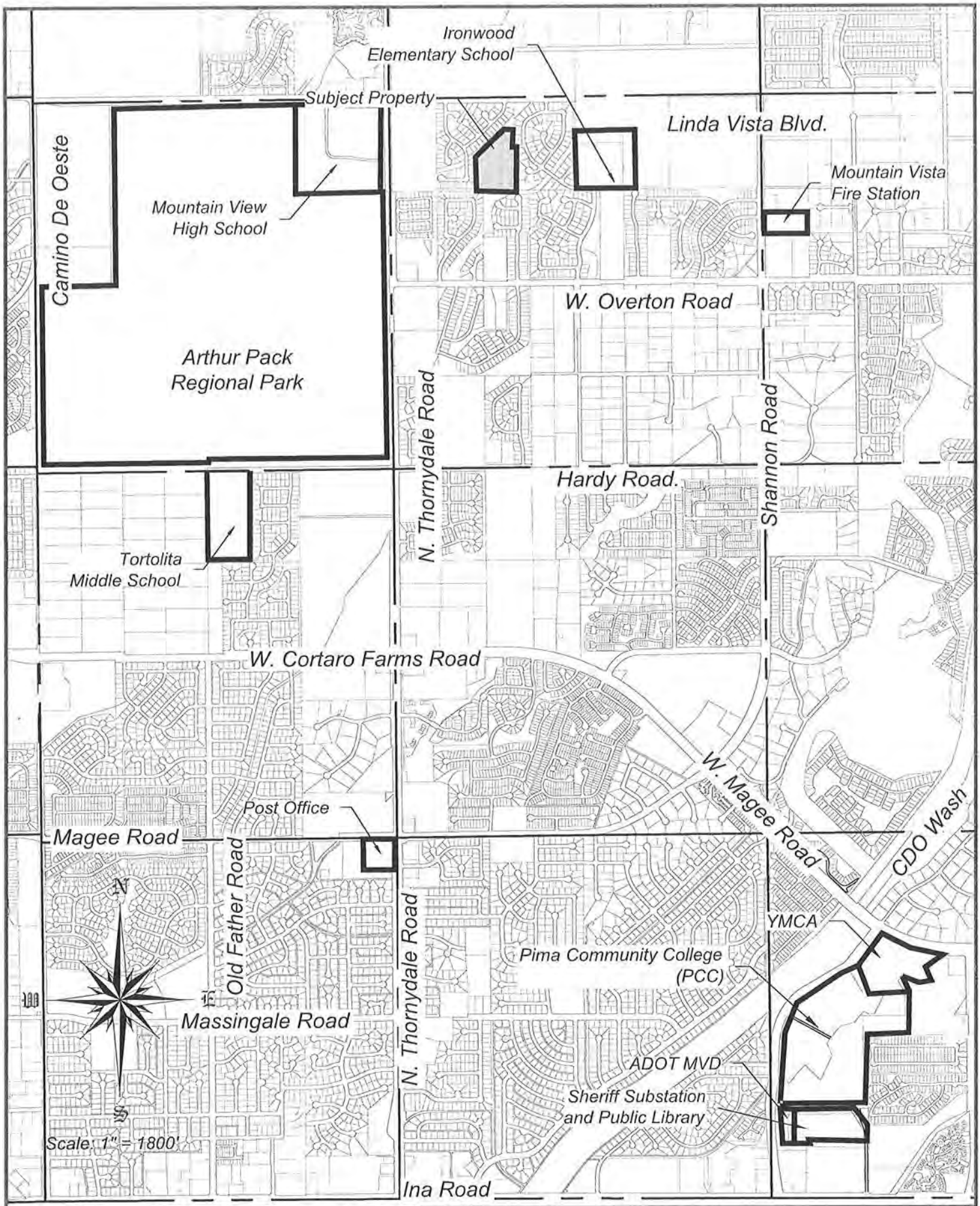
PART I SITE INVENTORY

I-A. EXISTING LAND USES

1. Exhibit I-A.1, i.e. the Regional Location Map, depicts the site in a regional context. The property is a combination of Assessor Parcels 225-02-004P, 225-02-004Q and 225-02-004V, which are located within Section 20 of Township 12 South, Range 13 East.
2. Exhibits I-A.2a (i.e. the Subject Property Map) and I-A.2b (i.e. the Boundary Map) show the conditions of the property.
    a. The property is vacant.
    b. Exhibit I-A.2b shows the 30 foot ingress/egress & utility easement along the south boundary and the 40 foot drainageway easement along the northwest boundary.
    c. The Comprehensive Plan designates all of the property as Medium Intensity Urban (MIU) except for a small area along the south boundary which is designated as Resource Transition (RT). The area of these two designations is depicted on Exhibit I-A.4b. The Plan Amendment which approved the MIU for the property was granted subject to four Rezoning Policies which addressed onsite riparian and offsite mitigation conditions. Compliance of all four is addressed in Report Section II-A.2.b. Compliance with Policy A is addressed in Sections II-E.1.b &C and II-F.3. Compliance with Policies B-D is addressed in II-E.1.a and in Appendix 4: The Rezoning Policies are as follows:
        A. Native riparian vegetation shall be used to enhance drainage improvements.
        B. The location of off-site mitigation properties should be within the same general geographic region of the original project site.
        C. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
            1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
            2. Vegetation community type(s);
            3. Habitat values for applicable CLS Special Species (e.g. breeding and dispersal)
            4. Surface water or unique landforms such as rock outcrops; and
            5. Contribution to landscape connectivity.
        D. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.
3. Exhibit I-A.3, the Surrounding Properties Map, is an aerial photo of the subject property and the surrounding area within 600 feet in all directions.
4. Exhibits I-A.4a & I-A.4b show the properties within ¼ mile and addresses the following:
    a. Exhibit I-A.4a shows the zoning within ¼ mile to be SR, CR-4, CR-5, TR & CB-1. No overlay zones affect any property within ¼ mile.
    b. CB-1 zoned land exists at the corner of Thornydale & Overton, with a Walgreens and an unoccupied shopping center. On the west side of Thornydale Road there is the Arthur Pack Park. To the east is the Ironwood Elementary School. A number of vacant properties exist within a quarter mile. Mostly, however, within ¼ mile, the developed properties are residential. That residential development is in seven different subdivisions that have densities ranging from 2.96 to 6.74 RAC, and taking them together they have a density of 3.57 RAC. See Appendix 1 for a more detailed description.



