

IMG_0419



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YOU WILL LOVE THE CLASSIC BRICKWORK

IMG_0423



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BRICK ARCHWAY LEADS TO DEN OR OFFICE

IMG_0422



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FAMILY ROOM, MEDIA ROOM, EXERCISE ROOM... NAME IT!

IMG_0435



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VERY OPEN AND LARGE FORMAL LIVING ROOM

IMG_0426



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LARGE FORMAL DINING ROOM, NEXT TO SPACIOUS LIVING RM

IMG_0433



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60 PLUS FEET OF COVERED PATIO BORDERS THE POOL

IMG_0438



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THE OTHER END OF THE LONG COVERED PATIO

IMG_0439



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POOL IF FULLY FENCED WITH CLASSIC ADOBE BRICK WALL

IMG_0464



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OUTSIDE THE WALL, TOWARDS THE CORRAL

IMG_0443



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SWEET, LIVING WELL IN THE DESERT!!

IMG_0461



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IT'S TRUE... WHAT YOU SEE REFLECTS HOW YOU FEEL

IMG_0451



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2,000 SQ FT, AC, HEATED, INSULATED, HIGH CEILINGS

IMG_0456



HIGH LOADING DOOR, 400 SQ FT COVERED PATIO

IMG_0455



PATIO, MOUNTAIN VIEW..... PRETTY DARN NICE!!

IMG_0458



SELLER DOES NOT CONVEY WITH THE PROPERTY

IMG_0459



LARGE STORAGE SHED NEAR SHOP

IMG_0466



LARGE STORAGE SHED AT THE CORRAL AND MARE MOTEL BARN

IMG_0467



NICE SIZED OVAL ARENA/CORRAL

IMG_0471



EVEN THE HORSES HAVE A MOUNTAIN VIEW!

IMG_0461



IT'S TRUE -- WHAT YOU SEE REFLECTS HOW YOU FEEL!

IMG_0472




6 STALL MARE MOTEL

IMG_0450

3,000 SQ FT, 4 BD, 3 BTH, 3 ACRES, LIVING RM, FAMILY/DEN,
POOL...WOW!!

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

MLS#: 21714145		Dwelling Type: Residential/Single Family Residence		Status: Closed		List Price: 349,900		Sold Price: 377,000	
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	Combined SqFt:	3,171	Comparable Only	No
	Main House SqFt:	3,171	Listing:	
	Guest House SqFt:		Area:	Northeast
	Source of SqFt:	Assessor	Subdivision:	Indian Hill (1-20)
	Bedrooms:	3	Community:	None
	Total Baths (Full-1/2):	3 (3-0)	Tax Code:	114-52-0230
	Lot Acres:	4.65	Tax Year/Taxes:	2016 / 4,186.49
	Year Built:	1965	Assessments:	33,152
	Stories:	Single	Method of Title:	Fee (Simple)
			Range Min - Max:	-

Address: 2820 N Santa Ana Lane, Tucson, AZ 85749
County: Pima **Country:** USA [Pima County GIS](#)
Legal Description: From Parcel:001010010 /Indian Hill Lot 19 Exc E80' Of N80' Of S192' (11527/819)
Directions: EAST ON CATALINA HWY FROM TANQUE VERDE, SOUTH ON MORRILL WAY, SOUTH ON SANTA ANA LANE, HOUSE WILL BE ON EAST SIDE OF STREET.

# Garage	2	Construction	Burnt Adobe	Municipality/Zoning	Tucson - SR
# Carport	2	Style	Territorial	School District	TUSD
# of Covered Parking	4	Const. Status	Existing	Elementary School	Van Buskirk
T/R/S	13/ 15/ 34	Basement	No	Middle School	Magee
Lot Dimensions	unknown	Horse Property	Yes	High School	Sabino
Lot Acres	4.65	Horse Facilities	Yes	Fire Protection	None
Lot Sq Ft	202,553	List \$/SqFt	110.34	FEMA Flood Ins Req	TBD
Lot Size Source	Assessor	Lot Size \$/SqFt	1.73	Municipal Flood Req	
		Road Type		Ownership	
		Road Maintenance			

Property Description
 GREAT PROPERTY WITH UNBELIEVABLE VIEWS. THIS IS ONE OF A KIND PROPERTY THAT NEEDS SOME TLC. THE PROPERTY HAS SO MUCH POTENTIAL, AND BEING ON 4+ ACRES YOU CAN'T FIND THIS ANYWHERE!

