



Pima County Clerk of the Board

Melissa Manriquez

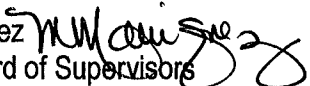
Katrina Martinez
Deputy Clerk

Administration Division
130 W. Congress, 1st Floor
Tucson, AZ 85701
Phone: (520)724-8449 • Fax: (520) 222-0448

Management of Information & Records Division
1640 East Benson Highway
Tucson, Arizona 85714
Phone: (520) 351-8454 • Fax: (520) 791-6666

MEMORANDUM

TO: Honorable Chair and Board Members
Pima County Board of Supervisors

FROM: Melissa Manriquez 
Clerk of the Board of Supervisors

DATE: April 19, 2022

RE: Compromising Taxes, Interest and Penalties – Sterling Real Estate Investment, L.L.C.

Pursuant to A.R.S. §42-18124 and Board of Supervisors Policy C4.4, Sterling Real Estate Investment, L.L.C., is requesting that the Board compromise taxes, interest and penalties incurred for the following parcels:

<u>Parcel Number</u>	<u>Tax Years</u>	<u>Total Due on Parcel</u>	<u>Petitioner's Estimated Market Value</u>	<u>Total Compromised</u>
134-27-0040	1986-2021	\$ 706,035.72	\$114,345.00	\$ 591,690.72
134-27-0050	1986-2021	\$ 852,527.32	\$139,501.00	\$ 713,026.32
134-27-0060	1986-2021	\$ 798,608.16	\$130,680.00	\$ 667,928.16
134-27-0070	1986-2021	\$ 844,779.25	\$136,561.00	\$ 708,218.25
134-27-0090	1986-2021	\$ 668,485.26	\$113,365.00	\$ 555,120.26
Totals		\$3,870,435.71	\$634,452.00	\$3,235,983.71

Under A.R.S. §42-18124(A), the Board of Supervisors can compromise taxes, interest and penalties if it "appears to the [B]oard of [S]upervisors that [the] property is not worth the amount of taxes, interest, costs and penalties due or that the tax lien on the property would not sell for that amount."

Under A.R.S. §42-18124(D), "[i]f the [B]oard of [S]upervisors determines that property . . . is also substantially contaminated with hazardous substances or petroleum, the [B]oard may reduce the lien for the delinquent taxes, interest, costs and penalties." Under A.R.S. §42-18124(D)(1), "[t]he delinquent taxes, interest, costs and penalties may be reduced in an amount not to exceed the actual expenses to mitigate conditions at the property."

This request was forwarded to the Pima County Treasurer's Office for review. Please see the attached memorandum from the Pima County Treasurer regarding this matter.

Attachments:

- Notice of Hearing
- Pima County Treasurer's Review Letter
- Account Summaries
- Sterling Real Estate Investment, L.L.C., Submission



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April 7, 2022

Snell & Wilmer
Attn: Jay Jetter
One Arizona Center
400 E. Van Buren, Suite 1900
Phoenix, AZ 85004-2202

RE: Request for Compromising Taxes, Interest and Penalties – A.R.S. §42-18124

Dear Mr. Jetter:

Please be advised that your request for Compromising of Taxes, Interest and Penalties that was filed on behalf of Sterling Real Estate Investment, L.L.C., for Parcel Nos. 134-27-0040, 134-27-0050, 134-27-0060, 134-27-0070, and 134-27-0090, has been scheduled before the Pima County Board of Supervisors on Tuesday, April 19, 2022, at 9:00 a.m., or thereafter, at the following location:

Pima County Administration Building
Board of Supervisors Hearing Room
130 West Congress, 1st Floor
Tucson, AZ 85701

If you have any questions, please contact this office at 724-8449.

Sincerely,

A handwritten signature in black ink that reads "Melissa Manriquez".

Melissa Manriquez
Clerk of the Board




PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
Pima County Treasurer

240 North Stone Avenue
Tucson, AZ 85701-1199
(520) 724-8341

February 10, 2022

To: Honorable Chair and Members of the Board
Pima County Board of Supervisors

From: Beth Ford 
Pima County Treasurer


Re: Compromising Taxes, Interest and Penalties – Sterling Real Estate Investment, LLC.

The tax situation and these tax parcels are unique. The property is located roughly in the area of Prudence and Broadway. It was a City of Tucson landfill and consequently, it suffers from environmental contamination. The taxes go back to 1986 and have accrued almost \$4 million in taxes interest and penalties for the five parcels. Investors have not been interested in purchasing tax liens because of the environmental contamination and the amount due on the properties. The county has also declined to foreclose on the properties for the back taxes and then sell the properties because of the potential liability due to the environmental contamination.

My recommendation would be to obtain an independent appraisal for the properties and to negotiate a reasonable amount to compromise the taxes, interest and penalties due for these five parcels, with the condition that the property be developed. Given the current situation with the property, the county will never collect any of the delinquency related to these properties and hence, this property will continue to be unproductive. It would be beneficial to the community to have this property developed and to once again be a productive property. Although I do not want to encourage taxpayers to not fulfill their tax obligation, this is a very unique situation.

If you have any additional questions, please do not hesitate to contact me.

CC: Jan Leshar, Acting County Administrator.

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PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
Pima County Treasurer

240 North Stone Avenue
Tucson AZ, 85701-1199
(520) 724-8341

ACCOUNT BALANCE

STERLING REAL ESTATE INVESTMENT LLC
2121 E CRAWFORD PL
SALINA KS 67401-3719

ACCOUNT: 134270040
PROPERTY TYPE: Real Estate
PROPERTY LOCATION: No Location Data Available
LEGAL DESC: BROADWAY PROPER RESUB LOT 4

Account Balance as of March 21, 2022

Tax Year	Cert No	Interest Date	Interest Percent	Amount	Interest Due	Fees Due	Penalties Due	Total Due
1986 - 1		11/2/1986	16.0	2,326.11	13,181.29	0.00	232.61	15,740.01
1986 - 2		5/2/1987	16.0	2,326.11	12,995.20	0.00	0.00	15,321.31
1987 - 1		11/2/1987	16.0	3,689.99	20,319.54	0.00	369.00	24,378.53
1987 - 2		5/2/1988	16.0	3,689.99	20,024.35	0.00	0.00	23,714.34
1988 - 1		11/2/1988	16.0	4,893.38	26,163.27	0.00	489.34	31,545.99
1988 - 2		5/2/1989	16.0	4,893.38	25,771.80	0.00	0.00	30,665.18
1989 - 1		11/2/1989	16.0	4,763.82	24,708.35	0.00	476.38	29,948.55
1989 - 2		5/2/1990	16.0	4,763.82	24,327.24	0.00	0.00	29,091.06
1990 - 1		11/2/1990	16.0	5,067.09	25,470.57	0.00	506.71	31,044.37
1990 - 2		5/2/1991	16.0	5,067.09	25,065.21	0.00	0.00	30,132.30
1991 - 1		11/2/1991	16.0	5,490.89	26,722.33	0.00	549.09	32,762.31
1991 - 2		5/2/1992	16.0	5,490.89	26,283.06	0.00	0.00	31,773.95
1992 - 1		11/2/1992	16.0	2,918.85	13,738.05	0.00	291.89	16,948.79
1992 - 2		5/2/1993	16.0	2,918.85	13,504.55	0.00	0.00	16,423.40
1993 - 1		11/2/1993	16.0	3,048.17	13,859.01	0.00	304.82	17,212.00
1993 - 2		5/2/1994	16.0	3,048.17	13,615.16	0.00	0.00	16,663.33
1994 - 1		11/2/1994	16.0	3,185.96	13,975.74	0.00	318.60	17,480.30
1994 - 2		5/2/1995	16.0	3,185.96	13,720.87	0.00	0.00	16,906.83
1995 - 1		11/2/1995	16.0	3,214.99	13,588.69	0.00	321.50	17,125.18
1995 - 2		5/2/1996	16.0	3,214.99	13,331.49	0.00	0.00	16,546.48
1996 - 1		11/2/1996	16.0	3,229.76	13,134.36	0.00	322.98	16,687.10



PIMA COUNTY TREASURER'S OFFICE

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Pima County Treasurer

240 North Stone Avenue
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ACCOUNT BALANCE

1996 - 2		5/2/1997	16.0	3,229.76	12,875.98	0.00	0.00	16,105.74
1997 - 1		11/2/1997	16.0	3,099.72	12,109.57	0.00	309.97	15,519.26
1997 - 2		5/2/1998	16.0	3,099.72	11,861.60	0.00	0.00	14,961.32
1998 - 1		11/2/1998	16.0	3,091.70	11,583.57	0.00	309.17	14,984.44
1998 - 2		5/2/1999	16.0	3,091.70	11,336.23	0.00	0.00	14,427.93
1999 - 1		11/2/1999	16.0	3,184.64	11,422.24	0.00	318.46	14,925.34
1999 - 2		5/2/2000	16.0	3,184.64	11,167.47	0.00	0.00	14,352.11
2000 - 1		11/2/2000	16.0	3,282.06	11,246.53	0.00	328.21	14,856.80
2000 - 2		5/2/2001	16.0	3,282.06	10,983.96	0.00	0.00	14,266.02
2001 - 1		11/2/2001	16.0	982.81	3,210.51	0.00	98.28	4,291.60
2001 - 2		5/2/2002	16.0	982.81	3,131.89	0.00	0.00	4,114.70
2002 - 1		11/2/2002	16.0	949.35	2,949.31	0.00	94.94	3,993.60
2002 - 2		5/2/2003	16.0	949.35	2,873.37	0.00	0.00	3,822.72
2003 - 1		11/2/2003	16.0	917.60	2,703.86	0.00	91.76	3,713.22
2003 - 2		5/2/2004	16.0	917.60	2,630.45	0.00	0.00	3,548.05
2004 - 1		11/2/2004	16.0	887.84	2,474.11	0.00	88.78	3,450.73
2004 - 2		5/2/2005	16.0	887.84	2,403.09	0.00	0.00	3,290.93
2005 - 1		11/3/2005	16.0	862.60	2,265.76	0.00	86.26	3,214.62
2005 - 2		5/3/2006	16.0	862.60	2,196.75	0.00	0.00	3,059.35
2006 - 1		11/2/2006	16.0	803.65	1,982.34	0.00	80.36	2,866.35
2006 - 2		5/2/2007	16.0	803.64	1,918.02	0.00	0.00	2,721.66
2007 - 1		11/2/2007	16.0	764.85	1,764.25	0.00	76.48	2,605.58
2007 - 2		5/2/2008	16.0	764.84	1,703.04	0.00	0.00	2,467.88
2008 - 1		11/4/2008	16.0	707.05	1,517.80	0.00	70.71	2,295.56
2008 - 2		5/2/2009	16.0	707.05	1,461.24	0.00	0.00	2,168.29
2009 - 1		11/3/2009	16.0	689.65	1,370.10	0.00	68.96	2,128.71
2009 - 2		5/4/2010	16.0	689.64	1,314.91	0.00	0.00	2,004.55
2010 - 1		11/2/2010	16.0	709.24	1,295.55	0.00	70.92	2,075.71
2010 - 2		5/3/2011	16.0	709.24	1,238.81	0.00	0.00	1,948.05
2011 - 1		11/2/2011	16.0	768.03	1,280.05	0.00	76.80	2,124.88
2011 - 2		5/2/2012	16.0	768.02	1,218.59	0.00	0.00	1,986.61
2012 - 1		11/2/2012	16.0	798.75	1,203.45	0.00	79.87	2,082.07
2012 - 2		5/2/2013	16.0	798.74	1,139.54	0.00	0.00	1,938.28
2013 - 1		11/2/2013	16.0	838.54	1,129.23	0.00	83.85	2,051.62
2013 - 2		5/2/2014	16.0	838.53	1,062.14	0.00	0.00	1,900.67
2014 - 1		11/4/2014	16.0	879.36	1,043.51	0.00	87.94	2,010.81
2014 - 2		5/2/2015	16.0	879.35	973.15	0.00	0.00	1,852.50
2015 - 1		11/3/2015	16.0	889.78	913.51	0.00	88.98	1,892.27
2015 - 2		5/3/2016	16.0	889.78	842.33	0.00	0.00	1,732.11



PIMA COUNTY TREASURER'S OFFICE

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240 North Stone Avenue
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ACCOUNT BALANCE

2016 - 1		11/2/2016	16.0	819.83	710.52	0.00	81.98	1,612.33
2016 - 2		5/2/2017	16.0	819.83	644.93	0.00	0.00	1,464.76
2017 - 1		11/2/2017	16.0	808.69	571.47	0.00	80.87	1,461.03
2017 - 2		5/2/2018	16.0	808.68	506.77	0.00	0.00	1,315.45
2018 - 1		11/2/2018	16.0	774.54	423.42	0.00	77.45	1,275.41
2018 - 2		5/2/2019	16.0	774.53	361.45	0.00	0.00	1,135.98
2019 - 1		11/2/2019	16.0	791.79	306.16	0.00	79.18	1,177.13
2019 - 2		5/2/2020	16.0	791.78	242.81	0.00	0.00	1,034.59
2020 - 1		11/3/2020	16.0	802.45	181.89	0.00	80.25	1,064.59
2020 - 2		5/4/2021	16.0	802.45	117.69	0.00	0.00	920.14
2021 - 1		11/2/2021	16.0	827.60	55.17	0.00	0.00	882.77
2021 - 2		5/3/2022	16.0	827.59	0.00	0.00	0.00	827.59
Totals				\$143,522.15	\$555,420.22	\$0.00	\$7,093.35	\$706,035.72

If you have any questions about the items on this statement, please contact our offices.



PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
Pima County Treasurer

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ACCOUNT BALANCE

STERLING REAL ESTATE INVESTMENT LLC
2121 E CRAWFORD PL
SALINA KS 67401-3719

ACCOUNT: 134270050
PROPERTY TYPE: Real Estate
PROPERTY LOCATION: No Location Data Available
LEGAL DESC: BROADWAY PROPER RESUB LOT 5

Account Balance as of March 21, 2022

Tax Year	Cert No	Interest Date	Interest Percent	Amount	Interest Due	Fees Due	Penalties Due	Total Due
1986 - 1		11/2/1986	16.0	2,837.86	16,081.21	0.00	283.79	19,202.86
1986 - 2		5/2/1987	16.0	2,837.86	15,854.18	0.00	0.00	18,692.04
1987 - 1		11/2/1987	16.0	4,501.78	24,789.80	0.00	450.18	29,741.76
1987 - 2		5/2/1988	16.0	4,501.78	24,429.66	0.00	0.00	28,931.44
1988 - 1		11/2/1988	16.0	5,003.95	26,754.45	0.00	500.40	32,258.80
1988 - 2		5/2/1989	16.0	5,003.95	26,354.14	0.00	0.00	31,358.09
1989 - 1		11/2/1989	16.0	5,437.46	28,202.29	0.00	543.75	34,183.50
1989 - 2		5/2/1990	16.0	5,437.46	27,767.30	0.00	0.00	33,204.76
1990 - 1		11/2/1990	16.0	5,756.22	28,934.60	0.00	575.62	35,266.44
1990 - 2		5/2/1991	16.0	5,756.22	28,474.10	0.00	0.00	34,230.32
1991 - 1		11/2/1991	16.0	6,247.63	30,405.13	0.00	624.76	37,277.52
1991 - 2		5/2/1992	16.0	6,247.63	29,905.32	0.00	0.00	36,152.95
1992 - 1		11/2/1992	16.0	3,561.01	16,760.49	0.00	356.10	20,677.60
1992 - 2		5/2/1993	16.0	3,561.01	16,475.61	0.00	0.00	20,036.62
1993 - 1		11/2/1993	16.0	3,718.80	16,908.14	0.00	371.88	20,998.82
1993 - 2		5/2/1994	16.0	3,718.80	16,610.64	0.00	0.00	20,329.44
1994 - 1		11/2/1994	16.0	3,886.88	17,050.45	0.00	388.69	21,326.02
1994 - 2		5/2/1995	16.0	3,886.88	16,739.50	0.00	0.00	20,626.38
1995 - 1		11/2/1995	16.0	3,922.31	16,578.30	0.00	392.23	20,892.84
1995 - 2		5/2/1996	16.0	3,922.31	16,264.51	0.00	0.00	20,186.82
1996 - 1		11/2/1996	16.0	3,940.32	16,023.97	0.00	394.03	20,358.32



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ACCOUNT BALANCE

1996 - 2		5/2/1997	16.0	3,940.32	15,708.74	0.00	0.00	19,649.06
1997 - 1		11/2/1997	16.0	3,781.66	14,773.69	0.00	378.17	18,933.52
1997 - 2		5/2/1998	16.0	3,781.66	14,471.15	0.00	0.00	18,252.81
1998 - 1		11/2/1998	16.0	3,771.89	14,132.01	0.00	377.19	18,281.09
1998 - 2		5/2/1999	16.0	3,771.89	13,830.26	0.00	0.00	17,602.15
1999 - 1		11/2/1999	16.0	3,885.27	13,935.17	0.00	388.53	18,208.97
1999 - 2		5/2/2000	16.0	3,885.27	13,624.35	0.00	0.00	17,509.62
2000 - 1		11/2/2000	16.0	4,004.12	13,720.78	0.00	400.41	18,125.31
2000 - 2		5/2/2001	16.0	4,004.12	13,400.45	0.00	0.00	17,404.57
2001 - 1		11/2/2001	16.0	1,391.20	4,544.59	0.00	139.12	6,074.91
2001 - 2		5/2/2002	16.0	1,391.20	4,433.29	0.00	0.00	5,824.49
2002 - 1		11/2/2002	16.0	1,343.86	4,174.93	0.00	134.39	5,653.18
2002 - 2		5/2/2003	16.0	1,343.86	4,067.42	0.00	0.00	5,411.28
2003 - 1		11/2/2003	16.0	1,301.72	3,835.73	0.00	130.17	5,267.62
2003 - 2		5/2/2004	16.0	1,301.72	3,731.60	0.00	0.00	5,033.32
2004 - 1		11/2/2004	16.0	1,259.51	3,509.83	0.00	125.95	4,895.29
2004 - 2		5/2/2005	16.0	1,259.50	3,409.05	0.00	0.00	4,668.55
2005 - 1		11/3/2005	16.0	1,223.71	3,214.28	0.00	122.37	4,560.36
2005 - 2		5/3/2006	16.0	1,223.71	3,116.38	0.00	0.00	4,340.09
2006 - 1		11/2/2006	16.0	1,140.07	2,812.17	0.00	114.01	4,066.25
2006 - 2		5/2/2007	16.0	1,140.07	2,720.97	0.00	0.00	3,861.04
2007 - 1		11/2/2007	16.0	1,085.05	2,502.85	0.00	108.51	3,696.41
2007 - 2		5/2/2008	16.0	1,085.05	2,416.04	0.00	0.00	3,501.09
2008 - 1		11/4/2008	16.0	1,003.04	2,153.19	0.00	100.30	3,256.53
2008 - 2		5/2/2009	16.0	1,003.03	2,072.93	0.00	0.00	3,075.96
2009 - 1		11/3/2009	16.0	978.39	1,943.73	0.00	97.84	3,019.96
2009 - 2		5/4/2010	16.0	978.39	1,865.46	0.00	0.00	2,843.85
2010 - 1		11/2/2010	16.0	1,006.15	1,837.90	0.00	100.61	2,944.66
2010 - 2		5/3/2011	16.0	1,006.14	1,757.39	0.00	0.00	2,763.53
2011 - 1		11/2/2011	16.0	1,089.53	1,815.88	0.00	108.95	3,014.36
2011 - 2		5/2/2012	16.0	1,089.53	1,728.72	0.00	0.00	2,818.25
2012 - 1		11/2/2012	16.0	1,133.12	1,707.23	0.00	113.31	2,953.66
2012 - 2		5/2/2013	16.0	1,133.12	1,616.58	0.00	0.00	2,749.70
2013 - 1		11/2/2013	16.0	1,189.54	1,601.91	0.00	118.95	2,910.40
2013 - 2		5/2/2014	16.0	1,189.53	1,506.74	0.00	0.00	2,696.27
2014 - 1		11/4/2014	16.0	1,247.47	1,480.33	0.00	124.75	2,852.55
2014 - 2		5/2/2015	16.0	1,247.46	1,380.52	0.00	0.00	2,627.98
2015 - 1		11/3/2015	16.0	1,262.25	1,295.91	0.00	126.23	2,684.39
2015 - 2		5/3/2016	16.0	1,262.25	1,194.93	0.00	0.00	2,457.18



PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
Pima County Treasurer

240 North Stone Avenue
Tucson AZ, 85701-1199
(520) 724-8341

ACCOUNT BALANCE

2016 - 1		11/2/2016	16.0	1,162.97	1,007.91	0.00	116.30	2,287.18
2016 - 2		5/2/2017	16.0	1,162.96	914.86	0.00	0.00	2,077.82
2017 - 1		11/2/2017	16.0	1,147.17	810.67	0.00	114.72	2,072.56
2017 - 2		5/2/2018	16.0	1,147.17	718.89	0.00	0.00	1,866.06
2018 - 1		11/2/2018	16.0	1,098.72	600.63	0.00	109.87	1,809.22
2018 - 2		5/2/2019	16.0	1,098.71	512.73	0.00	0.00	1,611.44
2019 - 1		11/2/2019	16.0	1,123.30	434.34	0.00	112.33	1,669.97
2019 - 2		5/2/2020	16.0	1,123.30	344.48	0.00	0.00	1,467.78
2020 - 1		11/3/2020	16.0	1,138.33	258.02	0.00	113.83	1,510.18
2020 - 2		5/4/2021	16.0	1,138.32	166.95	0.00	0.00	1,305.27
2021 - 1		11/2/2021	16.0	1,174.01	78.27	0.00	0.00	1,252.28
2021 - 2		5/3/2022	16.0	1,174.01	0.00	0.00	0.00	1,174.01
Totals				\$177,512.46	\$666,256.62	\$0.00	\$8,758.24	\$852,527.32

If you have any questions about the items on this statement, please contact our offices.



PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
Pima County Treasurer

240 North Stone Avenue
Tucson AZ, 85701-1199
(520) 724-8341

ACCOUNT BALANCE

STERLING REAL ESTATE INVESTMENT LLC
2121 E CRAWFORD PL
SALINA KS 67401-3719

ACCOUNT: 134270060
PROPERTY TYPE: Real Estate
PROPERTY LOCATION: No Location Data Available
LEGAL DESC: BROADWAY PROPER RESUB LOT 6

Account Balance as of March 21, 2022

Tax Year	Cert No	Interest Date	Interest Percent	Amount	Interest Due	Fees Due	Penalties Due	Total Due
1986 - 1		11/2/1986	16.0	2,656.89	15,055.71	0.00	265.69	17,978.29
1986 - 2		5/2/1987	16.0	2,656.89	14,843.16	0.00	0.00	17,500.05
1987 - 1		11/2/1987	16.0	4,216.34	23,217.98	0.00	421.63	27,855.95
1987 - 2		5/2/1988	16.0	4,216.34	22,880.67	0.00	0.00	27,097.01
1988 - 1		11/2/1988	16.0	4,686.95	25,059.56	0.00	468.70	30,215.21
1988 - 2		5/2/1989	16.0	4,686.95	24,684.60	0.00	0.00	29,371.55
1989 - 1		11/2/1989	16.0	5,093.23	26,416.89	0.00	509.32	32,019.44
1989 - 2		5/2/1990	16.0	5,093.23	26,009.43	0.00	0.00	31,102.66
1990 - 1		11/2/1990	16.0	5,391.78	27,102.68	0.00	539.18	33,033.64
1990 - 2		5/2/1991	16.0	5,391.78	26,671.34	0.00	0.00	32,063.12
1991 - 1		11/2/1991	16.0	5,852.03	28,479.88	0.00	585.20	34,917.11
1991 - 2		5/2/1992	16.0	5,852.03	28,011.72	0.00	0.00	33,863.75
1992 - 1		11/2/1992	16.0	3,335.90	15,700.97	0.00	333.59	19,370.46
1992 - 2		5/2/1993	16.0	3,335.90	15,434.10	0.00	0.00	18,770.00
1993 - 1		11/2/1993	16.0	3,483.69	15,839.18	0.00	348.37	19,671.24
1993 - 2		5/2/1994	16.0	3,483.69	15,560.48	0.00	0.00	19,044.17
1994 - 1		11/2/1994	16.0	3,641.16	15,972.56	0.00	364.12	19,977.84
1994 - 2		5/2/1995	16.0	3,641.16	15,681.26	0.00	0.00	19,322.42
1995 - 1		11/2/1995	16.0	3,674.36	15,530.29	0.00	367.44	19,572.09
1995 - 2		5/2/1996	16.0	3,674.36	15,236.35	0.00	0.00	18,910.71
1996 - 1		11/2/1996	16.0	3,691.23	15,011.00	0.00	369.12	19,071.35



PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
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240 North Stone Avenue
Tucson AZ, 85701-1199
(520) 724-8341

ACCOUNT BALANCE

1996 - 2		5/2/1997	16.0	3,691.23	14,715.70	0.00	0.00	18,406.93
1997 - 1		11/2/1997	16.0	3,542.60	13,839.76	0.00	354.26	17,736.62
1997 - 2		5/2/1998	16.0	3,542.60	13,556.35	0.00	0.00	17,098.95
1998 - 1		11/2/1998	16.0	3,533.44	13,238.62	0.00	353.34	17,125.40
1998 - 2		5/2/1999	16.0	3,533.44	12,955.95	0.00	0.00	16,489.39
1999 - 1		11/2/1999	16.0	3,639.66	13,054.25	0.00	363.97	17,057.88
1999 - 2		5/2/2000	16.0	3,639.66	12,763.07	0.00	0.00	16,402.73
2000 - 1		11/2/2000	16.0	3,751.01	12,853.46	0.00	375.10	16,979.57
2000 - 2		5/2/2001	16.0	3,751.01	12,553.38	0.00	0.00	16,304.39
2001 - 1		11/2/2001	16.0	1,305.51	4,264.67	0.00	130.55	5,700.73
2001 - 2		5/2/2002	16.0	1,305.51	4,160.23	0.00	0.00	5,465.74
2002 - 1		11/2/2002	16.0	1,261.08	3,917.76	0.00	126.11	5,304.95
2002 - 2		5/2/2003	16.0	1,261.08	3,816.87	0.00	0.00	5,077.95
2003 - 1		11/2/2003	16.0	1,219.40	3,593.17	0.00	121.94	4,934.51
2003 - 2		5/2/2004	16.0	1,219.40	3,495.61	0.00	0.00	4,715.01
2004 - 1		11/2/2004	16.0	1,179.86	3,287.88	0.00	117.99	4,585.73
2004 - 2		5/2/2005	16.0	1,179.86	3,193.49	0.00	0.00	4,373.35
2005 - 1		11/3/2005	16.0	1,146.31	3,010.97	0.00	114.63	4,271.91
2005 - 2		5/3/2006	16.0	1,146.30	2,919.24	0.00	0.00	4,065.54
2006 - 1		11/2/2006	16.0	1,067.98	2,634.35	0.00	106.80	3,809.13
2006 - 2		5/2/2007	16.0	1,067.97	2,548.89	0.00	0.00	3,616.86
2007 - 1		11/2/2007	16.0	1,016.45	2,344.61	0.00	101.64	3,462.70
2007 - 2		5/2/2008	16.0	1,016.44	2,263.27	0.00	0.00	3,279.71
2008 - 1		11/4/2008	16.0	939.62	2,017.05	0.00	93.96	3,050.63
2008 - 2		5/2/2009	16.0	939.61	1,941.86	0.00	0.00	2,881.47
2009 - 1		11/3/2009	16.0	916.52	1,820.82	0.00	91.65	2,828.99
2009 - 2		5/4/2010	16.0	916.52	1,747.50	0.00	0.00	2,664.02
2010 - 1		11/2/2010	16.0	942.53	1,721.69	0.00	94.25	2,758.47
2010 - 2		5/3/2011	16.0	942.53	1,646.29	0.00	0.00	2,588.82
2011 - 1		11/2/2011	16.0	1,020.66	1,701.10	0.00	102.07	2,823.83
2011 - 2		5/2/2012	16.0	1,020.66	1,619.45	0.00	0.00	2,640.11
2012 - 1		11/2/2012	16.0	1,061.48	1,599.30	0.00	106.15	2,766.93
2012 - 2		5/2/2013	16.0	1,061.47	1,514.36	0.00	0.00	2,575.83
2013 - 1		11/2/2013	16.0	1,114.33	1,500.63	0.00	111.43	2,726.39
2013 - 2		5/2/2014	16.0	1,114.33	1,411.48	0.00	0.00	2,525.81
2014 - 1		11/4/2014	16.0	1,168.59	1,386.73	0.00	116.86	2,672.18
2014 - 2		5/2/2015	16.0	1,168.59	1,293.24	0.00	0.00	2,461.83
2015 - 1		11/3/2015	16.0	1,182.43	1,213.96	0.00	118.24	2,514.63
2015 - 2		5/3/2016	16.0	1,182.43	1,119.37	0.00	0.00	2,301.80



PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
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240 North Stone Avenue
Tucson AZ, 85701-1199
(520) 724-8341