MJM CONSULTING, INC. Land Planning and Development Services 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021	PRF3 LLC - Briar Rose Lane APN: 225-02-004P, 225-02-004Q, 225-02-004V Section 20, Township 12 South, Range 13 S, Pima County, Arizona	Exhibit I-A.1 Regional Location Map

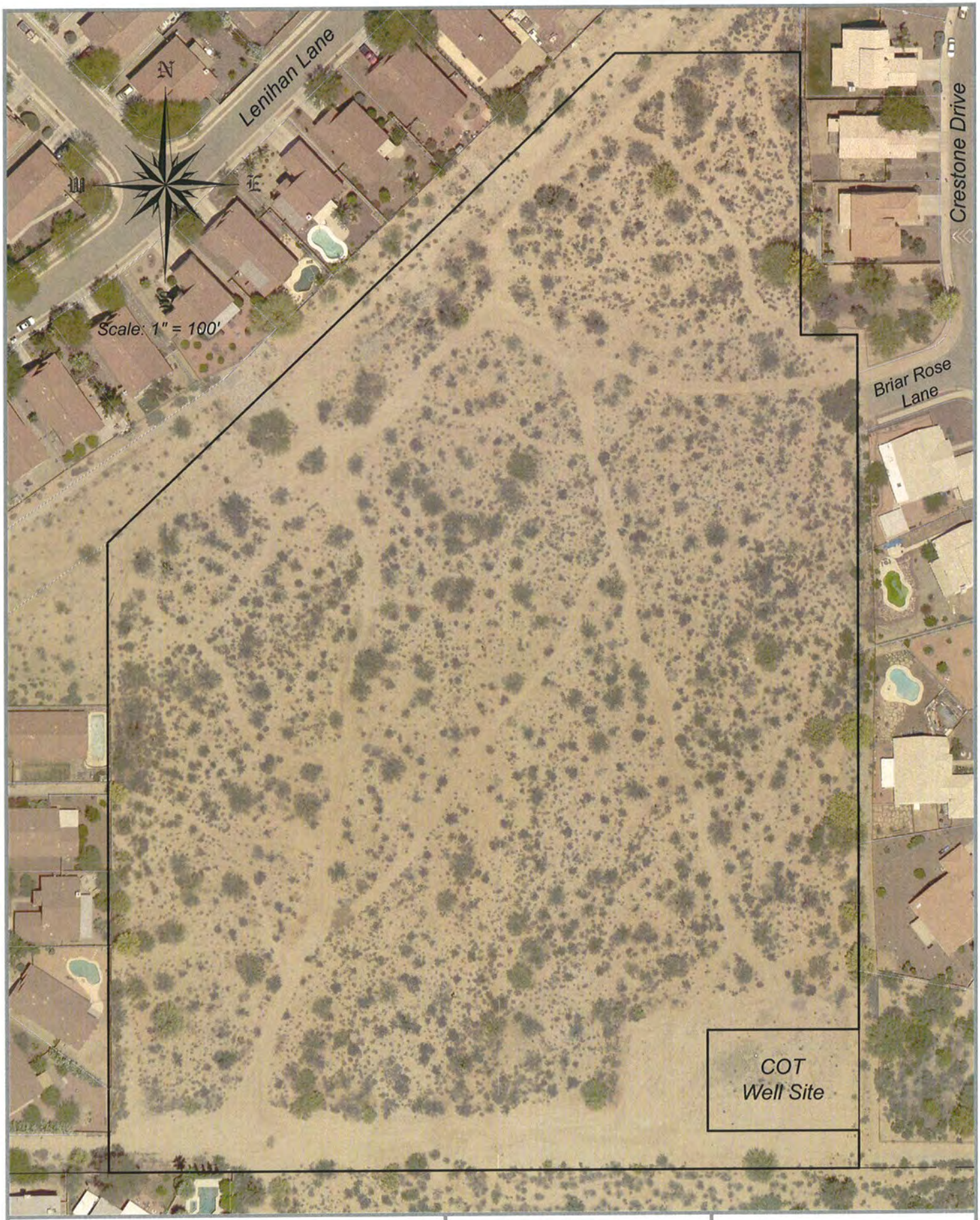


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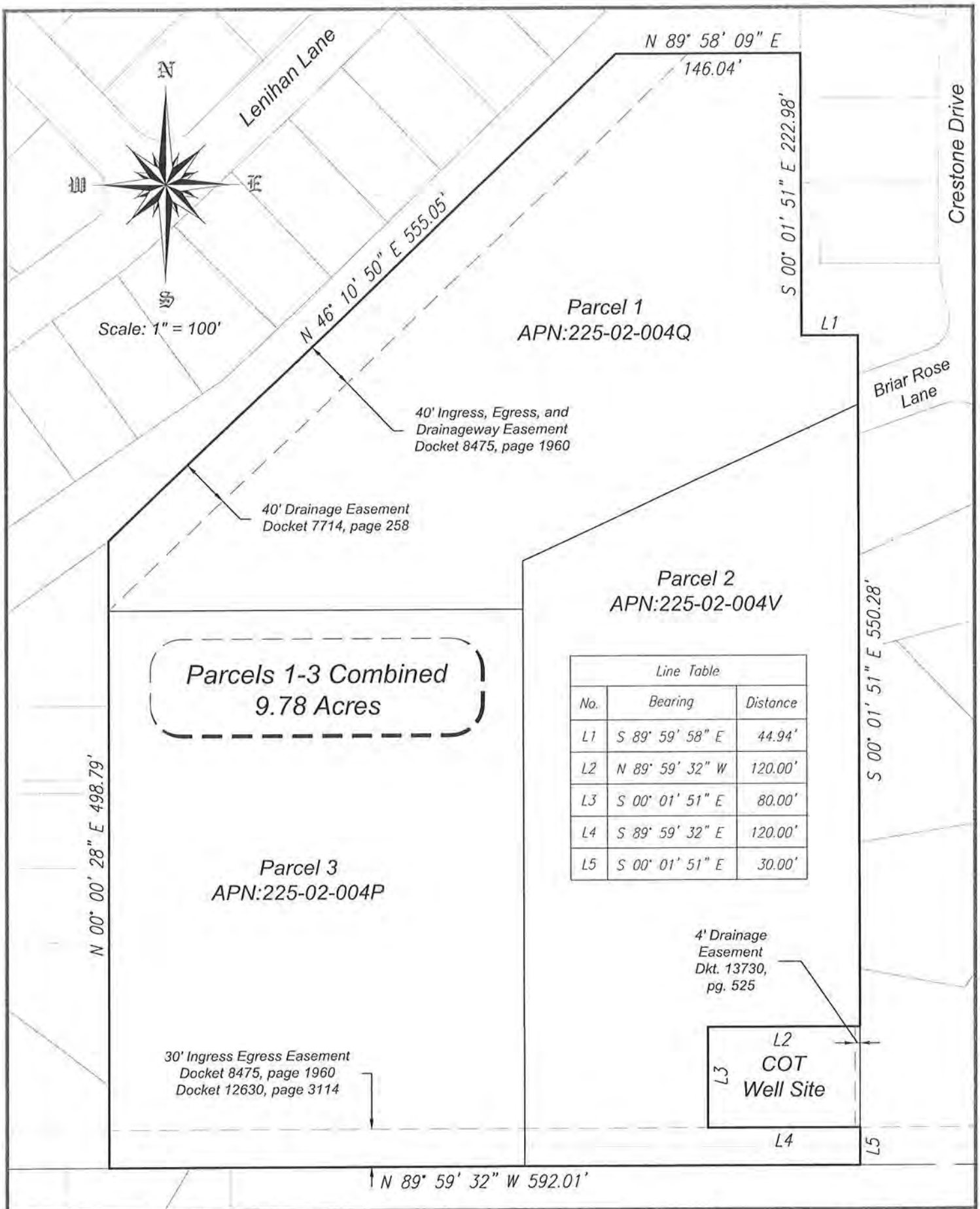
Exhibit I-A.2a
Subject Property Map



Line Table		
No.	Bearing	Distance
L1	S 89° 59' 58" E	44.94'
L2	N 89° 59' 32" W	120.00'
L3	S 00° 01' 51" E	80.00'
L4	S 89° 59' 32" E	120.00'
L5	S 00° 01' 51" E	30.00'