Agent Only Remarks
 *MULTIPLE OFFERS RECEIVED*** THE SELLER WILL NOT BE PROVIDING THE CLUE REPORT AS SELLER HAS NEVER LIVED IN THE PROPERTY. SELLER WILL PROVIDE LIMITED SPDS, AND BUYER TO VERIFY ALL FIGURES AND FACTS. PLEASE USE KATIE SMITH WITH LAWYER'S TITLE - 480-545-4633 / KATIESMITH@LTIC.COM

Showing & Company Information

Showing Instructions	Please use agent lockbox.		
Phone # to Show		Seller Name	Client of MHG
MLSSAZ Lockbox	Yes	Seller Phone	
Occupied By	Vacant	Occupant Name	
Gate Code			

	Name	Primary	Mobile	E-mail
List Agent	31213-Tara T Walcott Lic#: SA554069000	602-540-6717		taras4group@gmail.com
List Office	4275-My Home Group Real Estate, LLC Lic#: LC562698000	480-315-8019		larry@myhomegroup.com
Co-Agent	- Lic#:			
Co-Office	- Lic#:			

Subdivision, HOA & Deed Restrictions

CC&Rs:	HOA Fees/Month: 0	Green Valley Rec:	Age Restrictions: No
HOA:	HOA Payment Freq:		Deed Restrictions: No
	HOA Recreation Fee:		

Assoc Fees Includes:
Association Amenities:

MLS#: 21714145		Dwelling Type: Residential/Single Family Residence		Status: Closed		List Price: 349,900		Sold Price: 377,000	
Listing Information									
Terms: Cash; Conventional				Original Price: 349,900					
Submit With Offer:				Co-Op Fee: 3.0					
Property Disclosures: Unknown				Variable Commission: No					
Home Protection Plan: Plan By: no,				Selling Broker Bonus:					
Special Conditions: Fix Up				Contingent:					
Offer by Owner:				Exclusive Agency:					
Offer by Investor:				Limited Service:					
Distressed Info: None				Days on Market: 4					
				Cumulative DOM: 4					
Listing Date: 05/25/2017		Cancel Date:		Temp Off Market Date:					
Contingent Date: 05/29/2017		Expiration Date:		Off Market Date: 05/29/2017					
Pending Date: 06/16/2017		Fallthrough Date:		Status Change Date: 06/29/2017					
Sold Date: 06/28/2017									
Interior Features									
Living Areas: Family Room		Main Heating: Forced Air - Gas							
Extra Room: Arizona Room; Den; Workshop		Main Cooling: AC Central; Evap Central							
Guest Facilities: None		Water Heater:							
Dining Room: Formal		Green Features:							
Breakfast: Eat-In		Interior Features: Interior Steps Y/N: N							
Laundry:		Technology: Cable TV							
Kitchen Features: Dishwasher; Garbage Disposal; Refrigerator; Microwave; Oven		Window Coverings: Some							
Floor Covering: Carpet; Ceramic Tile		Electric:							
Bathroom Features:		Accessibility Options: Disability Adapted: No							
# Fireplace-Type: 3-									
Location Fireplace: Family Room; Living Room									
Exterior Features									
Fence: Block		Security: Bars							
Roof: Built-Up - Reflect		View:							
Landscape - Front: Natural Desert		Driveway:							
Landscape - Rear: Natural Desert		Water: City							
Patio/Deck: Paver		Exterior Features:							
Pool: None		Lot Features:							
Spa: None		Gas:							
Garage/Carport Features:		Sewer: Septic							
RV Parking: Space Available		Neighborhood Features: None							
Comments									
Status Comments									
Selling Comments									
New Construction									
Manufactured SFR Information									
Sold Information									
Sold Price: 377,000		Sold Date: 06/28/2017		Seller Concessions: 6,000					
Sold Price/SqFt.: 118.89		How Sold: Conventional		Seller Paid Repairs:					
Sold Lot Price/SqFt.: 1.86									
Name		Primary		Mobile		E-mail			
Selling Agent: Justin James Mindes		520-906-3233		520-906-3233		justin@ilovetucson.com			
Co Selling Agent:									
Selling Office: Long Realty Company		520-825-7227				kcwoods@longrealty.com			