ACCOUNT BALANCE

2016 - 1		11/2/2016	16.0	1,089.46	944.20	0.00	108.95	2,142.61
2016 - 2		5/2/2017	16.0	1,089.45	857.03	0.00	0.00	1,946.48
2017 - 1		11/2/2017	16.0	1,074.63	759.41	0.00	107.46	1,941.50
2017 - 2		5/2/2018	16.0	1,074.63	673.43	0.00	0.00	1,748.06
2018 - 1		11/2/2018	16.0	1,029.27	562.67	0.00	102.93	1,694.87
2018 - 2		5/2/2019	16.0	1,029.26	480.32	0.00	0.00	1,509.58
2019 - 1		11/2/2019	16.0	1,052.23	406.86	0.00	105.22	1,564.31
2019 - 2		5/2/2020	16.0	1,052.22	322.68	0.00	0.00	1,374.90
2020 - 1		11/3/2020	16.0	1,066.36	241.71	0.00	106.64	1,414.71
2020 - 2		5/4/2021	16.0	1,066.35	156.40	0.00	0.00	1,222.75
2021 - 1		11/2/2021	16.0	1,099.80	73.32	0.00	0.00	1,173.12
2021 - 2		5/3/2022	16.0	1,099.79	0.00	0.00	0.00	1,099.79
Totals				\$166,289.44	\$624,114.22	\$0.00	\$8,204.50	\$798,608.16

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PIMA COUNTY TREASURER'S OFFICE

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240 North Stone Avenue
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ACCOUNT BALANCE

STERLING REAL ESTATE INVESTMENT LLC
2121 E CRAWFORD PL
SALINA KS 67401-3719

ACCOUNT: 134270070
PROPERTY TYPE: Real Estate
PROPERTY LOCATION: No Location Data Available
LEGAL DESC: BROADWAY PROPER RESUB LOT 7

Account Balance as of March 21, 2022

Tax Year	Cert No	Interest Date	Interest Percent	Amount	Interest Due	Fees Due	Penalties Due	Total Due
1986 - 1		11/2/1986	16.0	2,778.02	15,742.11	0.00	277.80	18,797.93
1986 - 2		5/2/1987	16.0	2,778.02	15,519.87	0.00	0.00	18,297.89
1987 - 1		11/2/1987	16.0	4,405.65	24,260.45	0.00	440.57	29,106.67
1987 - 2		5/2/1988	16.0	4,405.65	23,907.99	0.00	0.00	28,313.64
1988 - 1		11/2/1988	16.0	4,898.16	26,188.83	0.00	489.82	31,576.81
1988 - 2		5/2/1989	16.0	4,898.16	25,796.98	0.00	0.00	30,695.14
1989 - 1		11/2/1989	16.0	5,322.64	27,606.76	0.00	532.26	33,461.66
1989 - 2		5/2/1990	16.0	5,322.64	27,180.95	0.00	0.00	32,503.59
1990 - 1		11/2/1990	16.0	5,634.57	28,323.11	0.00	563.46	34,521.14
1990 - 2		5/2/1991	16.0	5,634.57	27,872.34	0.00	0.00	33,506.91
1991 - 1		11/2/1991	16.0	6,115.60	29,762.59	0.00	611.56	36,489.75
1991 - 2		5/2/1992	16.0	6,115.60	29,273.34	0.00	0.00	35,388.94
1992 - 1		11/2/1992	16.0	3,486.02	16,407.53	0.00	348.60	20,242.15
1992 - 2		5/2/1993	16.0	3,486.02	16,128.65	0.00	0.00	19,614.67
1993 - 1		11/2/1993	16.0	3,640.48	16,552.05	0.00	364.05	20,556.58
1993 - 2		5/2/1994	16.0	3,640.48	16,260.81	0.00	0.00	19,901.29
1994 - 1		11/2/1994	16.0	3,805.03	16,691.40	0.00	380.50	20,876.93
1994 - 2		5/2/1995	16.0	3,805.03	16,387.00	0.00	0.00	20,192.03
1995 - 1		11/2/1995	16.0	3,839.71	16,229.17	0.00	383.97	20,452.85
1995 - 2		5/2/1996	16.0	3,839.71	15,922.00	0.00	0.00	19,761.71
1996 - 1		11/2/1996	16.0	3,857.35	15,686.56	0.00	385.74	19,929.65



PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
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240 North Stone Avenue
Tucson AZ, 85701-1199
(520) 724-8341

ACCOUNT BALANCE

1996 - 2		5/2/1997	16.0	3,857.35	15,377.97	0.00	0.00	19,235.32
1997 - 1		11/2/1997	16.0	3,702.02	14,462.56	0.00	370.20	18,534.78
1997 - 2		5/2/1998	16.0	3,702.02	14,166.40	0.00	0.00	17,868.42
1998 - 1		11/2/1998	16.0	3,692.46	13,834.42	0.00	369.25	17,896.13
1998 - 2		5/2/1999	16.0	3,692.46	13,539.02	0.00	0.00	17,231.48
1999 - 1		11/2/1999	16.0	3,803.46	13,641.74	0.00	380.35	17,825.55
1999 - 2		5/2/2000	16.0	3,803.46	13,337.47	0.00	0.00	17,140.93
2000 - 1		11/2/2000	16.0	3,919.81	13,431.88	0.00	391.98	17,743.67
2000 - 2		5/2/2001	16.0	3,919.81	13,118.30	0.00	0.00	17,038.11
2001 - 1		11/2/2001	16.0	1,478.18	4,828.72	0.00	147.82	6,454.72
2001 - 2		5/2/2002	16.0	1,478.18	4,710.47	0.00	0.00	6,188.65
2002 - 1		11/2/2002	16.0	1,427.87	4,435.92	0.00	142.79	6,006.58
2002 - 2		5/2/2003	16.0	1,427.87	4,321.69	0.00	0.00	5,749.56
2003 - 1		11/2/2003	16.0	1,376.25	4,055.35	0.00	137.63	5,569.23
2003 - 2		5/2/2004	16.0	1,376.25	3,945.25	0.00	0.00	5,321.50
2004 - 1		11/2/2004	16.0	1,331.63	3,710.81	0.00	133.16	5,175.60
2004 - 2		5/2/2005	16.0	1,331.62	3,604.25	0.00	0.00	4,935.87
2005 - 1		11/3/2005	16.0	1,293.77	3,398.30	0.00	129.38	4,821.45
2005 - 2		5/3/2006	16.0	1,293.77	3,294.80	0.00	0.00	4,588.57
2006 - 1		11/2/2006	16.0	1,205.35	2,973.20	0.00	120.54	4,299.09
2006 - 2		5/2/2007	16.0	1,205.35	2,876.77	0.00	0.00	4,082.12
2007 - 1		11/2/2007	16.0	1,147.17	2,646.14	0.00	114.72	3,908.03
2007 - 2		5/2/2008	16.0	1,147.17	2,554.37	0.00	0.00	3,701.54
2008 - 1		11/4/2008	16.0	1,060.48	2,276.50	0.00	106.05	3,443.03
2008 - 2		5/2/2009	16.0	1,060.48	2,191.66	0.00	0.00	3,252.14
2009 - 1		11/3/2009	16.0	1,034.42	2,055.05	0.00	103.44	3,192.91
2009 - 2		5/4/2010	16.0	1,034.41	1,972.28	0.00	0.00	3,006.69
2010 - 1		11/2/2010	16.0	1,063.77	1,943.15	0.00	106.38	3,113.30
2010 - 2		5/3/2011	16.0	1,063.77	1,858.05	0.00	0.00	2,921.82
2011 - 1		11/2/2011	16.0	1,151.94	1,919.90	0.00	115.19	3,187.03
2011 - 2		5/2/2012	16.0	1,151.94	1,827.74	0.00	0.00	2,979.68
2012 - 1		11/2/2012	16.0	1,198.04	1,805.05	0.00	119.80	3,122.89
2012 - 2		5/2/2013	16.0	1,198.03	1,709.19	0.00	0.00	2,907.22
2013 - 1		11/2/2013	16.0	1,257.68	1,693.68	0.00	125.77	3,077.13
2013 - 2		5/2/2014	16.0	1,257.68	1,593.06	0.00	0.00	2,850.74
2014 - 1		11/4/2014	16.0	1,318.90	1,565.09	0.00	131.89	3,015.88
2014 - 2		5/2/2015	16.0	1,318.90	1,459.58	0.00	0.00	2,778.48
2015 - 1		11/3/2015	16.0	1,334.56	1,370.15	0.00	133.46	2,838.17
2015 - 2		5/3/2016	16.0	1,334.55	1,263.37	0.00	0.00	2,597.92



PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
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240 North Stone Avenue
Tucson AZ, 85701-1199
(520) 724-8341

ACCOUNT BALANCE

2016 - 1		11/2/2016	16.0	1,229.58	1,065.64	0.00	122.96	2,418.18
2016 - 2		5/2/2017	16.0	1,229.57	967.26	0.00	0.00	2,196.83
2017 - 1		11/2/2017	16.0	1,212.86	857.09	0.00	121.29	2,191.24
2017 - 2		5/2/2018	16.0	1,212.86	760.06	0.00	0.00	1,972.92
2018 - 1		11/2/2018	16.0	1,161.64	635.03	0.00	116.16	1,912.83
2018 - 2		5/2/2019	16.0	1,161.63	542.09	0.00	0.00	1,703.72
2019 - 1		11/2/2019	16.0	1,152.03	445.45	0.00	115.20	1,712.68
2019 - 2		5/2/2020	16.0	1,152.02	353.29	0.00	0.00	1,505.31
2020 - 1		11/3/2020	16.0	1,167.40	264.61	0.00	116.74	1,548.75
2020 - 2		5/4/2021	16.0	1,167.39	171.22	0.00	0.00	1,338.61
2021 - 1		11/2/2021	16.0	1,204.03	80.27	0.00	0.00	1,284.30
2021 - 2		5/3/2022	16.0	1,204.02	0.00	0.00	0.00	1,204.02
Totals				\$177,416.97	\$658,611.80	\$0.00	\$8,750.48	\$844,779.25

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PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
Pima County Treasurer

240 North Stone Avenue
Tucson AZ, 85701-1199
(520) 724-8341

ACCOUNT BALANCE

STERLING REAL ESTATE INVESTMENT LLC
2121 E CRAWFORD PL
SALINA KS 67401-3719

ACCOUNT: 134270090
PROPERTY TYPE: Real Estate
PROPERTY LOCATION: No Location Data Available
LEGAL DESC: BROADWAY PROPER RESUB LOT 9

Account Balance as of March 21, 2022

Tax Year	Cert No	Interest Date	Interest Percent	Amount	Interest Due	Fees Due	Penalties Due	Total Due
1986 - 1		11/2/1986	16.0	2,306.15	13,068.18	0.00	230.62	15,604.95
1986 - 2		5/2/1987	16.0	2,306.15	12,883.69	0.00	0.00	15,189.84
1987 - 1		11/2/1987	16.0	3,658.33	20,145.20	0.00	365.83	24,169.36
1987 - 2		5/2/1988	16.0	3,658.33	19,852.54	0.00	0.00	23,510.87
1988 - 1		11/2/1988	16.0	4,066.47	21,742.06	0.00	406.65	26,215.18
1988 - 2		5/2/1989	16.0	4,066.47	21,416.74	0.00	0.00	25,483.21
1989 - 1		11/2/1989	16.0	4,121.46	21,376.64	0.00	412.15	25,910.25
1989 - 2		5/2/1990	16.0	4,121.46	21,046.92	0.00	0.00	25,168.38
1990 - 1		11/2/1990	16.0	4,397.52	22,104.87	0.00	439.75	26,942.14
1990 - 2		5/2/1991	16.0	4,397.52	21,753.07	0.00	0.00	26,150.59
1991 - 1		11/2/1991	16.0	4,536.49	22,077.58	0.00	453.65	27,067.72
1991 - 2		5/2/1992	16.0	4,536.49	21,714.67	0.00	0.00	26,251.16
1992 - 1		11/2/1992	16.0	2,893.88	13,620.53	0.00	289.39	16,803.80
1992 - 2		5/2/1993	16.0	2,893.88	13,389.02	0.00	0.00	16,282.90
1993 - 1		11/2/1993	16.0	3,022.10	13,740.48	0.00	302.21	17,064.79
1993 - 2		5/2/1994	16.0	3,022.10	13,498.71	0.00	0.00	16,520.81
1994 - 1		11/2/1994	16.0	3,158.70	13,856.16	0.00	315.87	17,330.73
1994 - 2		5/2/1995	16.0	3,158.70	13,603.47	0.00	0.00	16,762.17
1995 - 1		11/2/1995	16.0	3,187.48	13,472.42	0.00	318.75	16,978.65
1995 - 2		5/2/1996	16.0	3,187.48	13,217.42	0.00	0.00	16,404.90
1996 - 1		11/2/1996	16.0	3,202.13	13,022.00	0.00	320.21	16,544.34



PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
Pima County Treasurer

240 North Stone Avenue
Tucson AZ, 85701-1199
(520) 724-8341

ACCOUNT BALANCE

1996 - 2		5/2/1997	16.0	3,202.13	12,765.82	0.00	0.00	15,967.95
1997 - 1		11/2/1997	16.0	3,073.20	12,005.97	0.00	307.32	15,386.49
1997 - 2		5/2/1998	16.0	3,073.20	11,760.11	0.00	0.00	14,833.31
1998 - 1		11/2/1998	16.0	3,065.25	11,484.47	0.00	306.53	14,856.25
1998 - 2		5/2/1999	16.0	3,065.25	11,239.25	0.00	0.00	14,304.50
1999 - 1		11/2/1999	16.0	3,157.40	11,324.54	0.00	315.74	14,797.68
1999 - 2		5/2/2000	16.0	3,157.40	11,071.95	0.00	0.00	14,229.35
2000 - 1		11/2/2000	16.0	3,253.99	11,150.34	0.00	325.40	14,729.73
2000 - 2		5/2/2001	16.0	3,253.99	10,890.02	0.00	0.00	14,144.01
2001 - 1		11/2/2001	16.0	1,010.10	3,299.66	0.00	101.01	4,410.77
2001 - 2		5/2/2002	16.0	1,010.10	3,218.85	0.00	0.00	4,228.95
2002 - 1		11/2/2002	16.0	975.71	3,031.21	0.00	97.57	4,104.49
2002 - 2		5/2/2003	16.0	975.71	2,953.15	0.00	0.00	3,928.86
2003 - 1		11/2/2003	16.0	952.05	2,805.37	0.00	95.21	3,852.63
2003 - 2		5/2/2004	16.0	952.05	2,729.21	0.00	0.00	3,681.26
2004 - 1		11/2/2004	16.0	921.19	2,567.05	0.00	92.12	3,580.36
2004 - 2		5/2/2005	16.0	921.18	2,493.33	0.00	0.00	3,414.51
2005 - 1		11/3/2005	16.0	894.99	2,350.84	0.00	89.50	3,335.33
2005 - 2		5/3/2006	16.0	894.99	2,279.24	0.00	0.00	3,174.23
2006 - 1		11/2/2006	16.0	833.83	2,056.78	0.00	83.38	2,973.99
2006 - 2		5/2/2007	16.0	833.82	1,990.05	0.00	0.00	2,823.87
2007 - 1		11/2/2007	16.0	793.58	1,830.52	0.00	79.36	2,703.46
2007 - 2		5/2/2008	16.0	793.58	1,767.04	0.00	0.00	2,560.62
2008 - 1		11/4/2008	16.0	733.60	1,574.79	0.00	73.36	2,381.75
2008 - 2		5/2/2009	16.0	733.60	1,516.11	0.00	0.00	2,249.71
2009 - 1		11/3/2009	16.0	715.58	1,421.62	0.00	71.56	2,208.76
2009 - 2		5/4/2010	16.0	715.58	1,364.37	0.00	0.00	2,079.95
2010 - 1		11/2/2010	16.0	735.89	1,344.23	0.00	73.59	2,153.71
2010 - 2		5/3/2011	16.0	735.89	1,285.35	0.00	0.00	2,021.24
2011 - 1		11/2/2011	16.0	796.88	1,328.13	0.00	79.69	2,204.70
2011 - 2		5/2/2012	16.0	796.87	1,264.37	0.00	0.00	2,061.24
2012 - 1		11/2/2012	16.0	828.75	1,248.65	0.00	82.88	2,160.28
2012 - 2		5/2/2013	16.0	828.75	1,182.35	0.00	0.00	2,011.10
2013 - 1		11/2/2013	16.0	870.03	1,171.64	0.00	87.00	2,128.67
2013 - 2		5/2/2014	16.0	870.03	1,102.04	0.00	0.00	1,972.07
2014 - 1		11/4/2014	16.0	912.38	1,082.69	0.00	91.24	2,086.31
2014 - 2		5/2/2015	16.0	912.38	1,009.70	0.00	0.00	1,922.08
2015 - 1		11/3/2015	16.0	923.22	947.84	0.00	92.32	1,963.38
2015 - 2		5/3/2016	16.0	923.21	873.97	0.00	0.00	1,797.18



PIMA COUNTY TREASURER'S OFFICE

Beth Ford, CPA
Pima County Treasurer

240 North Stone Avenue
Tucson AZ, 85701-1199
(520) 724-8341

ACCOUNT BALANCE

2016 - 1		11/2/2016	16.0	850.61	737.20	0.00	85.06	1,672.87
2016 - 2		5/2/2017	16.0	850.60	669.14	0.00	0.00	1,519.74
2017 - 1		11/2/2017	16.0	839.05	592.93	0.00	83.90	1,515.88
2017 - 2		5/2/2018	16.0	839.04	525.80	0.00	0.00	1,364.84
2018 - 1		11/2/2018	16.0	803.61	439.31	0.00	80.36	1,323.28
2018 - 2		5/2/2019	16.0	803.60	375.01	0.00	0.00	1,178.61
2019 - 1		11/2/2019	16.0	821.56	317.67	0.00	82.16	1,221.39
2019 - 2		5/2/2020	16.0	821.55	251.94	0.00	0.00	1,073.49
2020 - 1		11/3/2020	16.0	832.56	188.71	0.00	83.26	1,104.53
2020 - 2		5/4/2021	16.0	832.55	122.11	0.00	0.00	954.66
2021 - 1		11/2/2021	16.0	858.63	57.24	0.00	0.00	915.87
2021 - 2		5/3/2022	16.0	858.63	0.00	0.00	0.00	858.63
Totals				\$138,008.61	\$523,662.05	\$0.00	\$6,814.60	\$668,485.26

If you have any questions about the items on this statement, please contact our offices.

Snell & Wilmer

ONE ARIZONA CENTER
400 E. VAN BUREN, SUITE 1900
PHOENIX, AZ 85004-2202
602.382.6000 P
602.382.6070 F

Jay Jetter
(602) 382-6842
jjetter@swlaw.com

December 1, 2021

VIA EMAIL

Jan.Lesher@pima.gov

Jan Lesher
Pima County Chief Deputy County Administrator
115 N. Church Avenue, Suite 231
Tucson, AZ 85701

Re: *Broadway Road Property – Continued Settlement Discussions*

Dear Ms. Lesher:

As you know, we have recently been retained by Sterling Real Estate Investment, LLC, (“Sterling”) to resolve its long-standing property tax issue in Pima County. Sterling had been engaged in settlement discussions with County Administrator Huckelberry through previous counsel earlier this year. We appreciate your willingness to continue the discussions, and to this end, we are hereby submitting *Applications for Compromising Taxes, Interest, and Penalty Pursuant to A.R.S. § 42-18124* with supporting documentation for each of the five parcels at issue as instructed by Mr. Huckelberry’s December 7, 2020 response and as reiterated in your November 11, 2021 email correspondence to us.

We would also like to take this opportunity to provide more background and history of the parcels and what makes them more unique and fitting for compromise. Sterling owns five semi-contiguous parcels of real estate totaling approximately 18 acres near the corner of East Broadway Road and South Prudence Road in Tucson, Arizona (the “Property”). The five parcels have different zoning classifications: Two parcels are zoned O-3 (Office); one is zoned R-3 (Urban Residential); one is zoned C-3 (Commercial), and one is zoned OCR-2 (Office / Commercial/Residential).

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ML

Snell & Wilmer

Jan Leshner
December 1, 2021
Page 2

The Property was a City of Tucson landfill until about 40 years ago and was acquired by Sterling in a municipal improvement lien or “street lien” foreclosure. Sterling had purchased a “paving improvement” certificate or “street lien” in 1993. At the time of the purchase, the property had been accruing property taxes since 1986. Since a “street lien” is subordinate to real property tax liens, Sterling purchased the street lien subject to the then-outstanding real property taxes. Presumably, the property taxes were never paid by previous tax certificate investors because they were not interested in paying taxes on property with significant environmental liability. So, the property taxes continued to accrue on the books of the county.

When Sterling foreclosed its interest in the “street lien” in 1998, it took title to the property subject to all the accrued property taxes. Soon after Sterling acquired the Property, it discovered substantial environmental issues by the Property’s prior use as a landfill for the City of Tucson. Because of the environmental issues, Sterling entered into a Consent Decree in 2000 whereby it paid \$75,000 in exchange for a covenant not to sue and a release of all claims that could be made by the Arizona Department of Environmental Quality (“ADEQ”) under the Federal Superfund laws.

Most prospective developers are wary of the Property’s past use by the City as a landfill and the attendant environmental risks. Even for those developers that are interested in the site once its historical use is disclosed, many have additional reservations with the added costs the site poses for future development, such as initial and ongoing environmental testing, diligence related to inspections prior to the purchase, engineering testing for soil stability and settlement, and construction costs to ameliorate potential design or contamination risks.

Given the high development costs and general developer reticence toward the Property, Sterling has frequently balked at Pima County’s valuation of the site for purposes of property tax assessment. To its credit, the Pima County Assessor and / or the Board of Equalization has agreed, on a few occasions, that its former valuations were inflated and reduced the Property’s valuation.¹ However, and importantly, Pima County would not retroactively abate any prior year tax liabilities.

In short, the Property’s vacancy and continued property tax issues are unrelated to anything attributable to its current owner, Sterling. We believe it is in the best interests of all interested parties for the Property to be developed, put to productive use, and to generate substantial future tax revenue (i.e., not only property tax, but also transaction privilege tax, corporate income tax, etc.) going forward for the state and local government jurisdictions.

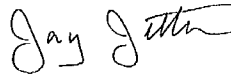
¹ For example, the property tax assessment for each of the parcels in 1991 totaled \$55,637.68. The same unimproved, vacant parcels of land were assessed a tax in 2020 that totaled \$10,014.15.

Snell & Wilmer

Jan Lesher
December 1, 2021
Page 3

Thank you again for your willingness to work with us on this matter, and hopefully the Applications, supporting documentation, and this accompanying letter will facilitate a mutually beneficially resolution.

Snell & Wilmer

A handwritten signature in cursive script that reads "Jay Jetter".

Jay Jetter



Pima County Board of Supervisors

COMPROMISING TAXES, INTEREST AND PENALTIES
Pursuant to A.R.S. §42-18124

Name and Address of Applicant:

Date: 11/30/2021

Sterling Real Estate Investment, LLC

Last Name

First Name

2121 E. Crawford Place

Salina

KS

67401

Address

City

State

Zip

(785) 827-0910

lee.legleiter@boulderfunds.net

Phone Number

Email Address

Is the Petitioner: (select one) [X] Property Owner

[] Certificate Holder (Bidder number required)

Bidder Number:

Parcel Address:

Parcel Number: 134-27-0040

State Code:

Certificate of Purchase No.:

Please complete the following questions:

1. Total due on Parcel: \$698,345.08 2. Estimated market value: \$114,345

3. How was market value determined: 2022 FCV obtained from Pima County Assessor's website.

4. Assessor's full cash value (if using a different value, provide documentation): \$114,345

5. If you are not the property owner indicate why you are requesting the compromise:

Signed,

[Signature] Assistant Manager

Please return this form and any documentation to:

Pima County Clerk of the Board of Supervisors

130 W. Congress St., 1st Floor

Tucson, AZ 85701

or

Email to: COB_mail@pima.gov

Vertical stamp: JUN 11 10:00 AM '15 PCLK OF DD

Parcel Number: 134-27-0040

Property Address

Street Number	Street Direction	Street Name	Location
----------------------	-------------------------	--------------------	-----------------

Contact Information

Property Owner Information:

STERLING REAL ESTATE INVESTMENT LLC
 2121 E CRAWFORD PL
 SALINA KS

67401-3719

Property Description:

BROADWAY PROPER RESUB LOT 4

Valuation Data

Property Appraiser: Linda Chabot Phone: (520) 724-7422

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2021	VACANT/AG/GOLF (2)	15.0	\$114,345	\$0	\$114,345	\$75,892	\$11,384
2022	VACANT/AG/GOLF (2)	15.0	\$114,345	\$0	\$114,345	\$79,687	\$11,953

Property Information

Township:	14.0	Section:	17	Range:	15.0E
Map:	39	Plat:	87	Block:	
Tract:		Land Measure:	152,460.00F	Lot:	00004
Census Tract:	4010	File Id:	1	Group Code:	000
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	9/9/2014

Valuation Area

District Supervisor: MATT HEINZ District No: 2

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
8	2111037 DEL	20401001	39087 DEL	15

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20031010095	12058	309	5/27/2003	QCDEED
20000810073	11285	233	4/26/2000	
19980580678	10781	1770	4/23/1998	

Notes (3)

Created: 4/2/2014 update 4DUC from 0011 to 0021. No change to class/ratio.
Modified: 4/2/2014

Created: 2/11/2008 old land fill
Modified: 2/11/2008

Created: 11/26/2002 Court Case TX99-00323 Summary Judgment granted and case dismissed 4-20-01 DB#1967
Modified: 11/26/2002

If you have any questions, please call our office at (520) 724-8341.

Real Estate Tax : 134270040 As Of Date: 11/18/2021

Property Details

TAXPAYER NAME/ADDRESS	PROPERTY ADDRESS	LEGAL DESCRIPTION
STERLING REAL ESTATE INVESTMENT LLC	NO LOCATION DATA AVAILABLE	BROADWAY PROPER RESUB LOT 4
2121 E CRAWFORD PL	PROPERTY TYPE	AREA
SALINA KS 67401-3719	REAL ESTATE	0161
COUPONS SENT ?		
Y		

Account Balance Due Summary

2021 Due Dates 0

\$698,345.08 *

PAY	TAX YEAR	CERT NO.	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1986 - 1		11/1/1986	16.0	2326.11	13057.23	0.00	232.61	15615.95
PAY NOW	1986 - 2		5/1/1987	16.0	2326.11	12871.14	0.00	0.00	15197.25
PAY NOW	1987 - 1		11/1/1987	16.0	3689.99	20122.75	0.00	369.00	24181.74
PAY NOW	1987 - 2		5/1/1988	16.0	3689.99	19827.55	0.00	0.00	23517.54
PAY NOW	1988 - 1		11/1/1988	16.0	4893.38	25902.29	0.00	489.34	31285.01
PAY NOW	1988 - 2		5/1/1989	16.0	4893.38	25510.82	0.00	0.00	30404.20
PAY NOW	1989 - 1		11/1/1989	16.0	4763.82	24454.28	0.00	476.38	29694.48
PAY NOW	1989 - 2		5/1/1990	16.0	4763.82	24073.17	0.00	0.00	28836.99
					\$143,522.15	\$547,809.83	\$0.00	\$7,013.10	\$698,345.08


PAY	TAX YEAR	CERT NO.	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1990 - 1		11/1/1990	16.0	5067.09	25200.33	0.00	506.71	30774.13
PAY NOW	1990 - 2		5/1/1991	16.0	5067.09	24794.96	0.00	0.00	29862.05
PAY NOW	1991 - 1		11/1/1991	16.0	5490.89	26429.48	0.00	549.09	32469.46
PAY NOW	1991 - 2		5/1/1992	16.0	5490.89	25990.21	0.00	0.00	31481.10
PAY NOW	1992 - 1		11/1/1992	16.0	2918.85	13582.38	0.00	291.89	16793.12
PAY NOW	1992 - 2		5/1/1993	16.0	2918.85	13348.87	0.00	0.00	16267.72
PAY NOW	1993 - 1		11/1/1993	16.0	3048.17	13696.44	0.00	304.82	17049.43
PAY NOW	1993 - 2		5/1/1994	16.0	3048.17	13452.59	0.00	0.00	16500.76
PAY NOW	1994 - 1		11/1/1994	16.0	3185.96	13805.83	0.00	318.60	17310.39
PAY NOW	1994 - 2		5/1/1995	16.0	3185.96	13550.95	0.00	0.00	16736.91
PAY NOW	1995 - 1		11/1/1995	16.0	3214.99	13417.22	0.00	321.50	16953.71
PAY NOW	1995 - 2		5/1/1996	16.0	3214.99	13160.03	0.00	0.00	16375.02
PAY NOW	1996 - 1		11/1/1996	16.0	3229.76	12962.10	0.00	322.98	16514.84
PAY NOW	1996 - 2		5/1/1997	16.0	3229.76	12703.72	0.00	0.00	15933.48
PAY NOW	1997 - 1		11/1/1997	16.0	3099.72	11944.25	0.00	309.97	15353.94
PAY NOW	1997 - 2		5/1/1998	16.0	3099.72	11696.28	0.00	0.00	14796.00
PAY NOW	1998 - 1		11/1/1998	16.0	3091.70	11418.68	0.00	309.17	14819.55
					\$143,522.15	\$547,809.83	\$0.00	\$7,013.10	\$698,345.08