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Exhibit I-A.2b
Boundary Map

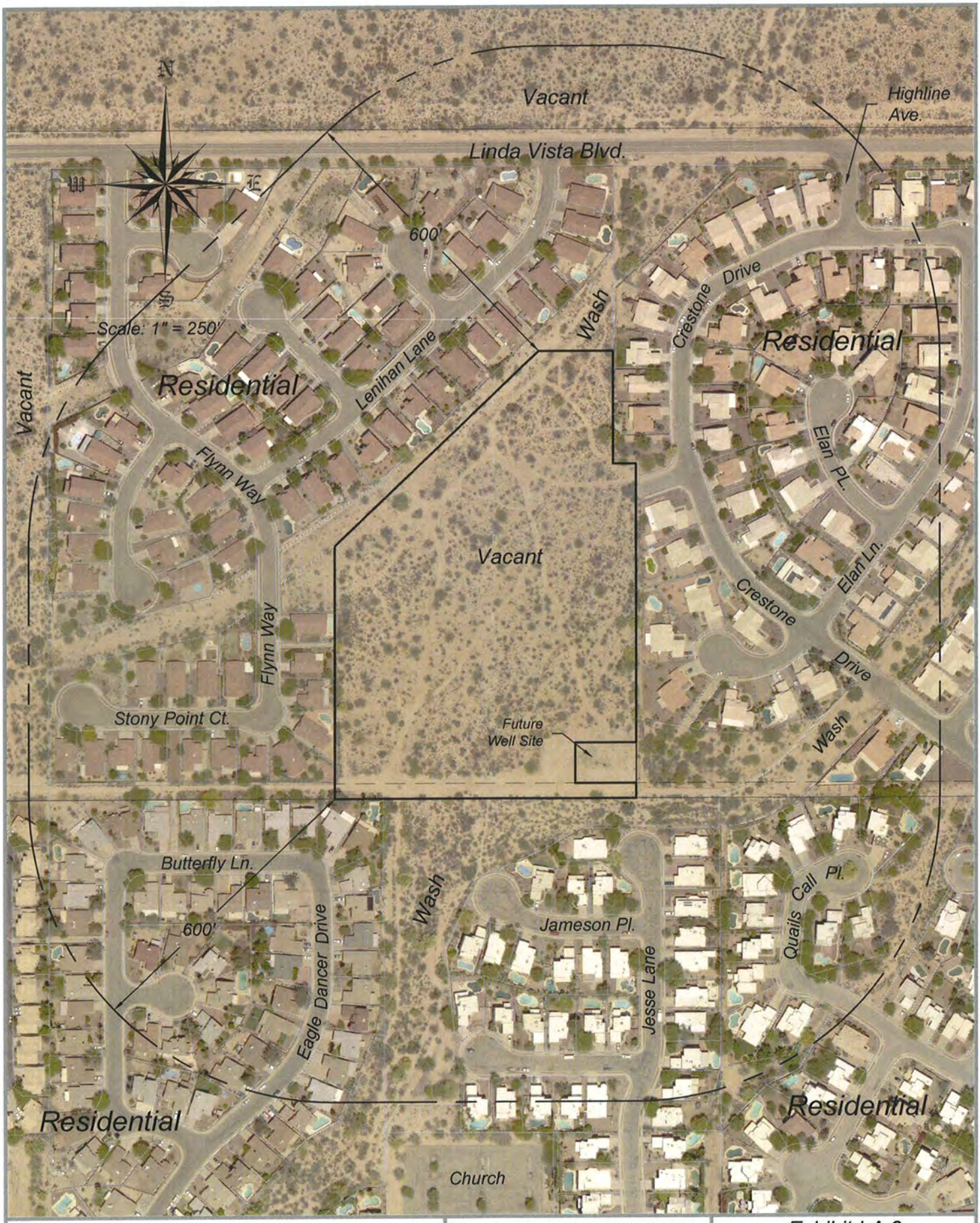

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Exhibit I-A.3
Surrounding Properties Map

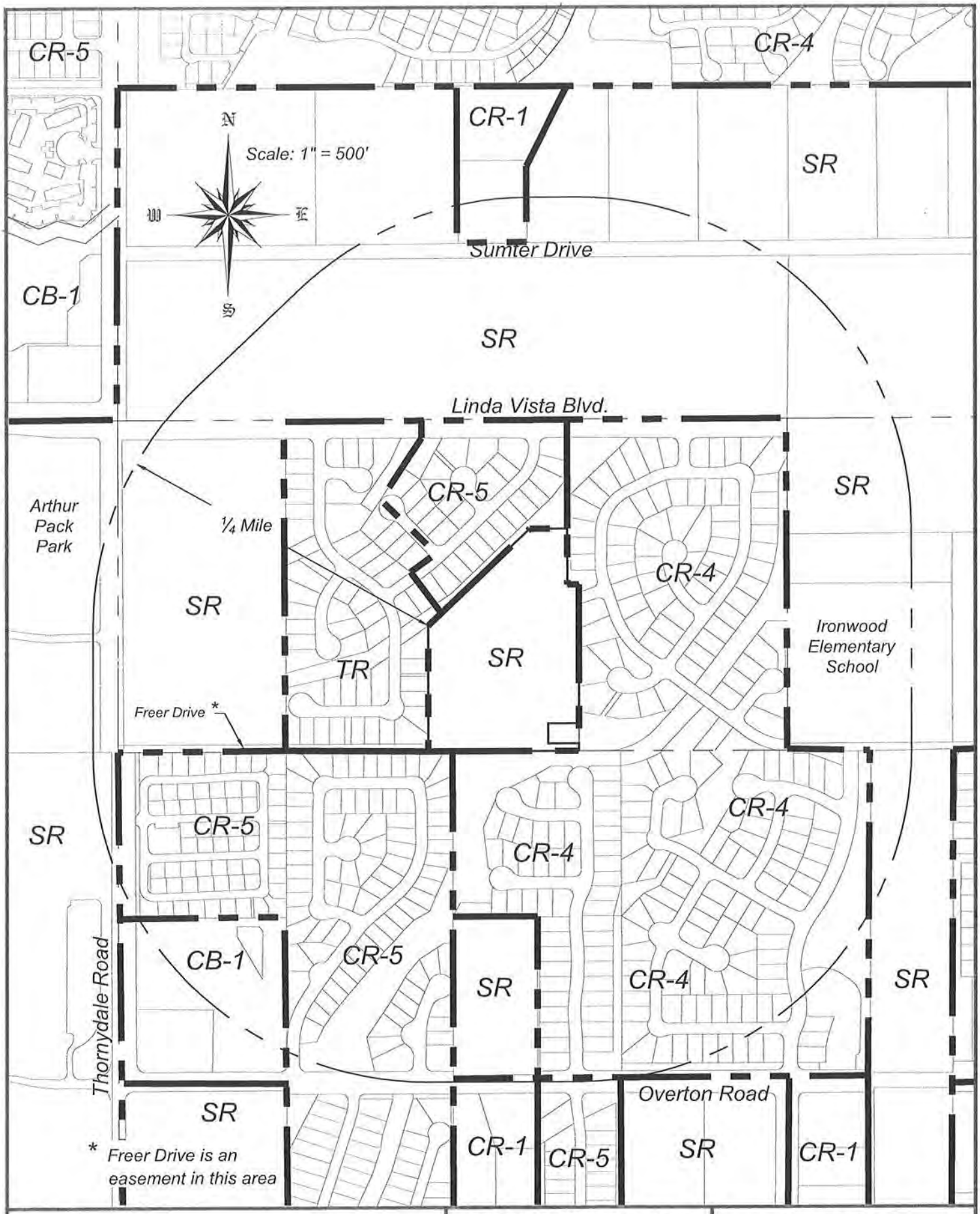
c. The subdivision to the west is made up of all one-story homes. Otherwise all other adjacent subdivisions have a mix of one and two story homes. Exhibit II-B.1k shows the location of these 2-story homes. The height of the two-story homes is estimated to range up to 25 feet tall. The nearby elementary school is estimated to exceed 20 feet tall, and the Mountain View High School is estimated to be as tall as 45 feet tall in a select portion. The nearby Walgreens is estimated to be about 30 feet tall, with the other unoccupied commercial development to be about 25 feet tall.
d. There are no properties within ¼ mile which are subject to a conditionally approved rezoning or a subdivision or development plan under review.
e. Ex. I-A.4b shows the Comprehensive Plan designations for all properties within a ¼ mile.