Front 2



Front



Front 4



Front 3



Foyer



Arizona Room 2



Arizona Room



Bathroom 2



Bathroom 3



Bedroom 3



Deals in Progress



Dining



Family 2



Family



Living 1



Living 2



Living View 2



Living View 3



Living View



Kitchen 2



Kitchen



Hallway



Laundry Room 2



Master Bed



Master Bath 2



Master Bath 3



Master Bath 4



Master Bath



Laundry Room



Garage 1



Garage 2



Garage 3



Dogrun



Courtyard Rear 2



Courtyard Rear



Barn 8



Barn 6



Barn 5



Barn 7



Barn 4



Barn 3



Barn 2



Back Yard 2



Barn 1



Back Yard 3



Back Yard 1




Workshop 1



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

MLS#: 21723959		Dwelling Type: Residential/Single Family Residence		Status: Closed	List Price: 399,000	Sold Price: 409,000
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Combined SqFt:	3,439	Comparable Only	No
Main House SqFt:	3,439	Listing:	
Guest House SqFt:		Area:	Northeast
Source of SqFt:	Assessor	Subdivision:	Agua Caliente Ranch Estates (1-46)
Bedrooms:	5	Community:	None
Total Baths (Full-1/2):	3 (3-0)	Tax Code:	205-35-046A
Lot Acres:	3.06	Tax Year/Taxes:	2016 / 4,874.13
Year Built:	1993	Assessments:	0
Stories:	Single	Method of Title:	Fee (Simple)
		Range Min - Max:	399,000 - 425,000

Address: 12130 E Roger Road, Tucson, AZ 85749
County: Pima **Country:** USA [Pima County GIS](#)
Legal Description: Agua Caliente Estates Lot 31 Exc N 25'
Directions: Tanque Verde E to Soldier Trail, N to Roger Rd, E to address, on left

# Garage	3	Construction	Frame Stucco	Municipality/Zoning	Tucson - SR
# Carport	0	Style	Santa Fe	School District	Tanque Verde
# of Covered Parking	3	Const. Status	Existing	Elementary School	Agua Caliente
T/R/S	13/ 16/ 29	Basement	No	Middle School	Emily Gray
Lot Dimensions	unknown	Horse Property	No	High School	Tanque Verde
Lot Acres	3.06	Horse Facilities	No	Fire Protection	None
Lot Sq Ft	133,293	List \$/SqFt	116.02	FEMA Flood Ins Req	No
Lot Size Source	Assessor	Lot Size \$/SqFt	2.99	Municipal Flood Req	No
		Road Type	Paved	Ownership	Investor
		Road Maintenance	City		

Property Description
Horse property just down the street from Agua Caliente Park. Over 3 acres for this private 5 bed and 3 bath santa fe style home. 3 car garage. Home needs some work. Owner/agent. Range price from \$399,000 to \$425,000.

Agent Only Remarks
Seller is owner/agent Please escrow with Tina Bradley / Pioneer Title as seller has hold open policy. Sale is "as-is, where-is". Please submit offers to BOTH gusmaughan@yahoo.com AND hcobaron@gmail.com.