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1998 - 2		5/1/1999	16.0	3091.70	11171.34	0.00	0.00	14263.04
PAY NOW	1999 - 1		11/1/1999	16.0	3184.64	11252.39	0.00	318.46	14755.49
PAY NOW	1999 - 2		5/1/2000	16.0	3184.64	10997.62	0.00	0.00	14182.26
PAY NOW	2000 - 1		11/1/2000	16.0	3282.06	11071.48	0.00	328.21	14681.75
PAY NOW	2000 - 2		5/1/2001	16.0	3282.06	10808.92	0.00	0.00	14090.98
PAY NOW	2001 - 1		11/1/2001	16.0	982.81	3158.10	0.00	98.28	4239.19
PAY NOW	2001 - 2		5/1/2002	16.0	982.81	3079.47	0.00	0.00	4062.28
PAY NOW	2002 - 1		11/1/2002	16.0	949.35	2898.68	0.00	94.94	3942.97
PAY NOW	2002 - 2		5/1/2003	16.0	949.35	2822.73	0.00	0.00	3772.08
PAY NOW	2003 - 1		11/1/2003	16.0	917.60	2654.92	0.00	91.76	3664.28
PAY NOW	2003 - 2		5/1/2004	16.0	917.60	2581.51	0.00	0.00	3499.11
PAY NOW	2004 - 1		11/1/2004	16.0	887.84	2426.76	0.00	88.78	3403.38
PAY NOW	2004 - 2		5/1/2005	16.0	887.84	2355.74	0.00	0.00	3243.58
PAY NOW	2005 - 1		11/2/2005	16.0	862.60	2219.76	0.00	86.26	3168.62
PAY NOW	2005 - 2		5/2/2006	16.0	862.60	2150.75	0.00	0.00	3013.35
PAY NOW	2006 - 1		11/1/2006	16.0	803.65	1939.48	0.00	80.36	2823.49
PAY NOW	2006 - 2		5/1/2007	16.0	803.64	1875.16	0.00	0.00	2678.80
					\$143,522.15	\$547,809.83	\$0.00	\$7,013.10	\$698,345.08

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Pima County Treasurer's Office

PAY	TAX YEAR	CERT NO. 9	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	2007 - 1		11/1/2007	16.0	764.85	1723.46	0.00	76.48	2564.79
PAY NOW	2007 - 2		5/1/2008	16.0	764.84	1662.25	0.00	0.00	2427.09
PAY NOW	2008 - 1		11/3/2008	16.0	707.05	1480.09	0.00	70.71	2257.85
PAY NOW	2008 - 2		5/1/2009	16.0	707.05	1423.53	0.00	0.00	2130.58
PAY NOW	2009 - 1		11/2/2009	16.0	689.65	1333.32	0.00	68.96	2091.93
PAY NOW	2009 - 2		5/3/2010	16.0	689.64	1278.13	0.00	0.00	1967.77
PAY NOW	2010 - 1		11/1/2010	16.0	709.24	1257.72	0.00	70.92	2037.88
PAY NOW	2010 - 2		5/2/2011	16.0	709.24	1200.98	0.00	0.00	1910.22
PAY NOW	2011 - 1		11/1/2011	16.0	768.03	1239.09	0.00	76.80	2083.92
PAY NOW	2011 - 2		5/1/2012	16.0	768.02	1177.63	0.00	0.00	1945.65
PAY NOW	2012 - 1		11/1/2012	16.0	798.75	1160.85	0.00	79.87	2039.47
PAY NOW	2012 - 2		5/1/2013	16.0	798.74	1096.94	0.00	0.00	1895.68
PAY NOW	2013 - 1		11/1/2013	16.0	838.54	1084.51	0.00	83.85	2006.90
PAY NOW	2013 - 2		5/1/2014	16.0	838.53	1017.42	0.00	0.00	1855.95
PAY NOW	2014 - 1		11/3/2014	16.0	879.36	996.61	0.00	87.94	1963.91
PAY NOW	2014 - 2		5/1/2015	16.0	879.35	926.25	0.00	0.00	1805.60
PAY NOW	2015 - 1		11/2/2015	16.0	889.78	866.05	0.00	88.98	1844.81
					\$143,522.15	\$547,809.83	\$0.00	\$7,013.10	\$698,345.08

PAY	TAX YEAR	CERT NO. 	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
<input type="button" value="PAY NOW"/>	2015 - 2		5/2/2016	16.0	889.78	794.87	0.00	0.00	1684.65
<input type="button" value="PAY NOW"/>	2016 - 1		11/1/2016	16.0	819.83	666.80	0.00	81.98	1568.61
<input type="button" value="PAY NOW"/>	2016 - 2		5/1/2017	16.0	819.83	601.21	0.00	0.00	1421.04
<input type="button" value="PAY NOW"/>	2017 - 1		11/1/2017	16.0	808.69	528.34	0.00	80.87	1417.90
<input type="button" value="PAY NOW"/>	2017 - 2		5/1/2018	16.0	808.68	463.64	0.00	0.00	1272.32
<input type="button" value="PAY NOW"/>	2018 - 1		11/1/2018	16.0	774.54	382.11	0.00	77.45	1234.10
<input type="button" value="PAY NOW"/>	2018 - 2		5/1/2019	16.0	774.53	320.14	0.00	0.00	1094.67
<input type="button" value="PAY NOW"/>	2019 - 1		11/1/2019	16.0	791.79	263.93	0.00	79.18	1134.90
<input type="button" value="PAY NOW"/>	2019 - 2		5/1/2020	16.0	791.78	200.58	0.00	0.00	992.36
<input type="button" value="PAY NOW"/>	2020 - 1		11/2/2020	16.0	802.45	139.09	0.00	0.00	941.54
<input type="button" value="PAY NOW"/>	2020 - 2		5/3/2021	16.0	802.45	74.90	0.00	0.00	877.35
<input type="button" value="PAY NOW"/>	2021 - 1		11/1/2021	16.0	827.60	11.03	0.00	0.00	838.63
<input type="button" value="PAY NOW"/>	2021 - 2		5/2/2022	16.0	827.59	0.00	0.00	0.00	827.59
					\$143,522.15	\$547,809.83	\$0.00	\$7,013.10	\$698,345.08

*The balance due amount is subject to additional fees, penalties, and interest.

Yearly Transaction History

	<input type="button" value="+/-"/>
2021 	+
2020 	+
2019 	+

11/18/21, 4:12 PM

Pima County Treasurer's Office

2018 ⓘ

+

2017 ⓘ

+

2016 ⓘ

+

2015 ⓘ

+



Pima County Board of Supervisors

COMPROMISING TAXES, INTEREST AND PENALTIES
Pursuant to A.R.S. §42-18124

Name and Address of Applicant:

Date: 11/30/2021

Sterling Real Estate Investment, LLC

Last Name First Name
2121 E. Crawford Place Salina KS 67401
Address City State Zip
(785) 827-0910 lee.legleiter@boulderfunds.net
Phone Number Email Address

Is the Petitioner: (select one) [X] Property Owner [] Certificate Holder (Bidder number required)

Bidder Number:

Parcel Address:

Parcel Number: 134-27-0050 State Code:

Certificate of Purchase No.:

Please complete the following questions:

1. Total due on Parcel: \$843,008.79 2. Estimated market value: \$139,501

3. How was market value determined: 2022 FCV obtained from Pima County Assessor's website.

4. Assessor's full cash value (if using a different value, provide documentation): \$139,501

5. If you are not the property owner indicate why you are requesting the compromise:

Signed,

[Signature] Assistant Manager

Please return this form and any documentation to:

Pima County Clerk of the Board of Supervisors
130 W. Congress St., 1st Floor
Tucson, AZ 85701

or

Email to: COB_mail@pima.gov

JAN 11 22:09:15 PCC CLK OF BD

Parcel Number: 134-27-0050

Property Address

Street Number	Street Direction	Street Name	Location
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Contact Information

Property Owner Information:

STERLING REAL ESTATE INVESTMENT LLC
 2121 E CRAWFORD PL
 SALINA KS

67401-3719

Property Description:

BROADWAY PROPER RESUB LOT 5

Valuation Data

Property Appraiser: Linda Chabot Phone: (520) 724-7422

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2021	VACANT/AG/GOLF (2)	15.0	\$139,501	\$0	\$139,501	\$107,661	\$16,149
2022	VACANT/AG/GOLF (2)	15.0	\$139,501	\$0	\$139,501	\$113,044	\$16,957

Property Information

Township:	14.0	Section:	17	Range:	15.0E
Map:	39	Plat:	87	Block:	
Tract:		Land Measure:	186,001.00F	Lot:	00005
Census Tract:	4010	File Id:	1	Group Code:	000
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	9/9/2014

Valuation Area

District Supervisor: MATT HEINZ District No: 2

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
8	2111037 DEL	20401001	39087 DEL	15

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20031010095	12058	309	5/27/2003	QCDEED
20000810073	11285	233	4/26/2000	
19980580679	10781	1774	4/23/1998	

Notes (3)

Created: 4/2/2014 update 4DUC from 0011 to 0021. No change to class/ratio.
Modified: 4/2/2014

Created: 2/11/2008 old land fill
Modified: 2/11/2008

Created: 11/26/2002 2000 Court Case TX99-00323 Summary Judgment granted and case dismissed signed 4-20-01 DB#1967
Modified: 11/26/2002

If you have any questions, please call our office at (520) 724-8341.

Real Estate Tax : 134270050 As Of Date: 11/18/2021

Property Details

TAXPAYER NAME/ADDRESS STERLING REAL ESTATE INVESTMENT LLC 2121 E CRAWFORD PL SALINA KS 67401-3719 COUPONS SENT ? Y	PROPERTY ADDRESS NO LOCATION DATA AVAILABLE PROPERTY TYPE REAL ESTATE	LEGAL DESCRIPTION BROADWAY PROPER RESUB LOT 5 AREA 0161
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Account Balance Due Summary

2021 Due Dates

\$843,008.79 *

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1986 - 1		11/1/1986	16.0	2837.86	15929.85	0.00	283.79	19051.50
PAY NOW	1986 - 2		5/1/1987	16.0	2837.86	15702.83	0.00	0.00	18540.69
PAY NOW	1987 - 1		11/1/1987	16.0	4501.78	24549.71	0.00	450.18	29501.67
PAY NOW	1987 - 2		5/1/1988	16.0	4501.78	24189.56	0.00	0.00	28691.34
PAY NOW	1988 - 1		11/1/1988	16.0	5003.95	26487.58	0.00	500.40	31991.93
PAY NOW	1988 - 2		5/1/1989	16.0	5003.95	26087.26	0.00	0.00	31091.21
PAY NOW	1989 - 1		11/1/1989	16.0	5437.46	27912.29	0.00	543.75	33893.50
PAY NOW	1989 - 2		5/1/1990	16.0	5437.46	27477.30	0.00	0.00	32914.76
					\$177,512.46	\$656,851.92	\$0.00	\$8,644.41	\$843,008.79

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Pima County Treasurer's Office

PAY	TAX YEAR	CERT NO. ④	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEEs	PENALTIES	TOTAL DUE
<input type="button" value="PAY NOW"/>	1990 - 1		11/1/1990	16.0	5756.22	28627.60	0.00	575.62	34959.44
<input type="button" value="PAY NOW"/>	1990 - 2		5/1/1991	16.0	5756.22	28167.10	0.00	0.00	33923.32
<input type="button" value="PAY NOW"/>	1991 - 1		11/1/1991	16.0	6247.63	30071.93	0.00	624.76	36944.32
<input type="button" value="PAY NOW"/>	1991 - 2		5/1/1992	16.0	6247.63	29572.12	0.00	0.00	35819.75
<input type="button" value="PAY NOW"/>	1992 - 1		11/1/1992	16.0	3561.01	16570.57	0.00	356.10	20487.68
<input type="button" value="PAY NOW"/>	1992 - 2		5/1/1993	16.0	3561.01	16285.69	0.00	0.00	19846.70
<input type="button" value="PAY NOW"/>	1993 - 1		11/1/1993	16.0	3718.80	16709.81	0.00	371.88	20800.49
<input type="button" value="PAY NOW"/>	1993 - 2		5/1/1994	16.0	3718.80	16412.30	0.00	0.00	20131.10
<input type="button" value="PAY NOW"/>	1994 - 1		11/1/1994	16.0	3886.88	16843.15	0.00	388.69	21118.72
<input type="button" value="PAY NOW"/>	1994 - 2		5/1/1995	16.0	3886.88	16532.20	0.00	0.00	20419.08
<input type="button" value="PAY NOW"/>	1995 - 1		11/1/1995	16.0	3922.31	16369.11	0.00	392.23	20683.65
<input type="button" value="PAY NOW"/>	1995 - 2		5/1/1996	16.0	3922.31	16055.32	0.00	0.00	19977.63
<input type="button" value="PAY NOW"/>	1996 - 1		11/1/1996	16.0	3940.32	15813.82	0.00	394.03	20148.17
<input type="button" value="PAY NOW"/>	1996 - 2		5/1/1997	16.0	3940.32	15498.59	0.00	0.00	19438.91
<input type="button" value="PAY NOW"/>	1997 - 1		11/1/1997	16.0	3781.66	14572.00	0.00	378.17	18731.83
<input type="button" value="PAY NOW"/>	1997 - 2		5/1/1998	16.0	3781.66	14269.46	0.00	0.00	18051.12
<input type="button" value="PAY NOW"/>	1998 - 1		11/1/1998	16.0	3771.89	13930.85	0.00	377.19	18079.93
					\$177,512.46	\$656,851.92	\$0.00	\$8,644.41	\$843,008.79

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1998 - 2		5/1/1999	16.0	3771.89	13629.10	0.00	0.00	17400.99
PAY NOW	1999 - 1		11/1/1999	16.0	3885.27	13727.95	0.00	388.53	18001.75
PAY NOW	1999 - 2		5/1/2000	16.0	3885.27	13417.13	0.00	0.00	17302.40
PAY NOW	2000 - 1		11/1/2000	16.0	4004.12	13507.23	0.00	400.41	17911.76
PAY NOW	2000 - 2		5/1/2001	16.0	4004.12	13186.90	0.00	0.00	17191.02
PAY NOW	2001 - 1		11/1/2001	16.0	1391.20	4470.39	0.00	139.12	6000.71
PAY NOW	2001 - 2		5/1/2002	16.0	1391.20	4359.09	0.00	0.00	5750.29
PAY NOW	2002 - 1		11/1/2002	16.0	1343.86	4103.25	0.00	134.39	5581.50
PAY NOW	2002 - 2		5/1/2003	16.0	1343.86	3995.74	0.00	0.00	5339.60
PAY NOW	2003 - 1		11/1/2003	16.0	1301.72	3766.31	0.00	130.17	5198.20
PAY NOW	2003 - 2		5/1/2004	16.0	1301.72	3662.17	0.00	0.00	4963.89
PAY NOW	2004 - 1		11/1/2004	16.0	1259.51	3442.66	0.00	125.95	4828.12
PAY NOW	2004 - 2		5/1/2005	16.0	1259.50	3341.87	0.00	0.00	4601.37
PAY NOW	2005 - 1		11/2/2005	16.0	1223.71	3149.01	0.00	122.37	4495.09
PAY NOW	2005 - 2		5/2/2006	16.0	1223.71	3051.12	0.00	0.00	4274.83
PAY NOW	2006 - 1		11/1/2006	16.0	1140.07	2751.37	0.00	114.01	4005.45
PAY NOW	2006 - 2		5/1/2007	16.0	1140.07	2660.16	0.00	0.00	3800.23
					\$177,512.46	\$656,851.92	\$0.00	\$8,644.41	\$843,008.79