I-B. TOPOGRAPHY AND GRADING

1. The topographic characteristics of the property, still in mostly in a natural state, are described below and are depicted on the Exhibit I-B.
   a. There are no restricted peaks or ridges.
   b. There are no rock outcrops or talus slopes.
   c. The property is relatively flat (i.e. substantially less than 15%) over all of the property except for a very small area along the northwest boundary which forms the south bank of the existing drainageway. The slope of that bank is so small in area that it is exempt from the calculations according to Zoning Code Section 18.61.030.A.1 so it is not identified as being greater than 15% either in this text or on the exhibit.
   d. There are no significant topographic features, with the possible exception of the existing drainageway along the northwest boundary.
   e. Along the northwest border there is a strip of land, approximately one half of an acre in size, which was previously graded by others to construct the drainageway that straddles the northwest boundary. Along the south boundary the 30 foot Ingress & Egress (Utility) Easement was previously graded by others to install utilities and to create a drive-able surface to maintain those utilities. These two graded areas make up approximately 9 percent of the property (and are identified on Exhibit I-B). The remaining 91 percent of the property is in a natural state, except for the dirt trails and vegetative destruction, which are evidence of human activity.
2. The pre-development average cross slope is 3.95 percent. This is based on a total length of contours of 16,800 feet, a contour interval of 1 foot, and an area of 9.78 acres.

I-C. HYDROLOGY

1. Exhibit I-C.1 shows the boundaries of the watershed that impacts the subject property.
2. The upstream watershed identified above is either 'natural' or is made up of primarily low density residential, for that segment from the northerly boundary to Linda Vista Boulevard. South of that road the runoff conditions are modified by the urban density residential development and the related channelization. That channelization has the flows carried in drainageways including the one that runs along the northwest boundary of the subject property. The natural conditions of the site do not affect the upstream or downstream this watershed.
3. The upstream watershed impacts the subject property at two points. At the northeast corner the contributing flow is 486 cfs in the 100 year storm event, with a drainage area of 294.4 acres. At the southeast corner the numbers are 781 cfs, and 631.3 acres.



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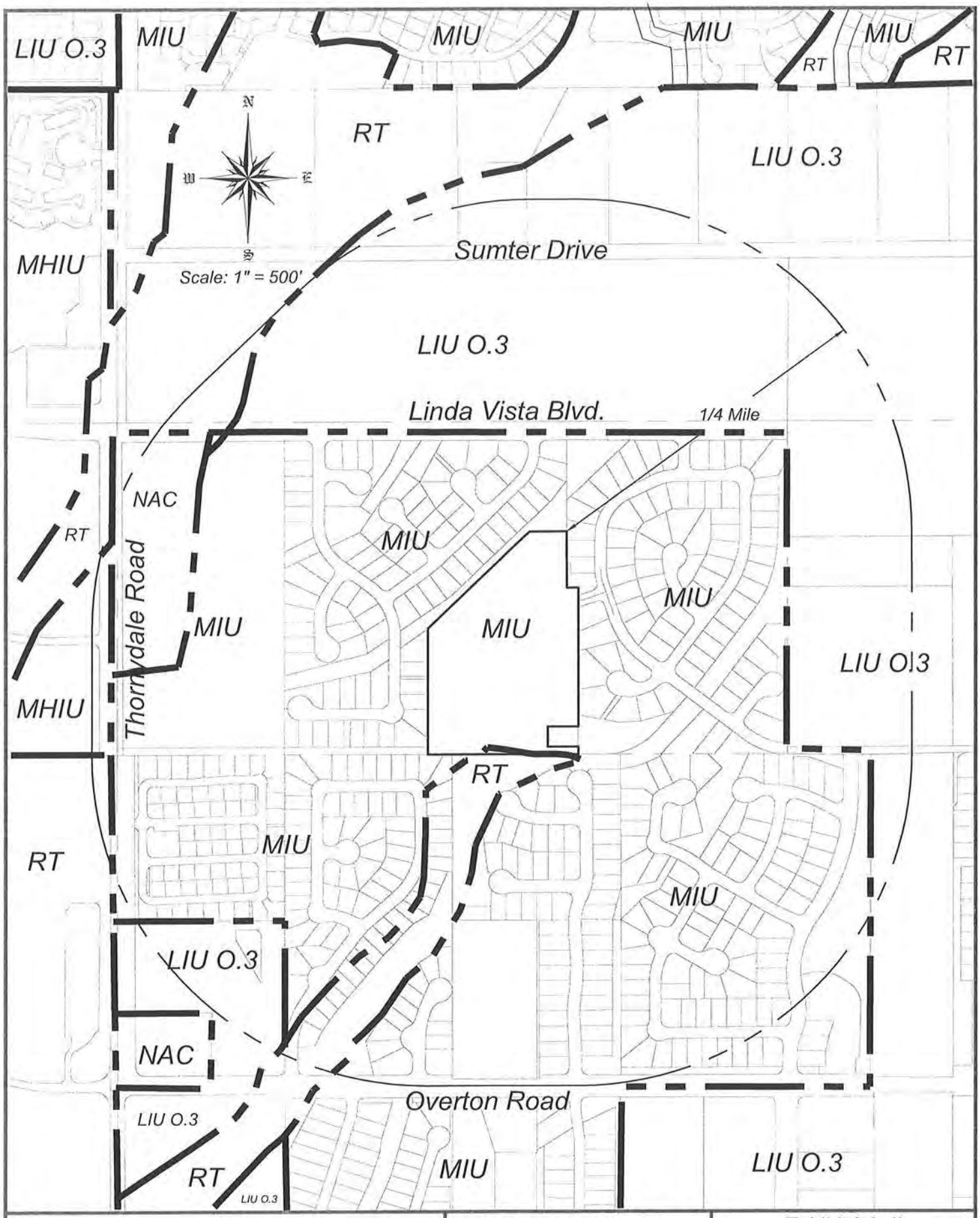
Section 20, Township 12 South, Range 13 S.
Pima County, Arizona