Showing & Company Information

Showing Instructions	KS- Go Show			Seller Name	
Phone # to Show				Seller Phone	
MLSSAZ Lockbox	Yes			Occupant Name	
Occupied By	Vacant				
Gate Code					

	Name	Primary	Mobile	E-mail
List Agent	16210-Gus Maughan Lic#: BR546156000	+1 520-279-7831		gusmaughan@yahoo.com
List Office	5948-Peak Realty Investments Lic#: LC663536000	520-447-7995		gusmaughan@yahoo.com
Co-Agent	15366-Heather Baron Lic#: SA534755000	520-235-7487	520-235-7487	hcobaron@gmail.com
Co-Office	5948-Peak Realty Investments Lic#: LC663536000	520-447-7995		gusmaughan@yahoo.com

Subdivision, HOA & Deed Restrictions

CC&Rs:	HOA Fees/Month:	Green Valley Rec:	Age Restrictions: No
HOA: No	HOA Payment Freq:		Deed Restrictions: Yes
	HOA Recreation Fee:		

Assoc Fees Includes:
Association Amenities:

MLS#: 21723959		Dwelling Type: Residential/Single Family Residence		Status: Closed	List Price: 399,000	Sold Price: 409,000
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Listing Information			
Terms:	Cash; Conventional; Submit All	Original Price:	399,000
Submit With Offer:	AS-IS Addendum; Earnest Check	Co-Op Fee:	3%
Property Disclosures:	Unknown	Variable Commission:	No
Home Protection Plan:	Offered: No, No	Selling Broker Bonus:	
Special Conditions:	Property Sold As-Is; None	Contingent:	
Offer by Owner:		Exclusive Agency:	
Offer by Investor:		Limited Service:	No
Distressed Info:	None	Days on Market:	8
		Cumulative DOM:	8

Listing Date:	09/12/2017	Cancel Date:	
Contingent Date:	09/20/2017	Expiration Date:	09/20/2017
Pending Date:	09/30/2017	Fallthrough Date:	
Sold Date:	10/02/2017	Status Change Date:	10/04/2017

Interior Features			
Living Areas:	Great Room; Living Room	Main Heating:	Forced Air - Gas
Extra Room:	Arizona Room; Storage	Main Cooling:	AC Zoned
Guest Facilities:	None	Water Heater:	Natural Gas
Dining Room:	Formal	Green Features:	
Breakfast:	Bar	Interior Features:	Interior Steps Y/N: N
Laundry:	Room	Technology:	Telephone
Kitchen Features:	Breakfast Bar	Window Coverings:	None
Floor Covering:	Ceramic Tile; Natural Stone	Electric:	Electric Company: tep
Bathroom Features:	Dual Sinks/Master; Shower Only/Master; Bidet	Accessibility Options:	None
# Fireplace-Type:	1-Bee Hive		
Location Fireplace:	Master Bedroom		

Exterior Features			
Fence:	Chain Link	Security:	None
Roof:	Built-Up	View:	Mountain; Sunset
Landscape - Front:	Natural Desert	Driveway:	Paved: Gravel
Landscape - Rear:	Natural Desert	Water:	City
Patio/Deck:	Covered	Exterior Features:	None
Pool:	None	Lot Features:	North/South Exposure
Spa:	None	Gas:	Natural
Garage/Carport Features:	Attached Garage/Carport; Electric Door Opener; Separate Storage Area	Sewer:	Septic
RV Parking:	None	Neighborhood Features:	Horses Allowed

Comments			
Status Comments			
Selling Comments			

New Construction			
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Manufactured SFR Information			
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Sold Information			
Sold Price:	409,000	Sold Date:	10/02/2017
Sold Price/SqFt.:	118.93	How Sold:	Cash
Sold Lot Price/SqFt.:	3.07	Seller Concessions:	0
		Seller Paid Repairs:	

Selling Agent:	Name	Primary	Mobile
Co Selling Agent:	Debra Quadt		E-mail
Selling Office:	Realty Executives Tucson Elite	520-877-4940	jeffmurtaugh@realtyexecutives.com