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Pima County Treasurer's Office

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	2007 - 1		11/1/2007	16.0	1085.05	2444.98	0.00	108.51	3638.54
PAY NOW	2007 - 2		5/1/2008	16.0	1085.05	2358.18	0.00	0.00	3443.23
PAY NOW	2008 - 1		11/3/2008	16.0	1003.04	2099.70	0.00	100.30	3203.04
PAY NOW	2008 - 2		5/1/2009	16.0	1003.03	2019.43	0.00	0.00	3022.46
PAY NOW	2009 - 1		11/2/2009	16.0	978.39	1891.55	0.00	97.84	2967.78
PAY NOW	2009 - 2		5/3/2010	16.0	978.39	1813.28	0.00	0.00	2791.67
PAY NOW	2010 - 1		11/1/2010	16.0	1006.15	1784.24	0.00	100.61	2891.00
PAY NOW	2010 - 2		5/2/2011	16.0	1006.14	1703.73	0.00	0.00	2709.87
PAY NOW	2011 - 1		11/1/2011	16.0	1089.53	1757.78	0.00	108.95	2956.26
PAY NOW	2011 - 2		5/1/2012	16.0	1089.53	1670.61	0.00	0.00	2760.14
PAY NOW	2012 - 1		11/1/2012	16.0	1133.12	1646.80	0.00	113.31	2893.23
PAY NOW	2012 - 2		5/1/2013	16.0	1133.12	1556.15	0.00	0.00	2689.27
PAY NOW	2013 - 1		11/1/2013	16.0	1189.54	1538.47	0.00	118.95	2846.96
PAY NOW	2013 - 2		5/1/2014	16.0	1189.53	1443.30	0.00	0.00	2632.83
PAY NOW	2014 - 1		11/3/2014	16.0	1247.47	1413.80	0.00	124.75	2786.02
PAY NOW	2014 - 2		5/1/2015	16.0	1247.46	1313.99	0.00	0.00	2561.45
PAY NOW	2015 - 1		11/2/2015	16.0	1262.25	1228.59	0.00	126.23	2617.07
					\$177,512.46	\$656,851.92	\$0.00	\$8,644.41	\$843,008.79

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
<input type="button" value="PAY NOW"/>	2015 - 2		5/2/2016	16.0	1262.25	1127.61	0.00	0.00	2389.86
<input type="button" value="PAY NOW"/>	2016 - 1		11/1/2016	16.0	1162.97	945.88	0.00	116.30	2225.15
<input type="button" value="PAY NOW"/>	2016 - 2		5/1/2017	16.0	1162.96	852.84	0.00	0.00	2015.80
<input type="button" value="PAY NOW"/>	2017 - 1		11/1/2017	16.0	1147.17	749.48	0.00	114.72	2011.37
<input type="button" value="PAY NOW"/>	2017 - 2		5/1/2018	16.0	1147.17	657.71	0.00	0.00	1804.88
<input type="button" value="PAY NOW"/>	2018 - 1		11/1/2018	16.0	1098.72	542.04	0.00	109.87	1750.63
<input type="button" value="PAY NOW"/>	2018 - 2		5/1/2019	16.0	1098.71	454.13	0.00	0.00	1552.84
<input type="button" value="PAY NOW"/>	2019 - 1		11/1/2019	16.0	1123.30	374.43	0.00	112.33	1610.06
<input type="button" value="PAY NOW"/>	2019 - 2		5/1/2020	16.0	1123.30	284.57	0.00	0.00	1407.87
<input type="button" value="PAY NOW"/>	2020 - 1		11/2/2020	16.0	1138.33	197.31	0.00	0.00	1335.64
<input type="button" value="PAY NOW"/>	2020 - 2		5/3/2021	16.0	1138.32	106.24	0.00	0.00	1244.56
<input type="button" value="PAY NOW"/>	2021 - 1		11/1/2021	16.0	1174.01	15.65	0.00	0.00	1189.66
<input type="button" value="PAY NOW"/>	2021 - 2		5/2/2022	16.0	1174.01	0.00	0.00	0.00	1174.01
					\$177,512.46	\$656,851.92	\$0.00	\$8,644.41	\$843,008.79

*The balance due amount is subject to additional fees, penalties, and interest.

Yearly Transaction History

Year	Count	Symbol
2021	1	<input type="button" value="+ / -"/>
2020	1	+
2019	1	+

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Pima County Treasurer's Office

2018 ⓘ

+

2017 ⓘ

+

2016 ⓘ

+

2015 ⓘ

+



Pima County Board of Supervisors

COMPROMISING TAXES, INTEREST AND PENALTIES
Pursuant to A.R.S. §42-18124

Name and Address of Applicant:

Date: 11/30/2021

Sterling Real Estate Investment, LLC

Last Name

First Name

2121 E. Crawford Place

Salina

KS

67401

Address

City

State

Zip

(785) 827-0910

lee.legleiter@boulderfunds.net

Phone Number

Email Address

Is the Petitioner: (select one) [X] Property Owner

[] Certificate Holder (Bidder number required)

Bidder Number:

Parcel Address:

Parcel Number: 134-27-0060

State Code:

Certificate of Purchase No.:

Please complete the following questions:

1. Total due on Parcel: \$789,691.38 2. Estimated market value: \$130,680

3. How was market value determined: 2022 FCV obtained from Pima County Assessor's website.

4. Assessor's full cash value (if using a different value, provide documentation): \$130,680

5. If you are not the property owner indicate why you are requesting the compromise:

Signed,

[Signature], Assistant Manager

Please return this form and any documentation to:

Pima County Clerk of the Board of Supervisors

130 W. Congress St., 1st Floor

Tucson, AZ 85701

or

Email to: COB_mail@pima.gov

JUN 11 2 28 09 PM 15 PCLK OF ID

Parcel Number: 134-27-0060

Property Address

Street Number	Street Direction	Street Name	Location
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Contact Information

Property Owner Information:

STERLING REAL ESTATE INVESTMENT LLC
 2121 E CRAWFORD PL
 SALINA KS
 67401-3719

Property Description:

BROADWAY PROPER RESUB LOT 6

Valuation Data

Property Appraiser: Linda Chabot Phone: (520) 724-7422

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2021	VACANT/AG/GOLF (2)	15.0	\$130,680	\$0	\$130,680	\$100,853	\$15,128
2022	VACANT/AG/GOLF (2)	15.0	\$130,680	\$0	\$130,680	\$105,896	\$15,884

Property Information

Township:	14.0	Section:	17	Range:	15.0E
Map:	39	Plat:	87	Block:	
Tract:		Land Measure:	174,240.00F	Lot:	00006
Census Tract:	4010	File Id:	1	Group Code:	000
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	9/9/2014

Valuation Area

District Supervisor: MATT HEINZ District No: 2

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
8	2111037 DEL	20401001	39087 DEL	15

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20031010095	12058	309	5/27/2003	QCDEED
20000810073	11285	233	4/26/2000	
19980580680	10781	1778	4/23/1998	

Notes (3)

Created: 4/2/2014 update 4DUC from 0011 to 0021. No change to class/ratio.
Modified: 4/2/2014

Created: 2/11/2008 old land fill
Modified: 2/11/2008

Created: 11/26/2002 2000 Court Case TX99-00323 Summary Judgment granted and case dismissed, signed 4-20-01 DB# 1967
Modified: 11/26/2002

If you have any questions, please call our office at (520) 724-8341.

Real Estate Tax : 134270060 As Of Date: 11/18/2021

Property Details

TAXPAYER NAME/ADDRESS STERLING REAL ESTATE INVESTMENT LLC 2121 E CRAWFORD PL SALINA KS 67401-3719 COUPONS SENT ? Y	PROPERTY ADDRESS NO LOCATION DATA AVAILABLE PROPERTY TYPE REAL ESTATE	LEGAL DESCRIPTION BROADWAY PROPER RESUB LOT 6 AREA 0161
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Account Balance Due Summary

2021 Due Dates 0

\$789,691.38 *

PAY	TAX YEAR	CERT NO. 0	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1986 - 1		11/1/1986	16.0	2656.89	14914.01	0.00	265.69	17836.59
PAY NOW	1986 - 2		5/1/1987	16.0	2656.89	14701.46	0.00	0.00	17358.35
PAY NOW	1987 - 1		11/1/1987	16.0	4216.34	22993.11	0.00	421.63	27631.08
PAY NOW	1987 - 2		5/1/1988	16.0	4216.34	22655.80	0.00	0.00	26872.14
PAY NOW	1988 - 1		11/1/1988	16.0	4686.95	24809.59	0.00	468.70	29965.24
PAY NOW	1988 - 2		5/1/1989	16.0	4686.95	24434.63	0.00	0.00	29121.58
PAY NOW	1989 - 1		11/1/1989	16.0	5093.23	26145.25	0.00	509.32	31747.80
PAY NOW	1989 - 2		5/1/1990	16.0	5093.23	25737.79	0.00	0.00	30831.02
					\$166,289.44	\$615,304.08	\$0.00	\$8,097.86	\$789,691.38

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1990 - 1		11/1/1990	16.0	5391.78	26815.12	0.00	539.18	32746.08
PAY NOW	1990 - 2		5/1/1991	16.0	5391.78	26383.78	0.00	0.00	31775.56
PAY NOW	1991 - 1		11/1/1991	16.0	5852.03	28167.77	0.00	585.20	34605.00
PAY NOW	1991 - 2		5/1/1992	16.0	5852.03	27699.61	0.00	0.00	33551.64
PAY NOW	1992 - 1		11/1/1992	16.0	3335.90	15523.05	0.00	333.59	19192.54
PAY NOW	1992 - 2		5/1/1993	16.0	3335.90	15256.18	0.00	0.00	18592.08
PAY NOW	1993 - 1		11/1/1993	16.0	3483.69	15653.38	0.00	348.37	19485.44
PAY NOW	1993 - 2		5/1/1994	16.0	3483.69	15374.69	0.00	0.00	18858.38
PAY NOW	1994 - 1		11/1/1994	16.0	3641.16	15778.36	0.00	364.12	19783.64
PAY NOW	1994 - 2		5/1/1995	16.0	3641.16	15487.07	0.00	0.00	19128.23
PAY NOW	1995 - 1		11/1/1995	16.0	3674.36	15334.33	0.00	367.44	19376.13
PAY NOW	1995 - 2		5/1/1996	16.0	3674.36	15040.38	0.00	0.00	18714.74
PAY NOW	1996 - 1		11/1/1996	16.0	3691.23	14814.14	0.00	369.12	18874.49
PAY NOW	1996 - 2		5/1/1997	16.0	3691.23	14518.84	0.00	0.00	18210.07
PAY NOW	1997 - 1		11/1/1997	16.0	3542.60	13650.82	0.00	354.26	17547.68
PAY NOW	1997 - 2		5/1/1998	16.0	3542.60	13367.41	0.00	0.00	16910.01
PAY NOW	1998 - 1		11/1/1998	16.0	3533.44	13050.17	0.00	353.34	16936.95
					\$166,289.44	\$615,304.08	\$0.00	\$8,097.86	\$789,691.38

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1998 - 2		5/1/1999	16.0	3533.44	12767.50	0.00	0.00	16300.94
PAY NOW	1999 - 1		11/1/1999	16.0	3639.66	12860.13	0.00	363.97	16863.76
PAY NOW	1999 - 2		5/1/2000	16.0	3639.66	12568.96	0.00	0.00	16208.62
PAY NOW	2000 - 1		11/1/2000	16.0	3751.01	12653.41	0.00	375.10	16779.52
PAY NOW	2000 - 2		5/1/2001	16.0	3751.01	12353.33	0.00	0.00	16104.34
PAY NOW	2001 - 1		11/1/2001	16.0	1305.51	4195.04	0.00	130.55	5631.10
PAY NOW	2001 - 2		5/1/2002	16.0	1305.51	4090.60	0.00	0.00	5396.11
PAY NOW	2002 - 1		11/1/2002	16.0	1261.08	3850.50	0.00	126.11	5237.69
PAY NOW	2002 - 2		5/1/2003	16.0	1261.08	3749.61	0.00	0.00	5010.69
PAY NOW	2003 - 1		11/1/2003	16.0	1219.40	3528.13	0.00	121.94	4869.47
PAY NOW	2003 - 2		5/1/2004	16.0	1219.40	3430.58	0.00	0.00	4649.98
PAY NOW	2004 - 1		11/1/2004	16.0	1179.86	3224.95	0.00	117.99	4522.80
PAY NOW	2004 - 2		5/1/2005	16.0	1179.86	3130.56	0.00	0.00	4310.42
PAY NOW	2005 - 1		11/2/2005	16.0	1146.31	2949.84	0.00	114.63	4210.78
PAY NOW	2005 - 2		5/2/2006	16.0	1146.30	2858.11	0.00	0.00	4004.41
PAY NOW	2006 - 1		11/1/2006	16.0	1067.98	2577.39	0.00	106.80	3752.17
PAY NOW	2006 - 2		5/1/2007	16.0	1067.97	2481.93	0.00	0.00	3559.90
					\$166,289.44	\$615,304.08	\$0.00	\$8,097.86	\$789,691.38

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Pima County Treasurer's Office

