; Gravel	
Phone:		Location: Available		Road Maintenance:		None	
Sewer:		Other: needs septic		Horse Property		Yes - By Zoning	
Water:		Water Company		Municipality/Zoning: Pima County - GR1 School District: Amphitheater Elementary School: Coronado K-8 Middle School: Coronado K-8 High School: Ironwood Ridge Fire Protection: Included in Taxes FEMA Flood Zone: No Municipal Flood Zone: No Ownership: Individual			
Distance to Utilities:		Electric: at line					
		Gas: propane					
		Phone: at line					
		Sewer: needs septic					
		Water: at line					
Property Description Magnificent views of the Catalina Mountains, utilities to the property line, priced to allow for the earthwork needed for a building pad.							
Agent Only Remarks							
Showing & Company Information							
Showing Instructions:		Vacant land. Show anytime					
Phone # to Show:		520-360-2318					
MLSSAZ Lockbox:		No					
Gate Code:		No					
Name		Primary		Mobile		E-mail	
List Agent: 5314-Lynn Hansen Lic#:BR003327000		520-742-1410		520-360-2318		lynnhansenaz@gmail.com	
List Office: 4356-The Negotiators Realty Lic#:CO626116000		520-219-0903				lynnhansenaz@gmail.com	
Co-Agent: - Lic#:							
Co-Office: - Lic#:							
Subdivision & HOA							
CC&Rs: Yes		HOA Y/N: No		HOA Fees/Month:		Assessed:	
Deed Restrictions: Yes		Green Valley Rec Y/N:		HOA Payment Freq:		HOA Rec Fee:	
Assoc Fees Includes:		Age Restrictions: No					
Association Amenities:							


MLS#: 21902016	Property Use Type: Land-Lot /Residential	Status: Closed	List Price: 29,900 Sold Price: 26,000
Listing Information			
Terms:	Cash; Conventional; Submit	Original Price:	29,900
Submit With Offer:	Vacant Land Contract	Co-Op Fee:	4.00%
Property Disclosures:	Affidavit of Disclosure; CC&Rs; Deed Restrictions; Seller Prop Disclosure	Variable Commission:	Yes
Special Conditions:	None	Selling Broker Bonus:	
Offer by Owner:		Listing Agreement Type:	Exclusive Agency
Offer by Investor:		Limited Service:	No
Distressed Info:	None	Days on Market:	4
Listing Date:	01/20/2019	Temp Off Market Date:	
Contingent Date:		Off Market Date:	01/24/2019
Pending Date:	02/11/2019	Status Change Date:	02/16/2019
Sold Date:	02/14/2019	Expiration Date:	
	Fallthrough Date:		
Lot Features		Lot Features: Hillside Lot; Topography: Sloped	
Fence:	None	Neighborhood Features: Horses Allowed	
View:	Panoramic; Sunrise; Mountain		
Comments			
Status Comments			
Selling Comments			
Sold Information			
Sold Price	26,000	Sold Date	02/14/2019
Sold Lot Price/Acre	31,325.3	How Sold	Cash
		Primary	Mobile
Selling Agent	Name Jack G Goretcki	520-398-9187	E-mail goretjg@aol.com
Co Selling Agent			
Selling Office	Jack Goretcki	520-398-9187	
Seller Concessions 0 Seller Paid Repairs			

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ASSESSOR'S RECORD MAP
 SECTION 03, TOWNSHIP 11 SOUTH, RANGE 14 EAST
 222-07-09(SUB) DETAIL 4 (SE 1/4)



AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21905662		Property Use Type: Land-Lot /Rural		Status: Closed		List Price: 62,000 Sold Price: 55,000	
	Lot Acres		0.77		Area		Upper Northwest
	Lot SqFt		33,541		Subdivision		N/A
	Lot Size Source		Assessor		Community		None
	Lot Dimensions		irregular		Tax Code		222-04-055B
	T/R/S		11/14/3		Tax Year/Taxes		2016 / 793
				Assessments		0	
				Method of Title		Fee (Simple)	
				Range Min - Max		-	
Address: 4335 E Empty Wash Lane, Catalina, AZ 85739 County: Pima Country: USA Pima County GIS Legal Description: See Parcel 2220405501PTN E142.25' W351.87' N265.10' Lot 2 .77 AC Sec 3-11-14. Directions: Oracle Rd N to Eaglecrest Ranch Blvd, E on Edloin to Columbus Blvd, S to Empty Wash, E to address.							
Electric:	Location: On Site		Lot Sz Price/Acre: \$80,519.48		Municipality/Zoning:		Pima County - GR1
Gas:	Location: None		Road Type: Dirt; Gravel		School District:		Amphitheater
Phone:	Location: On Site		Road Maintenance: None		Elementary School:		Coronado K-8
Sewer:	Septic		Horse Property No		Middle School:		Coronado K-8
Water:	Location: On Site; Water Company				High School:		Ironwood Ridge
Distance to Utilities:	Electric: on site				Fire Protection:		None
	Gas: on site (propane)				FEMA Flood Zone:		No
	Phone: on site				Municipal Flood Zone:		No
	Sewer: septic				Ownership:		Individual
	Water: Lago Del Oro						
Property Description Beautiful lot in growing Catalina. Cement pad, all utilities and septic already exists. Great views of the Catalina Mtns. Easy access, all paved up to Empty Wash. seller is willing to lease property for \$500.00 a month on a month to month basis with 30 day notice to vacate. Slab is approximately 18 ft. wide by 36 ft. long.							
Agent Only Remarks Please escrow with Stewart Title, Mary Lancaster, 3939 E Broadway, 520-327-7373. mlancaster@stewartaz.com							
Showing & Company Information							
Showing Instructions: Vacant Land - Go show!				Seller Name:			
Phone # to Show:				Seller Phone:			
MLSSAZ Lockbox: No							
Gate Code: No							
	Name	Primary	Mobile	E-mail			
List Agent:	6881-Dorina Dennerlein Lic#:SA029549000	520-918-4800 4895	520-250-6424	sharina@longrealty.com			
List Office:	16719-Long Realty Company Lic#:CO000192001	520-918-4800		cathye@longrealty.com			
Co-Agent:	6693-Sharon A Koch Lic#: SA029548000	520-918-4800 4896		sharina@longrealty.com			
Co-Office:	16719-Long Realty Company Lic#:CO000192001	520-918-4800		cathye@longrealty.com			
Subdivision & HOA							
CC&Rs:	HOA Y/N: No	HOA Fees/Month:	Assessed:	HOA Rec Fee:			
Deed Restrictions: No	Green Valley Rec Y/N:	HOA Payment Freq:		Age Restrictions: No			
Assoc Fees Includes:							
Association Amenities: None							

MLS#: 21905662		Property Use Type: Land-Lot /Rural		Status: Closed		List Price: 62,000 Sold Price: 55,000	
Listing Information							
Terms:		Cash; Conventional				Original Price: 62,000	
Submit With Offer:		Dual Agency Consent; Loan Pre-Qual; On-site Wastewater; Proof of Funds; Vacant				Co-Op Fee: 3%	
		Land Contract				Variable Commission: No	
Property		Plat Map; Seller Prop Disclosure				Selling Broker Bonus:	
Disclosures:						Listing Agreement Exclusive Right To	
Special Conditions: None						Type: Sell	
Offer by Owner:						Limited Service: No	
Offer by Investor:						Days on Market: 119	
Distressed Info: None						Cumulative DOM: 119	
Listing Date: 02/26/2019		Go Live Date:		Temp Off Market Date:			
Contingent Date:		Cancel Date:		Off Market Date: 06/25/2019			
Pending Date: 07/24/2019		Expiration Date:		Status Change Date: 07/29/2019			
Sold Date: 07/26/2019		Fallthrough Date:					
Lot Features							
Fence: None		Lot Features:		Topography: Other			
View: Mountain		Neighborhood Features: None					
Comments							
Status Comments							
Selling Comments							
Sold Information							
Sold Price 55,000		Sold Date 07/26/2019		Seller Concessions 0			
Sold Lot Price/Acre 71,428.57		How Sold Cash		Seller Paid Repairs			
		Primary		Mobile		E-mail	
Selling Agent Name						mahoneykent@hotmail.com	
Co Selling Agent Kent W Mahoney							
Selling Office Mahoney Properties		480-215-3420				mahoneykent@hotmail.com	