Exhibit I-A.4a
Vicinity Map with Zoning



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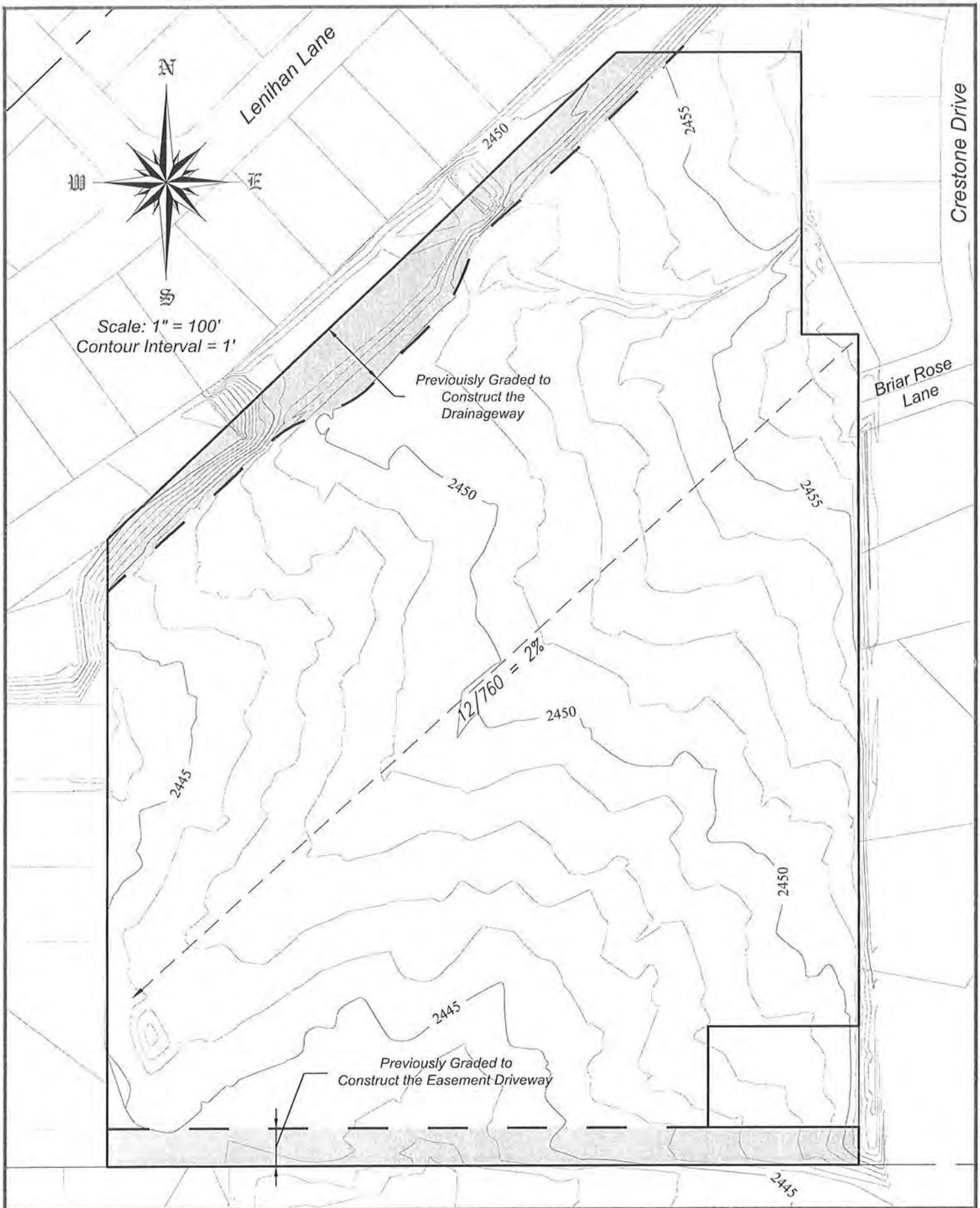