Front



Front



3 car garage



Front



Entry



Carved entry doors



Entry patio



Entrance



Entry patio



Dining/Entry room



Dining Room



Living room



Living room



Kitchen



Kitchen



Great room off kitchen



Sun room off kitchen



Laundry room



Etched glass



Bedroom/Office 1



Bedroom/office 1



Bedroom/ office 1



Bedroom/office 2



Master Bed doors



Master bedroom



Master bedroom



master bed view



Master bath



Master closet



Master bath



Master bath



Master bath



Hall bath



Hall bath



Bedroom area bath



Bedroom area bath



Bedroom area bath



Bedroom area bath



Dining room patio



Patio off great room



Back yard



Storage off garage



3 car garage



3 car garage



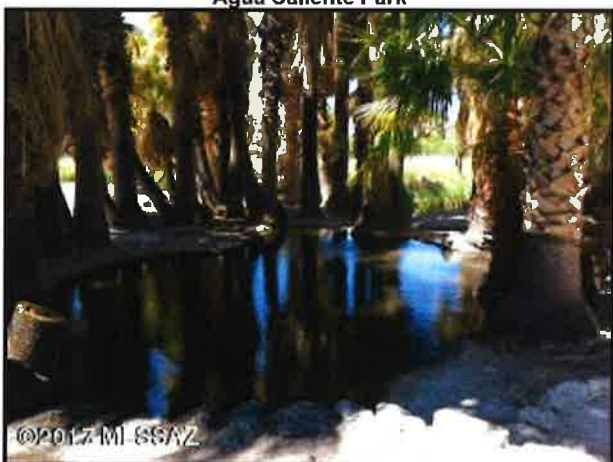
Views



Agua Caliente Park across street




Agua Caliente Park



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

MLS#: 21727677		Dwelling Type: Residential/Single Family Residence		Status: Closed	List Price: 307,500	Sold Price: 307,500
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Combined SqFt:	3,069	Comparable Only	No
Main House SqFt:	3,069	Listing:	
Guest House SqFt:		Area:	Northeast
Source of SqFt:	Assessor	Subdivision:	N/A
Bedrooms:	4	Community:	None
Total Baths (Full-1/2):	2 (2-0)	Tax Code:	114-27-4210
Lot Acres:	3.73	Tax Year/Taxes:	2016 / 5,252.36
Year Built:	1972	Assessments:	0
Stories:	Single	Method of Title:	Fee (Simple)
		Range Min - Max:	-

Address: 3730 N Pellegrino Drive, Tucson, AZ 85749
County: Pima **Country:** USA [Pima County GIS](#)
Legal Description: IRREG PCL IN SE4 NE4 H 3.96 AC SEC 27-13-15
Directions: From Harrison/Catalina Hwy, North on Harrison. West on Wasatch, North on Pellegrino to address.

# Garage	2	Construction	Slump Block	Municipality/Zoning	Pima County - SR
# Carport	2	Style	Ranch	School District	TUSD
# of Covered Parking	4	Const. Status	Existing	Elementary School	Collier
T/R/S	13/ 15/ 27	Basement	No	Middle School	Magee
Lot Dimensions	Irregular	Horse Property	No	High School	Sabino
Lot Acres	3.73	Horse Facilities	No	Fire Protection	Subscription
Lot Sq Ft	162,366	List \$/SqFt	100.2	FEMA Flood Ins Req	No
Lot Size Source	Assessor	Lot Size \$/SqFt	1.89	Municipal Flood Req	No
		Road Type	Paved	Ownership	Individual
		Road Maintenance	County		

Property Description
Great custom built home on Northeast side.

Agent Only Remarks
For info/offers contact K Watanabe at (520) 403-7703 or offers@propertypartnersaz.com.

Showing & Company Information
Showing Instructions Call LA to show.