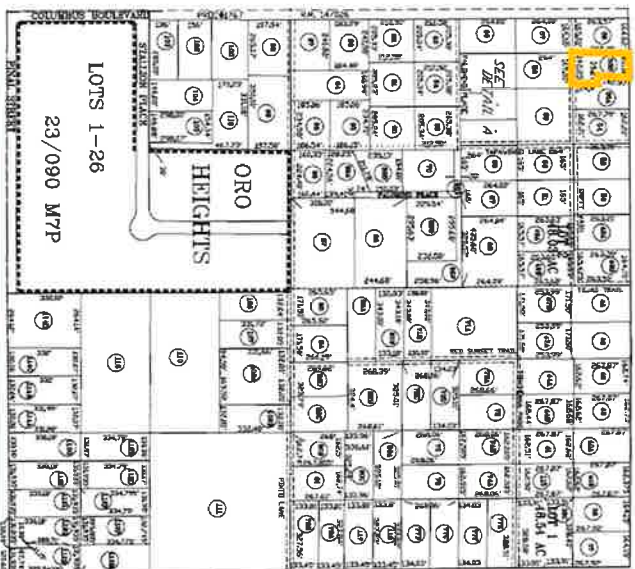
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ASSESSOR'S RECORD MAP
 222-04
 -DRCSUB)
 SECTION 03, TOWNSHIP 11 SOUTH, RANGE 14 EAST
 DETAIL 1 (NE 1/4)

DETAIL A

145.00'	144.39'	144.81'
(819)	(820)	(820)
333-21-10	14.2	14.4
144.1	14.5	14.281'


SCALE 1"=150'



CCS



AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21927451		Property Use Type: Land-Lot /Residential		Status: Closed		List Price: 47,000 Sold Price: 45,000	
	Lot Acres	1.09	Area	Upper Northwest			
	Lot SqFt	47,282.6	Subdivision	Unsubdivided			
	Lot Size Source	Assessor	Community	None			
	Lot Dimensions	213.33 x 221.80 x 231.03 x 221.80	Tax Code	222-06-035A			
	T/R/S	11/14/3	Tax Year/Taxes	2019 / 581.8			
			Assessments	0			
			Method of Title	Fee (Simple)			
			Range Min - Max	-			
Address: 4128 E Pinal Street, Tucson, AZ 85739 County: Pima Country: USA Pima County GIS Legal Description: SLY PTN W220' NW4 NE4 SW4 1.08 AC SEC 3-11-14 Directions: Oracle Rd to Hawser left on Columbus, Left on Pinal St cont past Howards Orchard left next driveway to end. See attached map.							
Electric:	Electric Company; Location: Available	Lot Sz Price/Acre:	\$43,119.27	Municipality/Zoning:	Pima County - GR1		
Gas:	Location: None; Propane	Road Type:	Dirt; Gravel	School District:	Amphitheater		
Phone:	Location: Unknown	Road Maintenance:	County	Elementary School:	Coronado K-8		
Sewer:	Location: None	Horse Property	Yes - By Zoning	Middle School:	Coronado K-8		
Water:	Location: Unknown			High School:	Ironwood Ridge		
Distance to Utilities:	Electric: Available			Fire Protection:	Included in Taxes		
	Gas: None			FEMA Flood Zone:	No		
	Phone: Unknown			Municipal Flood Zone:	No		
	Sewer: None			Ownership:	Individual		
	Water: None						
Property Description Rare find! Beautiful large lot situated on over an acre of land. Near Saddlebrook Community. Sweeping Mountain views. Ready to build your own dream home. Private and quiet with NO HOA. Flat parcel. Formerly a larger lot now divided into three. This is the last one available. Priced to sell. Call listing agent for lots of available information.							
Agent Only Remarks See documents tab for lots of information.							
Showing & Company Information Showing Instructions: Vacant Land. Walk the lot. Phone # to Show: MLSSAZ Lockbox: No Gate Code: No							
				Seller Name:			
				Seller Phone:			
List Agent:	17827-Leslie Heros Lic#:SA557699000	Primary	520-302-3324	Mobile	520-302-3324	E-mail	leslie.heros@longrealty.com
List Office:	16706-Long Realty Company Lic#:CO000192008		520-299-2201				cathye@longrealty.com
Co-Agent:	- Lic#:						
Co-Office:	- Lic#:						
Subdivision & HOA CC&Rs: No HOA Y/N: No HOA Fees/Month: Assessed: HOA Rec Fee: Deed Restrictions: Yes Green Valley Rec Y/N: No HOA Payment Freq: Age Restrictions: No Assoc Fees Includes: Association Amenities:							