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Exhibit I-B
Topography Map

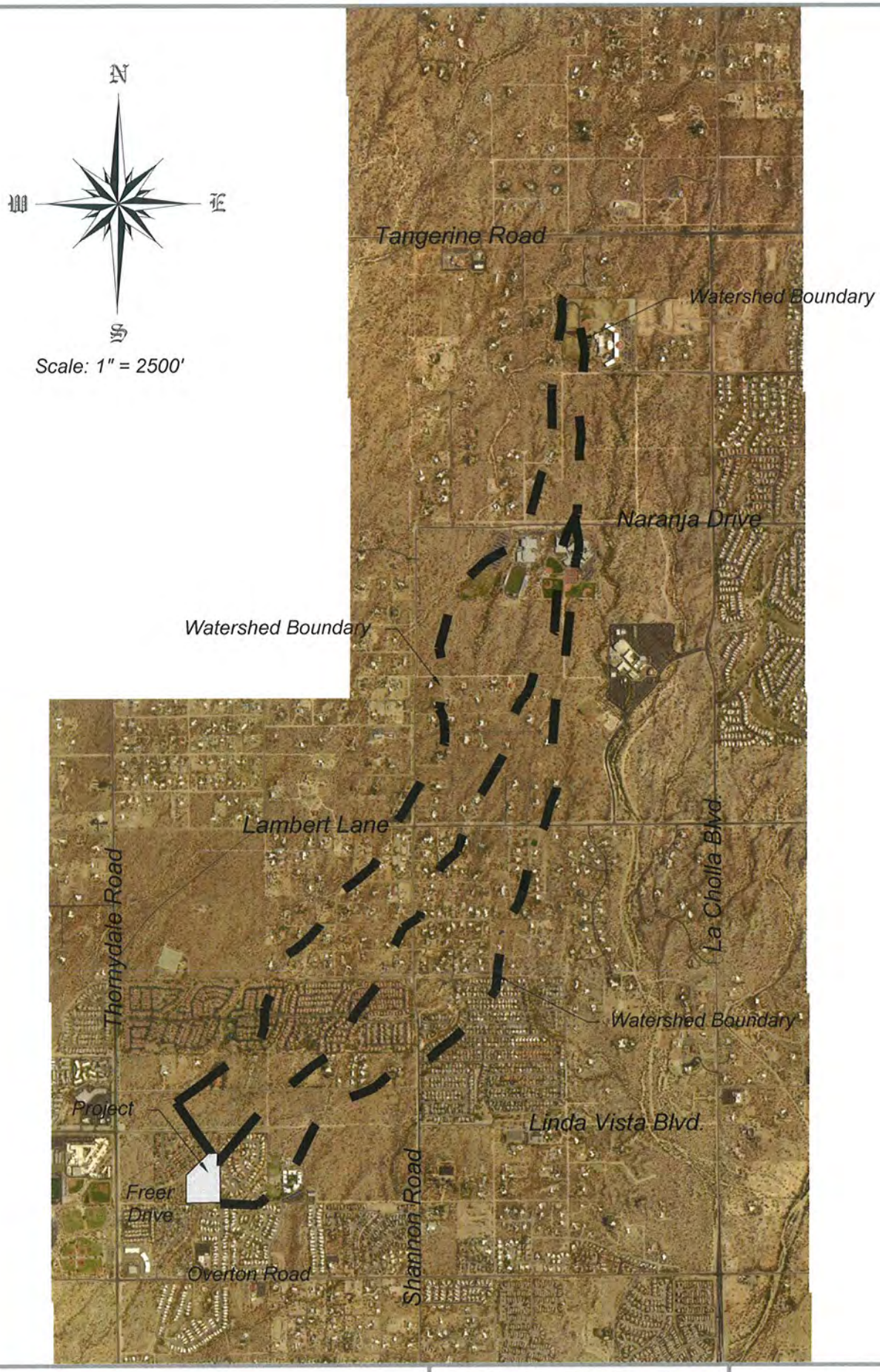

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Exhibit I-C.1
Offsite Watershed Map

4. The Onsite Hydrologic conditions are depicted on Exhibit I-C.4.
   a. The 100 year floodplain lines are shown along the north and south boundaries. Along the south boundary there are two flood lines, one being the official FEMA 100 year floodplain line and the second being the modified line based on analysis by CMG Drainage Engineering whose work has been reviewed by the Pima County Regional Flood Control District and found to be correct.
   b. No sheet flow occurs on the site.
   c. The 'Existing FEMA Floodplain Line' on the south side is officially a federally mapped floodplain. A Letter of Map Revision (LOMR) will be processed to modify this line and afterwards the only federally mapped floodplain will be that within the 'Modified 100 Year Floodplain Limit Line'. The existing Zone A (i.e. existing FEMA floodplain) and Zone X (i.e. balance of property that is outside of the 100 year floodplain) is identified on FEMA Map No. 04019C1070L.
   d. The peak discharges entering and exiting the site for both flows in excess of 100 cfs in a 100 year storm are shown on the exhibit.
   e. The Riparian Habitat Ordinance designates a strip of land along the northwest boundary as Important Riparian Area (IRA) with an underlying Class C. This area is designated on the exhibit. The area along the north boundary is 1.32 acres and the area in the very southeast corner is 0.02 acres.
   f. This site contains a portion of a drainageway along the northwest boundary. The property line essentially runs along the centerline of that drainageway, with the bottom being engineered dirt with several energy dissipaters and with side slopes being mainly engineered dirt but rip-rapped at select sections.
   g. No sources of perennial surface water exist on the site.
   h. The erosion hazard setback (EHS) lines are shown offset from the 100 year floodplain limit line on the north boundary and also from the modified 100 year floodplain limit line on the south boundary. The ERR on the south side relates to pre-development conditions.
5. The downstream conditions of the property are essentially the same as the upstream conditions. The flow quantities, in both the wash along the north boundary and the one along the south boundary, are largely unaffected by the subject property as the site is small in area and the site is natural, and so the quantity of flow is the same at the exiting point as it is at the entering point. The wash on the northwest boundary continues downstream in a channelized section. The wash along the south boundary continues downstream in a natural segment and a channelized segment.