PAY	TAX YEAR	CERT NO. ①	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	2007 - 1		11/1/2007	16.0	1016.45	2290.40	0.00	101.64	3408.49
PAY NOW	2007 - 2		5/1/2008	16.0	1016.44	2209.06	0.00	0.00	3225.50
PAY NOW	2008 - 1		11/3/2008	16.0	939.62	1966.94	0.00	93.96	3000.52
PAY NOW	2008 - 2		5/1/2009	16.0	939.61	1891.75	0.00	0.00	2831.36
PAY NOW	2009 - 1		11/2/2009	16.0	916.52	1771.94	0.00	91.65	2780.11
PAY NOW	2009 - 2		5/3/2010	16.0	916.52	1698.62	0.00	0.00	2615.14
PAY NOW	2010 - 1		11/1/2010	16.0	942.53	1671.42	0.00	94.25	2708.20
PAY NOW	2010 - 2		5/2/2011	16.0	942.53	1596.02	0.00	0.00	2538.55
PAY NOW	2011 - 1		11/1/2011	16.0	1020.66	1646.66	0.00	102.07	2769.39
PAY NOW	2011 - 2		5/1/2012	16.0	1020.66	1565.01	0.00	0.00	2585.67
PAY NOW	2012 - 1		11/1/2012	16.0	1061.48	1542.68	0.00	106.15	2710.31
PAY NOW	2012 - 2		5/1/2013	16.0	1061.47	1457.75	0.00	0.00	2519.22
PAY NOW	2013 - 1		11/1/2013	16.0	1114.33	1441.20	0.00	111.43	2666.96
PAY NOW	2013 - 2		5/1/2014	16.0	1114.33	1352.05	0.00	0.00	2466.38
PAY NOW	2014 - 1		11/3/2014	16.0	1168.59	1324.40	0.00	116.86	2609.85
PAY NOW	2014 - 2		5/1/2015	16.0	1168.59	1230.91	0.00	0.00	2399.50
PAY NOW	2015 - 1		11/2/2015	16.0	1182.43	1150.90	0.00	118.24	2451.57
					\$166,289.44	\$615,304.08	\$0.00	\$8,097.86	\$789,691.38

PAY	TAX YEAR	CERT NO.®	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
<input type="button" value="PAY NOW"/>	2015 - 2		5/2/2016	16.0	1182.43	1056.30	0.00	0.00	2238.73
<input type="button" value="PAY NOW"/>	2016 - 1		11/1/2016	16.0	1089.46	885.09	0.00	108.95	2084.50
<input type="button" value="PAY NOW"/>	2016 - 2		5/1/2017	16.0	1089.45	798.93	0.00	0.00	1888.38
<input type="button" value="PAY NOW"/>	2017 - 1		11/1/2017	16.0	1074.63	702.09	0.00	107.46	1884.18
<input type="button" value="PAY NOW"/>	2017 - 2		5/1/2018	16.0	1074.63	616.12	0.00	0.00	1690.75
<input type="button" value="PAY NOW"/>	2018 - 1		11/1/2018	16.0	1029.27	507.77	0.00	102.93	1639.97
<input type="button" value="PAY NOW"/>	2018 - 2		5/1/2019	16.0	1029.26	425.43	0.00	0.00	1454.69
<input type="button" value="PAY NOW"/>	2019 - 1		11/1/2019	16.0	1052.23	350.74	0.00	105.22	1508.19
<input type="button" value="PAY NOW"/>	2019 - 2		5/1/2020	16.0	1052.22	266.56	0.00	0.00	1318.78
<input type="button" value="PAY NOW"/>	2020 - 1		11/2/2020	16.0	1066.36	184.84	0.00	0.00	1251.20
<input type="button" value="PAY NOW"/>	2020 - 2		5/3/2021	16.0	1066.35	99.53	0.00	0.00	1165.88
<input type="button" value="PAY NOW"/>	2021 - 1		11/1/2021	16.0	1099.80	14.66	0.00	0.00	1114.46
<input type="button" value="PAY NOW"/>	2021 - 2		5/2/2022	16.0	1099.79	0.00	0.00	0.00	1099.79
					\$166,289.44	\$615,304.08	\$0.00	\$8,097.86	\$789,691.38

*The balance due amount is subject to additional fees, penalties, and interest.

Yearly Transaction History

	<input type="button" value="+/-"/>
2021 <input type="button" value="!"/>	+
2020 <input type="button" value="!"/>	+
2019 <input type="button" value="!"/>	+

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Pima County Treasurer's Office

2018 ①

+

2017 ①

+

2016 ①

+

2015 ①

+



Pima County Board of Supervisors

COMPROMISING TAXES, INTEREST AND PENALTIES
Pursuant to A.R.S. §42-18124

Name and Address of Applicant:

Date: 11/30/2021

Sterling Real Estate Investment, LLC

Last Name

First Name

2121 E. Crawford Place

Salina

KS

67401

Address

City

State

Zip

(785) 827-0910

lee.legleiter@boulderfunds.net

Phone Number

Email Address

Is the Petitioner: (select one) [X] Property Owner [] Certificate Holder (Bidder number required)

Bidder Number:

Parcel Address:

Parcel Number: 134-27-0070

State Code:

Certificate of Purchase No.:

Please complete the following questions:

1. Total due on Parcel: \$835,264.43 2. Estimated market value: \$136,561

3. How was market value determined: 2022 FCV obtained from Pima County Assessor's website.

4. Assessor's full cash value (if using a different value, provide documentation): \$136,561

5. If you are not the property owner indicate why you are requesting the compromise:

Signed,

[Signature], Assistant Manager

Please return this form and any documentation to:

Pima County Clerk of the Board of Supervisors
130 W. Congress St., 1st Floor
Tucson, AZ 85701

or

Email to: COB_mail@pima.gov

JAN 11 22AM 09:15 POC CLK OF BO

Parcel Number: 134-27-0070

Property Address

Street Number	Street Direction	Street Name	Location
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Contact Information

Property Owner Information:

STERLING REAL ESTATE INVESTMENT LLC
 2121 E CRAWFORD PL
 SALINA KS

67401-3719

Property Description:

BROADWAY PROPER RESUB LOT 7

Valuation Data

Property Appraiser: Linda Chabot Phone: (520) 724-7422

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2021	VACANT/AG/GOLF (2)	15.0	\$136,561	\$0	\$136,561	\$110,410	\$16,562
2022	VACANT/AG/GOLF (2)	15.0	\$136,561	\$0	\$136,561	\$115,931	\$17,390

Property Information

Township:	14.0	Section:	17	Range:	15.0E
Map:	39	Plat:	87	Block:	
Tract:		Land Measure:	182,081.00F	Lot:	00007
Census Tract:	4010	File Id:	1	Group Code:	000
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	9/9/2014

Valuation Area

District Supervisor: MATT HEINZ District No: 2

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
8	2111037 DEL	20401001	39087 DEL	15

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20031010095	12058	309	5/27/2003	QCDEED
20000810073	11285	233	4/26/2000	
19980580681	10781	1782	4/23/1998	

Permits (1)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T19CM00202	COTH ~ FINAL	01/10/2019	05/28/2019	TUC	\$0	0	**				

Description: NEW TEMP ELECTRICAL SERVICE

Notes (3)

Created: 4/2/2014 update 4DUC from 0011 to 0021. No change to class/ratio.
Modified: 4/2/2014

Created: 2/11/2008 old land fill
Modified: 2/11/2008

Created: 11/26/2002 2000 Court Case TX99-00323 Summary Judgment granted and case dismissed signed 4-20-01 DB# 1967
Modified: 11/26/2002

If you have any questions, please call our office at (520) 724-8341.

Real Estate Tax : 134270070 As Of Date: 11/18/2021

Property Details

TAXPAYER NAME/ADDRESS STERLING REAL ESTATE INVESTMENT LLC 2121 E CRAWFORD PL SALINA KS 67401-3719 COUPONS SENT ? Y	PROPERTY ADDRESS NO LOCATION DATA AVAILABLE PROPERTY TYPE REAL ESTATE	LEGAL DESCRIPTION BROADWAY PROPER RESUB LOT 7 AREA 0161
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Account Balance Due Summary

2021 Due Dates

\$835,264.43

PAY	TAX YEAR	CERT NO.	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1986 - 1		11/1/1986	16.0	2778.02	15593.95	0.00	277.80	18649.77
PAY NOW	1986 - 2		5/1/1987	16.0	2778.02	15371.71	0.00	0.00	18149.73
PAY NOW	1987 - 1		11/1/1987	16.0	4405.65	24025.48	0.00	440.57	28871.70
PAY NOW	1987 - 2		5/1/1988	16.0	4405.65	23673.03	0.00	0.00	28078.68
PAY NOW	1988 - 1		11/1/1988	16.0	4898.16	25927.59	0.00	489.82	31315.57
PAY NOW	1988 - 2		5/1/1989	16.0	4898.16	25535.74	0.00	0.00	30433.90
PAY NOW	1989 - 1		11/1/1989	16.0	5322.64	27322.89	0.00	532.26	33177.79
PAY NOW	1989 - 2		5/1/1990	16.0	5322.64	26897.07	0.00	0.00	32219.71
					\$177,416.97	\$649,213.72	\$0.00	\$8,633.74	\$835,264.43

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Pima County Treasurer's Office

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1990 - 1		11/1/1990	16.0	5634.57	28022.59	0.00	563.46	34220.62
PAY NOW	1990 - 2		5/1/1991	16.0	5634.57	27571.83	0.00	0.00	33206.40
PAY NOW	1991 - 1		11/1/1991	16.0	6115.60	29436.42	0.00	611.56	36163.58
PAY NOW	1991 - 2		5/1/1992	16.0	6115.60	28947.17	0.00	0.00	35062.77
PAY NOW	1992 - 1		11/1/1992	16.0	3486.02	16221.61	0.00	348.60	20056.23
PAY NOW	1992 - 2		5/1/1993	16.0	3486.02	15942.73	0.00	0.00	19428.75
PAY NOW	1993 - 1		11/1/1993	16.0	3640.48	16357.89	0.00	364.05	20362.42
PAY NOW	1993 - 2		5/1/1994	16.0	3640.48	16066.65	0.00	0.00	19707.13
PAY NOW	1994 - 1		11/1/1994	16.0	3805.03	16488.46	0.00	380.50	20673.99
PAY NOW	1994 - 2		5/1/1995	16.0	3805.03	16184.06	0.00	0.00	19989.09
PAY NOW	1995 - 1		11/1/1995	16.0	3839.71	16024.39	0.00	383.97	20248.07
PAY NOW	1995 - 2		5/1/1996	16.0	3839.71	15717.21	0.00	0.00	19556.92
PAY NOW	1996 - 1		11/1/1996	16.0	3857.35	15480.83	0.00	385.74	19723.92
PAY NOW	1996 - 2		5/1/1997	16.0	3857.35	15172.24	0.00	0.00	19029.59
PAY NOW	1997 - 1		11/1/1997	16.0	3702.02	14265.12	0.00	370.20	18337.34
PAY NOW	1997 - 2		5/1/1998	16.0	3702.02	13968.96	0.00	0.00	17670.98
PAY NOW	1998 - 1		11/1/1998	16.0	3692.46	13637.49	0.00	369.25	17699.20
					\$177,416.97	\$649,213.72	\$0.00	\$8,633.74	\$835,264.43

PAY	TAX YEAR	CERT. NO. Ⓞ	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1998 - 2		5/1/1999	16.0	3692.46	13342.09	0.00	0.00	17034.55
PAY NOW	1999 - 1		11/1/1999	16.0	3803.46	13438.89	0.00	380.35	17622.70
PAY NOW	1999 - 2		5/1/2000	16.0	3803.46	13134.62	0.00	0.00	16938.08
PAY NOW	2000 - 1		11/1/2000	16.0	3919.81	13222.83	0.00	391.98	17534.62
PAY NOW	2000 - 2		5/1/2001	16.0	3919.81	12909.24	0.00	0.00	16829.05
PAY NOW	2001 - 1		11/1/2001	16.0	1478.18	4749.89	0.00	147.82	6375.89
PAY NOW	2001 - 2		5/1/2002	16.0	1478.18	4631.63	0.00	0.00	6109.81
PAY NOW	2002 - 1		11/1/2002	16.0	1427.87	4359.76	0.00	142.79	5930.42
PAY NOW	2002 - 2		5/1/2003	16.0	1427.87	4245.53	0.00	0.00	5673.40
PAY NOW	2003 - 1		11/1/2003	16.0	1376.25	3981.95	0.00	137.63	5495.83
PAY NOW	2003 - 2		5/1/2004	16.0	1376.25	3871.85	0.00	0.00	5248.10
PAY NOW	2004 - 1		11/1/2004	16.0	1331.63	3639.79	0.00	133.16	5104.58
PAY NOW	2004 - 2		5/1/2005	16.0	1331.62	3533.23	0.00	0.00	4864.85
PAY NOW	2005 - 1		11/2/2005	16.0	1293.77	3329.30	0.00	129.38	4752.45
PAY NOW	2005 - 2		5/2/2006	16.0	1293.77	3225.80	0.00	0.00	4519.57
PAY NOW	2006 - 1		11/1/2006	16.0	1205.35	2908.91	0.00	120.54	4234.80
PAY NOW	2006 - 2		5/1/2007	16.0	1205.35	2812.48	0.00	0.00	4017.83
					\$177,416.97	\$649,213.72	\$0.00	\$8,633.74	\$835,264.43

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Pima County Treasurer's Office

PAY	TAX YEAR	CERT NO. ①	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEEES	PENALTIES	TOTAL DUE
PAY NOW	2007 - 1		11/1/2007	16.0	1147.17	2584.96	0.00	114.72	3846.85
PAY NOW	2007 - 2		5/1/2008	16.0	1147.17	2493.18	0.00	0.00	3640.35
PAY NOW	2008 - 1		11/3/2008	16.0	1060.48	2219.94	0.00	106.05	3386.47
PAY NOW	2008 - 2		5/1/2009	16.0	1060.48	2135.10	0.00	0.00	3195.58
PAY NOW	2009 - 1		11/2/2009	16.0	1034.42	1999.88	0.00	103.44	3137.74
PAY NOW	2009 - 2		5/3/2010	16.0	1034.41	1917.11	0.00	0.00	2951.52
PAY NOW	2010 - 1		11/1/2010	16.0	1063.77	1886.42	0.00	106.38	3056.57
PAY NOW	2010 - 2		5/2/2011	16.0	1063.77	1801.32	0.00	0.00	2865.09
PAY NOW	2011 - 1		11/1/2011	16.0	1151.94	1858.46	0.00	115.19	3125.59
PAY NOW	2011 - 2		5/1/2012	16.0	1151.94	1766.31	0.00	0.00	2918.25
PAY NOW	2012 - 1		11/1/2012	16.0	1198.04	1741.15	0.00	119.80	3058.99
PAY NOW	2012 - 2		5/1/2013	16.0	1198.03	1645.29	0.00	0.00	2843.32
PAY NOW	2013 - 1		11/1/2013	16.0	1257.68	1626.60	0.00	125.77	3010.05
PAY NOW	2013 - 2		5/1/2014	16.0	1257.68	1525.99	0.00	0.00	2783.67
PAY NOW	2014 - 1		11/3/2014	16.0	1318.90	1494.75	0.00	131.89	2945.54
PAY NOW	2014 - 2		5/1/2015	16.0	1318.90	1389.24	0.00	0.00	2708.14
PAY NOW	2015 - 1		11/2/2015	16.0	1334.56	1298.97	0.00	133.46	2766.99
					\$177,416.97	\$649,213.72	\$0.00	\$8,633.74	\$835,264.43

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
<input type="button" value="PAY NOW"/>	2015 - 2		5/2/2016	16.0	1334.55	1192.20	0.00	0.00	2526.75
<input type="button" value="PAY NOW"/>	2016 - 1		11/1/2016	16.0	1229.58	1000.06	0.00	122.96	2352.60
<input type="button" value="PAY NOW"/>	2016 - 2		5/1/2017	16.0	1229.57	901.68	0.00	0.00	2131.25
<input type="button" value="PAY NOW"/>	2017 - 1		11/1/2017	16.0	1212.86	792.40	0.00	121.29	2126.55
<input type="button" value="PAY NOW"/>	2017 - 2		5/1/2018	16.0	1212.86	695.37	0.00	0.00	1908.23
<input type="button" value="PAY NOW"/>	2018 - 1		11/1/2018	16.0	1161.64	573.08	0.00	116.16	1850.88
<input type="button" value="PAY NOW"/>	2018 - 2		5/1/2019	16.0	1161.63	480.14	0.00	0.00	1641.77
<input type="button" value="PAY NOW"/>	2019 - 1		11/1/2019	16.0	1152.03	384.01	0.00	115.20	1651.24
<input type="button" value="PAY NOW"/>	2019 - 2		5/1/2020	16.0	1152.02	291.85	0.00	0.00	1443.87
<input type="button" value="PAY NOW"/>	2020 - 1		11/2/2020	16.0	1167.40	202.35	0.00	0.00	1369.75
<input type="button" value="PAY NOW"/>	2020 - 2		5/3/2021	16.0	1167.39	108.96	0.00	0.00	1276.35
<input type="button" value="PAY NOW"/>	2021 - 1		11/1/2021	16.0	1204.03	16.05	0.00	0.00	1220.08
<input type="button" value="PAY NOW"/>	2021 - 2		5/2/2022	16.0	1204.02	0.00	0.00	0.00	1204.02
					\$177,416.97	\$649,213.72	\$0.00	\$8,633.74	\$835,264.43

*The balance due amount is subject to additional fees, penalties, and interest.