MLS#: 21927451	Property Use Type: Land-Lot /Residential	Status: Closed	List Price: 47,000 Sold Price: 45,000
Listing Information			
Terms:	Cash; Conventional; Submit	Original Price:	47,000
Submit With Offer:	Digital Signatures: Yes; Loan Pre-Qual; Proof of Funds; Vacant Land Contract	Co-Op Fee:	3%
Property	Plat Map; Surveyed Plat	Variable Commission:	No
Disclosures:		Selling Broker Bonus:	
Special Conditions:	None	Listing Agreement Type:	Exclusive Right To Sell
Offer by Owner:		Limited Service:	No
Offer by Investor:		Days on Market:	6
Distressed Info:	None	Cumulative DOM:	6
Listing Date:	10/23/2019	Go Live Date:	
Contingent Date:		Temp Off Market Date:	
Pending Date:	11/27/2019	Cancel Date:	10/29/2019
Sold Date:	12/06/2019	Expiration Date:	12/06/2019
	Fallthrough Date:	Status Change Date:	
Lot Features			
Fence:	None	Lot Features:	Cul-De-Sac Lot; Subdivided Lots; Topography: Flat
View:	Panoramic; Sunrise; Mountain; Sunset	Neighborhood Features:	Green Valley Rec: No; None
Comments			
Status Comments			
Selling Comments			
Sold Information			
Sold Price	45,000	Sold Date	12/06/2019
Sold Lot Price/Acre	41,284.4	How Sold	Cash
		Seller Concessions	0
		Seller Paid Repairs	
Selling Agent	Name	Primary	Mobile
	Roy Thrac Paulette	520-904-5055	
Co Selling Agent			
Selling Office	Cantera Real Estate, LLC	520-904-5055	
			E-mail
			thrac@canteraland.com
			thrac@canteraland.com

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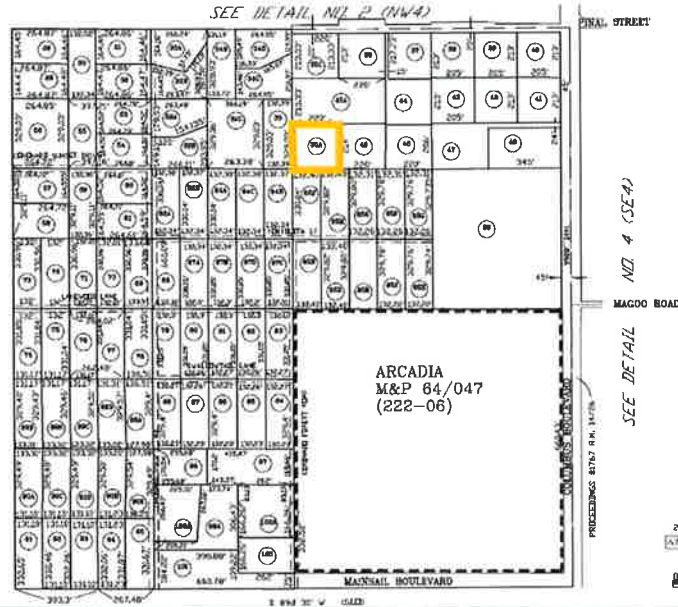
ASSESSOR'S RECORD MAP

222-06


SECTION 03, TOWNSHIP 11 SOUTH, RANGE 14 EAST

DETAIL 3 (SW 1/4)