Phone # to Show		Seller Name	
MLSSAZ Lockbox	No	Seller Phone	
Occupied By	Owner	Occupant Name	
Gate Code			
Name		Primary	Mobile
List Agent	22275-Kaukaha S Watanabe Lic#:		E-mail
List Office	495201-eXp Realty Lic#: LC634213005	520-885-9000	jim.nuth@exprealty.com
Co-Agent	- Lic#:		
Co-Office	- Lic#:		

Subdivision, HOA & Deed Restrictions

CC&Rs: No	HOA Fees/Month:	Green Valley Rec:	Age Restrictions: No
HOA: No	HOA Payment Freq:		Deed Restrictions: Yes
	HOA Recreation Fee:		

Assoc Fees Includes:
Association Amenities:

MLS#: 21727677		Dwelling Type: Residential/Single Family Residence		Status: Closed	List Price: 307,500	Sold Price: 307,500
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Listing Information			
Terms:	Cash; Conventional; FHA; VA		Original Price: 307,500
Submit With Offer:	Loan Pre-Qual; Proof of Funds; Residential Contract; Digital Signatures: Yes		Co-Op Fee: 3%
Property Disclosures:	Unknown		Variable Commission: No
Home Protection Plan:	Offered: No, No		Selling Broker Bonus:
Special Conditions:	None		Contingent:
Offer by Owner:			Exclusive Agency:
Offer by Investor:			Limited Service: No
Distressed Info:	None		Days on Market: 27
			Cumulative DOM: 27

Listing Date: 09/27/2017	Cancel Date:	Temp Off Market Date:
Contingent Date: 10/24/2017	Expiration Date:	Off Market Date: 10/24/2017
Pending Date: 12/25/2017	Fallthrough Date:	Status Change Date: 01/04/2018
Sold Date: 12/28/2017		

Interior Features			
Living Areas:	Family Room	Main Heating:	Forced Air - Gas
Extra Room:	None	Main Cooling:	AC Central
Guest Facilities:	None	Water Heater:	Natural Gas
Dining Room:	Formal	Green Features:	
Breakfast:	Eat-In	Interior Features:	Interior Steps Y/N: N
Laundry:	Room	Technology:	Cable TV
Kitchen Features:	Dishwasher; Electric Range; Oven: Standard	Window Coverings:	None
Floor Covering:	Carpet; Ceramic Tile	Electric:	Electric Company: TEP
Bathroom Features:	Shower & Tub/Master; Shower & Tub/Hall	Accessibility Options:	None
# Fireplace-Type:	2-See Remarks		
Location Fireplace:	Family Room; Living Room		

Exterior Features			
Fence:	Block	Security:	None
Roof:	Built-Up - Reflect	View:	Mountain
Landscape - Front:	Low Care	Driveway:	To Property Line
Landscape - Rear:	Low Care	Water:	City
Patio/Deck:	Covered	Exterior Features:	None
Pool:	Conventional	Lot Features:	East/West Exposure
Spa:	Conventional	Gas:	Natural
Garage/Carport Features:	Detached	Sewer:	Septic
RV Parking:	Short Term	Neighborhood Features:	None

Comments			
Status Comments			
Selling Comments			

New Construction			
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Manufactured SFR Information			
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Sold Information			
Sold Price: 307,500	Sold Date: 12/28/2017	Seller Concessions: 0	
Sold Price/SqFt.: 100.2	How Sold: Cash	Seller Paid Repairs:	
Sold Lot Price/SqFt.: 1.89			
Selling Agent:	Name	Primary	Mobile
Co Selling Agent:	Bradford G Kublin		
Selling Office:	eXp Realty	520-885-9000	jim.nuth@exprealty.com

Photos for MLS # 21727677

3730 N Pellegrino Drive, Tucson, AZ 85749

\$307,500

3730 N Pellegrino



EXHIBIT O - 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 and Pinal 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 an appraiser trainee in commercial valuation. He graduated from Arizona State University with a Bachelor's Degree in Justice Studies.

EDDIE VANTURE is an appraiser trainee in commercial valuation. He graduated with an undergraduate degree from The University of Arizona and obtained an MBA from The University of Texas at Austin.

ROBERT PARKER, SUSAN CLEVELAND, and **ROBIN ELLER** are production coordinators and support technicians.