Yearly Transaction History

- 2021
- 2020
- 2019

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Pima County Treasurer's Office

2018 ⓘ

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2017 ⓘ

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2016 ⓘ

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2015 ⓘ

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Pima County Board of Supervisors

COMPROMISING TAXES, INTEREST AND PENALTIES
Pursuant to A.R.S. §42-18124

Name and Address of Applicant:

Date: 11/30/2021

Sterling Real Estate Investment, LLC

Last Name	First Name	City	State	Zip
2121 E. Crawford Place		Salina	KS	67401
(785) 827-0910		lee.legleiter@boulderfunds.net		

Is the Petitioner: (select one) Property Owner Certificate Holder (Bidder number required)

Bidder Number: _____

Parcel Address: _____

Parcel Number: 134-27-0090 State Code: _____

Certificate of Purchase No.: _____

Please complete the following questions:

1. Total due on Parcel: \$661,087.32 2. Estimated market value: \$113,365

3. How was market value determined: 2022 FCV obtained from Pima County Assessor's website.

4. Assessor's full cash value (if using a different value, provide documentation): \$113,365

5. If you are not the property owner indicate why you are requesting the compromise:

Signed,

[Signature]
Assistant Manager

Please return this form and any documentation to:
Pima County Clerk of the Board of Supervisors
130 W. Congress St., 1st Floor
Tucson, AZ 85701
or
Email to: COB_mail@pima.gov

JAN 11 11:22 AM 2021 SPC CLK OF BD
MM

Parcel Number: 134-27-0090

Property Address

Street Number	Street Direction	Street Name	Location
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Contact Information

Property Owner Information:

STERLING REAL ESTATE INVESTMENT LLC
 2121 E CRAWFORD PL
 SALINA KS
 67401-3719

Property Description:

BROADWAY PROPER RESUB LOT 9

Valuation Data

Property Appraiser: Linda Chabot Phone: (520) 724-7422

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2021	VACANT/AG/GOLF (2)	15.0	\$113,365	\$0	\$113,365	\$78,741	\$11,811
2022	VACANT/AG/GOLF (2)	15.0	\$113,365	\$0	\$113,365	\$82,678	\$12,402

Property Information

Township:	14.0	Section:	17	Range:	15.0E
Map:	39	Plat:	87	Block:	
Tract:		Land Measure:	151,153.00F	Lot:	00009
Census Tract:	4010	File Id:	1	Group Code:	000
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	9/9/2014

Valuation Area

District Supervisor: MATT HEINZ District No: 2

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
8	2111037 DEL	20401001	39087 DEL	15

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20031010095	12058	309	5/27/2003	QCDEED
20000810073	11285	233	4/26/2000	
19980580682	10781	1786	4/23/1998	

Notes (2)

Created: 4/2/2014 update 4DUC from 0011 to 0021. No change to class/ratio.
Modified: 4/2/2014

Created: 2/11/2008 portion is old land fill
Modified: 2/11/2008

If you have any questions, please call our office at (520) 724-8341.

Real Estate Tax : 134270090 As Of Date: 11/18/2021

Property Details

<p>TAXPAYER NAME/ADDRESS STERLING REAL ESTATE INVESTMENT LLC 2121 E CRAWFORD PL SALINA KS 67401-3719 COUPONS SENT ? Y</p>	<p>PROPERTY ADDRESS NO LOCATION DATA AVAILABLE PROPERTY TYPE REAL ESTATE</p>	<p>LEGAL DESCRIPTION BROADWAY PROPER RESUB LOT 9 AREA 0161</p>
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Account Balance Due Summary

2021 Due Dates 0

\$661,087.32 *

PAY	TAX YEAR	CERT NO 0	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1986 - 1		11/1/1986	16.0	2306.15	12945.19	0.00	230.62	15481.96
PAY NOW	1986 - 2		5/1/1987	16.0	2306.15	12760.70	0.00	0.00	15066.85
PAY NOW	1987 - 1		11/1/1987	16.0	3658.33	19950.09	0.00	365.83	23974.25
PAY NOW	1987 - 2		5/1/1988	16.0	3658.33	19657.43	0.00	0.00	23315.76
PAY NOW	1988 - 1		11/1/1988	16.0	4066.47	21525.18	0.00	406.65	25998.30
PAY NOW	1988 - 2		5/1/1989	16.0	4066.47	21199.86	0.00	0.00	25266.33
PAY NOW	1989 - 1		11/1/1989	16.0	4121.46	21156.83	0.00	412.15	25690.44
PAY NOW	1989 - 2		5/1/1990	16.0	4121.46	20827.11	0.00	0.00	24948.57
					\$138,008.61	\$516,347.37	\$0.00	\$6,731.34	\$661,087.32

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Pima County Treasurer's Office

PAY	TAX YEAR	CERT NO. ⑥	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1990 - 1		11/1/1990	16.0	4397.52	21870.33	0.00	439.75	26707.60
PAY NOW	1990 - 2		5/1/1991	16.0	4397.52	21518.53	0.00	0.00	25916.05
PAY NOW	1991 - 1		11/1/1991	16.0	4536.49	21835.64	0.00	453.65	26825.78
PAY NOW	1991 - 2		5/1/1992	16.0	4536.49	21472.72	0.00	0.00	26009.21
PAY NOW	1992 - 1		11/1/1992	16.0	2893.88	13466.19	0.00	289.39	16649.46
PAY NOW	1992 - 2		5/1/1993	16.0	2893.88	13234.68	0.00	0.00	16128.56
PAY NOW	1993 - 1		11/1/1993	16.0	3022.10	13579.30	0.00	302.21	16903.61
PAY NOW	1993 - 2		5/1/1994	16.0	3022.10	13337.53	0.00	0.00	16359.63
PAY NOW	1994 - 1		11/1/1994	16.0	3158.70	13687.70	0.00	315.87	17162.27
PAY NOW	1994 - 2		5/1/1995	16.0	3158.70	13435.00	0.00	0.00	16593.70
PAY NOW	1995 - 1		11/1/1995	16.0	3187.48	13302.42	0.00	318.75	16808.65
PAY NOW	1995 - 2		5/1/1996	16.0	3187.48	13047.42	0.00	0.00	16234.90
PAY NOW	1996 - 1		11/1/1996	16.0	3202.13	12851.22	0.00	320.21	16373.56
PAY NOW	1996 - 2		5/1/1997	16.0	3202.13	12595.04	0.00	0.00	15797.17
PAY NOW	1997 - 1		11/1/1997	16.0	3073.20	11842.06	0.00	307.32	15222.58
PAY NOW	1997 - 2		5/1/1998	16.0	3073.20	11596.21	0.00	0.00	14669.41
PAY NOW	1998 - 1		11/1/1998	16.0	3065.25	11320.99	0.00	306.53	14692.77
					\$138,008.61	\$516,347.37	\$0.00	\$6,731.34	\$661,087.32

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	1998 - 2		5/1/1999	16.0	3065.25	11075.77	0.00	0.00	14141.02
PAY NOW	1999 - 1		11/1/1999	16.0	3157.40	11156.15	0.00	315.74	14629.29
PAY NOW	1999 - 2		5/1/2000	16.0	3157.40	10903.55	0.00	0.00	14060.95
PAY NOW	2000 - 1		11/1/2000	16.0	3253.99	10976.79	0.00	325.40	14556.18
PAY NOW	2000 - 2		5/1/2001	16.0	3253.99	10716.47	0.00	0.00	13970.46
PAY NOW	2001 - 1		11/1/2001	16.0	1010.10	3245.79	0.00	101.01	4356.90
PAY NOW	2001 - 2		5/1/2002	16.0	1010.10	3164.98	0.00	0.00	4175.08
PAY NOW	2002 - 1		11/1/2002	16.0	975.71	2979.17	0.00	97.57	4052.45
PAY NOW	2002 - 2		5/1/2003	16.0	975.71	2901.11	0.00	0.00	3876.82
PAY NOW	2003 - 1		11/1/2003	16.0	952.05	2754.60	0.00	95.21	3801.86
PAY NOW	2003 - 2		5/1/2004	16.0	952.05	2678.43	0.00	0.00	3630.48
PAY NOW	2004 - 1		11/1/2004	16.0	921.19	2517.92	0.00	92.12	3531.23
PAY NOW	2004 - 2		5/1/2005	16.0	921.18	2444.20	0.00	0.00	3365.38
PAY NOW	2005 - 1		11/2/2005	16.0	894.99	2303.11	0.00	89.50	3287.60
PAY NOW	2005 - 2		5/2/2006	16.0	894.99	2231.51	0.00	0.00	3126.50
PAY NOW	2006 - 1		11/1/2006	16.0	833.83	2012.31	0.00	83.38	2929.52
PAY NOW	2006 - 2		5/1/2007	16.0	833.82	1945.58	0.00	0.00	2779.40
					\$138,008.61	\$516,347.37	\$0.00	\$6,731.34	\$661,087.32

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Pima County Treasurer's Office

PAY	TAX YEAR	CERT NO. ①	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	2007 - 1		11/1/2007	16.0	793.58	1788.20	0.00	79.36	2661.14
PAY NOW	2007 - 2		5/1/2008	16.0	793.58	1724.71	0.00	0.00	2518.29
PAY NOW	2008 - 1		11/3/2008	16.0	733.60	1535.67	0.00	73.36	2342.63
PAY NOW	2008 - 2		5/1/2009	16.0	733.60	1476.98	0.00	0.00	2210.58
PAY NOW	2009 - 1		11/2/2009	16.0	715.58	1383.45	0.00	71.56	2170.59
PAY NOW	2009 - 2		5/3/2010	16.0	715.58	1326.21	0.00	0.00	2041.79
PAY NOW	2010 - 1		11/1/2010	16.0	735.89	1304.98	0.00	73.59	2114.46
PAY NOW	2010 - 2		5/2/2011	16.0	735.89	1246.11	0.00	0.00	1982.00
PAY NOW	2011 - 1		11/1/2011	16.0	796.88	1285.63	0.00	79.69	2162.20
PAY NOW	2011 - 2		5/1/2012	16.0	796.87	1221.87	0.00	0.00	2018.74
PAY NOW	2012 - 1		11/1/2012	16.0	828.75	1204.45	0.00	82.88	2116.08
PAY NOW	2012 - 2		5/1/2013	16.0	828.75	1138.15	0.00	0.00	1966.90
PAY NOW	2013 - 1		11/1/2013	16.0	870.03	1125.24	0.00	87.00	2082.27
PAY NOW	2013 - 2		5/1/2014	16.0	870.03	1055.64	0.00	0.00	1925.67
PAY NOW	2014 - 1		11/3/2014	16.0	912.38	1034.03	0.00	91.24	2037.65
PAY NOW	2014 - 2		5/1/2015	16.0	912.38	961.04	0.00	0.00	1873.42
PAY NOW	2015 - 1		11/2/2015	16.0	923.22	898.60	0.00	92.32	1914.14
					\$138,008.61	\$516,347.37	\$0.00	\$6,731.34	\$661,087.32

PAY	TAX YEAR	CERT NO	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	PENALTIES	TOTAL DUE
PAY NOW	2015 - 2		5/2/2016	16.0	923.21	824.73	0.00	0.00	1747.94
PAY NOW	2016 - 1		11/1/2016	16.0	850.61	691.83	0.00	85.06	1627.50
PAY NOW	2016 - 2		5/1/2017	16.0	850.60	623.77	0.00	0.00	1474.37
PAY NOW	2017 - 1		11/1/2017	16.0	839.05	548.18	0.00	83.90	1471.13
PAY NOW	2017 - 2		5/1/2018	16.0	839.04	481.05	0.00	0.00	1320.09
PAY NOW	2018 - 1		11/1/2018	16.0	803.61	396.45	0.00	80.36	1280.42
PAY NOW	2018 - 2		5/1/2019	16.0	803.60	332.15	0.00	0.00	1135.75
PAY NOW	2019 - 1		11/1/2019	16.0	821.56	273.85	0.00	82.16	1177.57
PAY NOW	2019 - 2		5/1/2020	16.0	821.55	208.13	0.00	0.00	1029.68
PAY NOW	2020 - 1		11/2/2020	16.0	832.56	144.31	0.00	0.00	976.87
PAY NOW	2020 - 2		5/3/2021	16.0	832.55	77.70	0.00	0.00	910.25
PAY NOW	2021 - 1		11/1/2021	16.0	858.63	11.45	0.00	0.00	870.08
PAY NOW	2021 - 2		5/2/2022	16.0	858.63	0.00	0.00	0.00	858.63
					\$138,008.61	\$516,347.37	\$0.00	\$6,731.34	\$661,087.32

*The balance due amount is subject to additional fees, penalties, and interest.

Yearly Transaction History

Year	Count	Transaction History
2021	1	+
2020	1	+
2019	1	+

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Pima County Treasurer's Office

2018 ①

+

2017 ①

+

2016 ①

+

2015 ①

+