FORMERLY
203-03
-86




AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 22004080		Property Use Type: Land-Lot /Residential		Status: Closed		List Price: 65,000		Sold Price: 65,000	
 <p>©2020 MLSSAZ</p>		Lot Acres		1.08		Area		Upper Northwest	
		Lot SqFt		47,045		Subdivision		N/A	
		Lot Size Source		Assessor		Community		None	
		Lot Dimensions		47045 Sqft		Tax Code		222-11-0030	
		T/R/S		11/14/4		Tax Year/Taxes		2018 / 673.42	
						Assessments		0	
						Method of Title		Fee (Simple)	
				Range Min - Max					
Address: 3440 E Edwin Road, Tucson, AZ 85739 County: Pima Country: USA Pima County GIS Legal Description: From Parcel:20304226A /W250' E490' N235' M/L Lot 3 Exc N45' 1.08 Ac Sec 4-11-14 Directions: North on Oracle towards Catalina, East on Eagle Crest, Right on Edwin, property is on the right, 3440.									
Electric:		Electric Company; Location: On Site		Lot Sz Price/Acre:		\$60,185.19		Municipality/Zoning:	
Gas:		Location: On Site		Road Type:		Paved		School District:	
Phone:		Location: Unknown		Road Maintenance:		City		Elementary School:	
Sewer:		Septic		Horse Property		No		Middle School:	
Water:		City; Location: On Site; Water Company						High School:	
Distance to Utilities:		Electric: On Site						Fire Protection:	
		Gas: On Site						FEMA Flood Zone:	
		Phone: on site						Municipal Flood Zone:	
		Sewer: Septic						Ownership:	
		Water: on site						Individual	
Property Description Amazing mountain views! Just over an acre in a great location.Repair the existing 2 bedroom mobile or build your dream home! Agent Only Remarks Out of state seller has never lived in the home. Buyer to verify all information. 1972 Trailer is pre hud and not eligible for financing. Mobile will transfer via personal property at close of escrow.									
Showing & Company Information Showing Instructions: Show and Sell Phone # to Show: MLSSAZ Lockbox: Yes - Sign In Required Gate Code: No									
								Seller Name: Seller Phone:	
List Agent:		36259-Melissa Beard Lic#:SA659314000		Primary		520-304-4691		Mobile	
List Office:		2866-Tierra Antigua Realty Lic#:LC529176000				520-544-2335		E-mail	
Co-Agent:		20415-Marlene Rigoli Lic#:				520-544-2335		beardmellissa@gmail.com	
Co-Office:		2866-Tierra Antigua Realty Lic#:LC529176000						kimclifton@tierraantigua.net	
Subdivision & HOA CC&Rs: No HOA Y/N: No HOA Fees/Month: Assessed: HOA Rec Fee: Deed Restrictions: No Green Valley Rec Y/N: HOA Payment Freq: Age Restrictions: No Assoc Fees Includes: No Fees Association Amenities:									

MLS#: 22004080		Property Use Type: Land-Lot /Residential		Status: Closed		List Price: 65,000 Sold Price: 65,000	
Listing Information							
Terms: Cash				Original Price: 65,000			
Submit With Offer: Sellers Title Company: Donna Pederson Catalina/Title Security				Co-Op Fee: 3%			
Property Disclosures: None				Variable Commission: No			
Special Conditions: None				Selling Broker Bonus:			
Offer by Owner:				Listing Agreement Type: Exclusive Right To Sell			
Offer by Investor:				Limited Service: No			
Distressed Info: None				Days on Market: 2			
Listing Date: 02/12/2020		Go Live Date:		Temp Off Market Date:			
Contingent Date:		Cancel Date:		Off Market Date: 02/14/2020			
Pending Date: 03/04/2020		Expiration Date:		Status Change Date: 03/13/2020			
Sold Date: 03/11/2020		Fallthrough Date:					
Lot Features							
Fence: Chain Link				Lot Features:		Manufactured/Mobile Allowed: Yes; North/South	
View: Rural; Sunrise; Mountain; Sunset						Exposure; Topography: Flat	
				Neighborhood Features: None			
Comments							
Status Comments							
Selling Comments							
Sold Information							
Sold Price 65,000		Sold Date 03/11/2020		Seller Concessions 0			
Sold Lot Price/Acre 60,185.19		How Sold Cash		Seller Paid Repairs			
Name		Primary		Mobile		E-mail	
Selling Agent Dawn M Doubek		520-825-4427		520-403-0431		dawndoubek@msn.com	
Co Selling Agent							
Selling Office Vicki L Cox & Assoc		520-825-4427				dawndoubek@msn.com	

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AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 22114799		Property Use Type: Land-Lot /Residential		Status: Active Contingent		List Price: 49,500	
	Lot Acres		0.97	Area		Upper Northwest	
	Lot SqFt		42,253	Subdivision		Other/Unknown	
	Lot Size Source		Assessor	Community		None	
	Lot Dimensions		Irregular	Tax Code		222-35-022D	
	T/R/S		11/14/15	Tax Year/Taxes		2014 / 1,010.08	
				Assessments		0	
				Method of Title		Fee (Simple)	
				Range Min - Max		-	
Address: 4420 E Golder Ranch Drive, Tucson, AZ 85739 County: Pima Country: USA Pima County GIS Legal Description: From Parcel:22235022A /Nwly Ptn E2 Sw4 Ne4 Lyg Swly & Adj Golder Ranch Dr .99 Ac Sec 15-11-14 Directions: From Oracle and Golder Ranch Drive. East on Golder Ranch. Lot is on the right after the bridge.							
Electric:		Electric Company; Location: None		Lot Sz Price/Acre:		\$51,030.93	
Gas:		Location: None; Propane		Road Type:		Paved	
Phone:		Location: None		Road Maintenance:		County	
Sewer:		None		Horse Property		No	
Water:		Water Company		Municipality/Zoning:		Pima County - GR1	
Distance to Utilities:		Electric: To Lot		School District:		Amphitheater	
		Gas: To Lot		Elementary School:		Coronado K-8	
		Phone: To Lot		Middle School:		Coronado K-8	
		Sewer: None		High School:		Canyon Del Oro	
		Water: To Lot		Fire Protection:		Included in Taxes	
				FEMA Flood Zone:		TBD	
				Municipal Flood Zone:		TBD	
				Ownership:		Investor	
Property Description This vacant lot is ready for a new manufactured home. Located in a scenic North Tucson location. Pick your own manufactured home on this beautiful desert landscape.							
Agent Only Remarks Send offers to offers@reworkrealty.com. Please escrow with, Catherine.Alameda@stewart.com 276-9920, 3001 E. Skyline Dr. 85718 Please add to your contract that M Zak Anderson, the LLC executive is licensed in AZ to sell real estate. All offers will be responded to the following business day, Monday-Friday							
Showing & Company Information Showing Instructions: Vacant Lot Phone # to Show: Seller Name: Tucson Houses LLC MLSSAZ Lockbox: No Seller Phone: Gate Code:							
List Agent:		Name		Primary		Mobile	
List Office:		30807-Thomas Nguyen Lic#:BR643439000		520-369-0909		520-369-0909	
Co-Agent:		5929-Empire Management Lic#:LC662976000		520-369-0909			
Co-Office:		35392-Zak Anderson Lic#: SA655078000		520-331-4628			
		5929-Empire Management Lic#:LC662976000		520-369-0909			
						E-mail	
						tom@reworkrealty.com	
						tom@tucsonhouses.com	
						mzakanderson@gmail.com	
						tom@tucsonhouses.com	
Subdivision & HOA CC&Rs: No HOA Y/N: No HOA Fees/Month: Assessed: HOA Rec Fee: Deed Restrictions: Yes Green Valley Rec Y/N: HOA Payment Freq: Age Restrictions: No Assoc Fees Includes: Association Amenities:							

MLS#: 22114799		Property Use Type: Land-Lot /Residential		Status: Active Contingent		List Price: 49,500	
Listing Information				Original Price: 49,500 Co-Op Fee: 3% Variable Commission: No Selling Broker Bonus: Listing Agreement Type: Exclusive Right To Sell Limited Service: No Days on Market: 23 Cumulative DOM: 77			
Terms: Cash		Submit With Offer: Proof of Funds; Sellers Title Company: Stewart; Vacant Land Contract					
Property		Disclosures:					
Special Conditions: None		Offer by Owner:					
Offer by Investor:		Distressed Info: None					
Listing Date: 06/09/2021		Go Live Date:		Temp Off Market Date:			
Contingent Date:		Cancel Date:		Off Market Date: 07/05/2021			
Pending Date:		Expiration Date:		Status Change Date: 07/05/2021			
Sold Date:		Fallthrough Date:					
Lot Features				Lot Features: Manufactured/Mobile Allowed: Yes			
Fence: None		View: Sunrise; Mountain; Sunset		Neighborhood Features: None			
Comments							
Status Comments							
Selling Comments							

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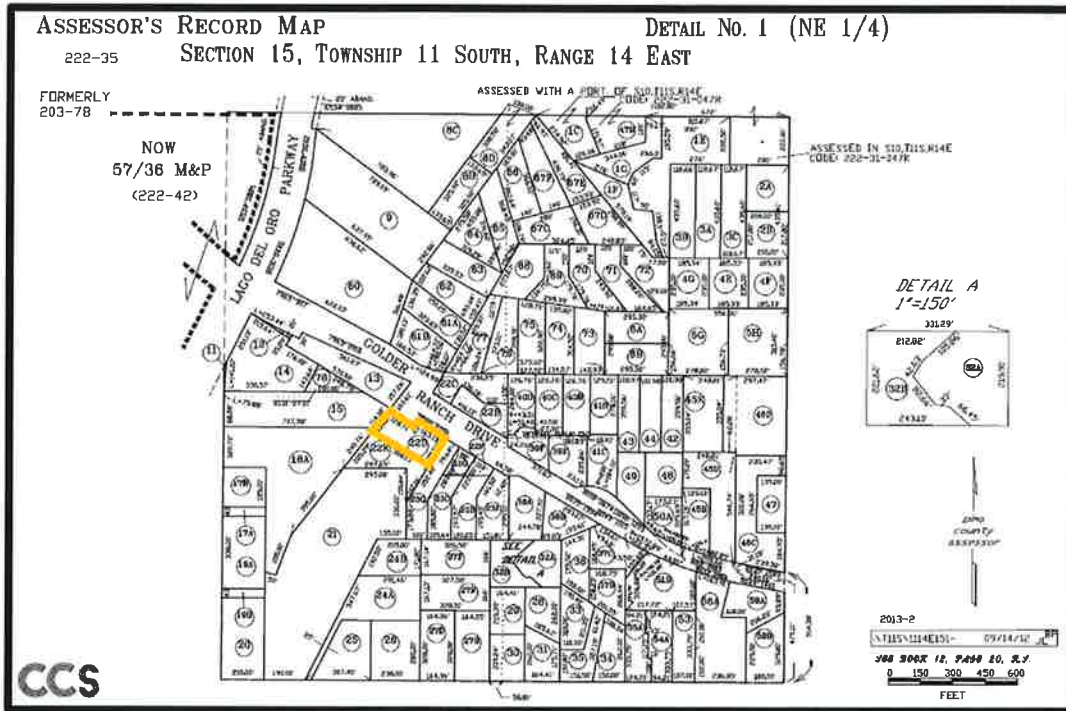


EXHIBIT H - QUALIFICATIONS

BAKER, PETERSON, BAKER & ASSOCIATES, INC. serves a wide variety of clients in Arizona, providing real estate appraisal and consultation services relating both to commercial and to residential properties. We also provide a wide variety of appraisal services relating to right of way acquisitions for multiple government agencies across Arizona. These clients include governmental agencies, utility companies, right of way companies, attorneys, CPA's, banks, credit unions, developers, real estate brokers, corporate and legal professionals, and numerous individuals. More than forty years of such services are represented by those presently associated with the firm, which was founded in 1974.

THOMAS A. BAKER, MAI, SRA, is a principal of the Company, and specializes in valuation and consultation services related to commercial, income-producing, and residential properties. He is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 30139). He is a graduate of the University of Arizona, with a Master's Degree in Business Administration (MBA) with a specialty in Real Estate Finance. He holds the MAI and SRA Designations of the Appraisal Institute. He qualifies as an expert witness in United States District Court, the Superior Courts of Pima County, Maricopa County, Pinal County and Santa Cruz County, and United States Bankruptcy Court. He is Past President of the Tucson Chapter of the Society of Real Estate Appraisers and is Past President of the Southern Arizona Chapter of the Appraisal Institute.

SARA R. BAKER, MAI, SRA, is a principal of the Company, and specializes in valuation and consultation services related to commercial, income-producing, and residential properties. She is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 31679). She holds the MAI and SRA Designations of the Appraisal Institute. She qualifies as an expert witness in the Superior Court of Pima County. She is a Past President of the Appraisal Institute, Southern Arizona Chapter. She graduated from Washington University in St. Louis with a Bachelor's Degree in Comparative Literature and earned a Master's Degree at the University of California at Los Angeles.

DAN F. ORLOWSKI is a staff appraiser specializing in valuation and consultation services related to commercial and income-producing properties. He is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 32195). He graduated from San Diego State University with a Bachelor's Degree in Business Administration and also received a Master's Degree from the University of Phoenix in Accountancy.

TIM HALE is a staff appraiser specializing in valuation and consultation services related to commercial and income-producing properties. He is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 1023143). He graduated from Arizona State University with a Bachelor's Degree in Justice Studies and minor in Economics.

ROBERT PARKER and **JOSHUA BAKER** are production coordinators and support technicians.