I-D. BIOLOGICAL RESOURCES

1. Exhibit I-D.1 shows that the entire property lies within the Conservation Land System (CLS). There is Important Riparian Area (IRA) along the northwest boundary in the amount of 1.32 acres, as well at the very southeast corner in the amount of 0.02 acres. The remaining 8.44 acres is designated as both Multiple Use Management and Special Species Management areas.
2. The property is not within or adjacent to one of the Critical Landscape Connections.
3. The property is not within the Priority Conservation Area for the Pima Pineapple Cactus.
4. The property is not within the Priority Conservation Area for the Needle-spined Pineapple Cactus.
5. The property is entirely within the Priority Conservation Area for the Cactus Ferruginous Pygmy-Owl (Priority 1) but not at all for the Western Burrowing Owl.

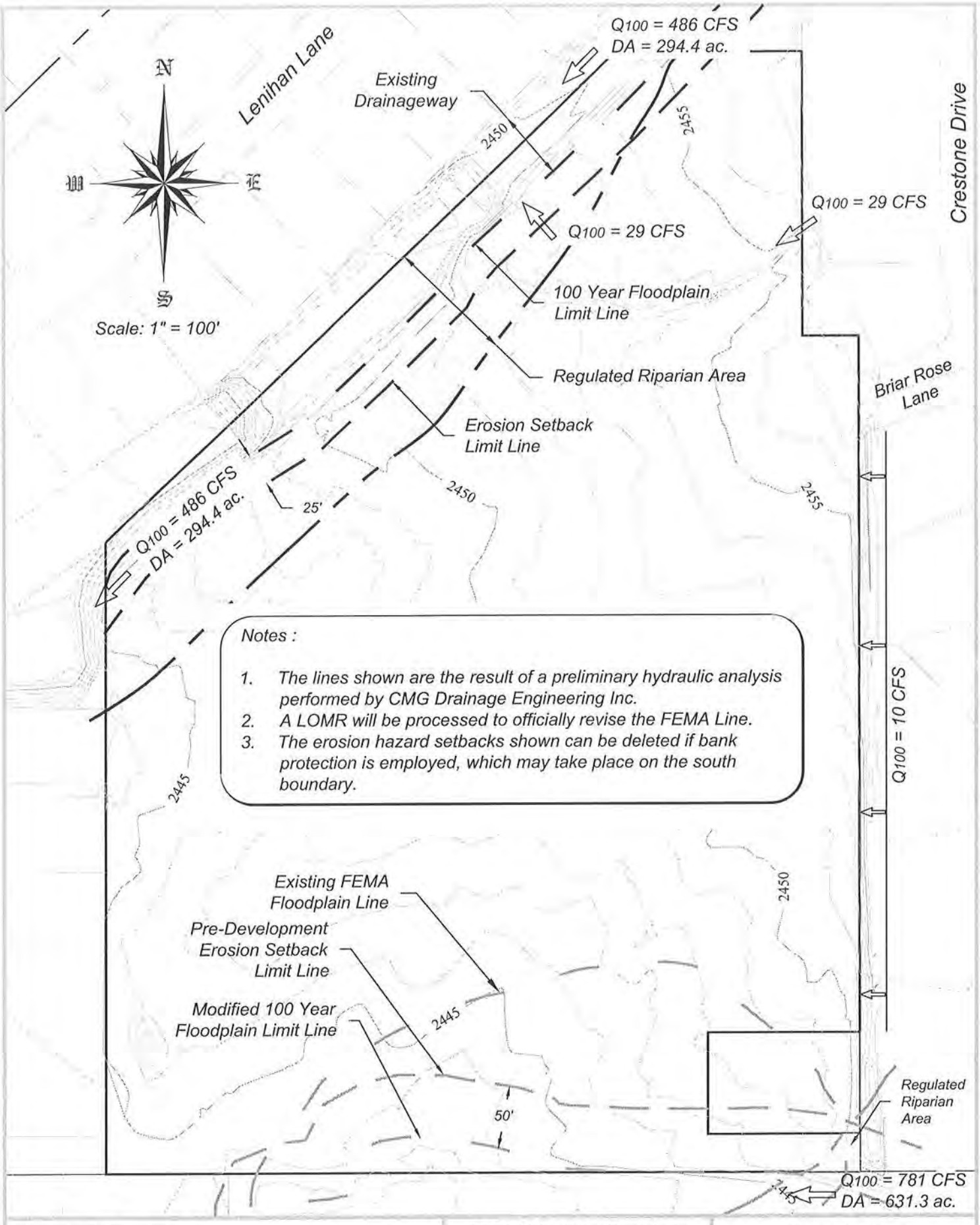

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Exhibit I-C.4
Hydrology Map

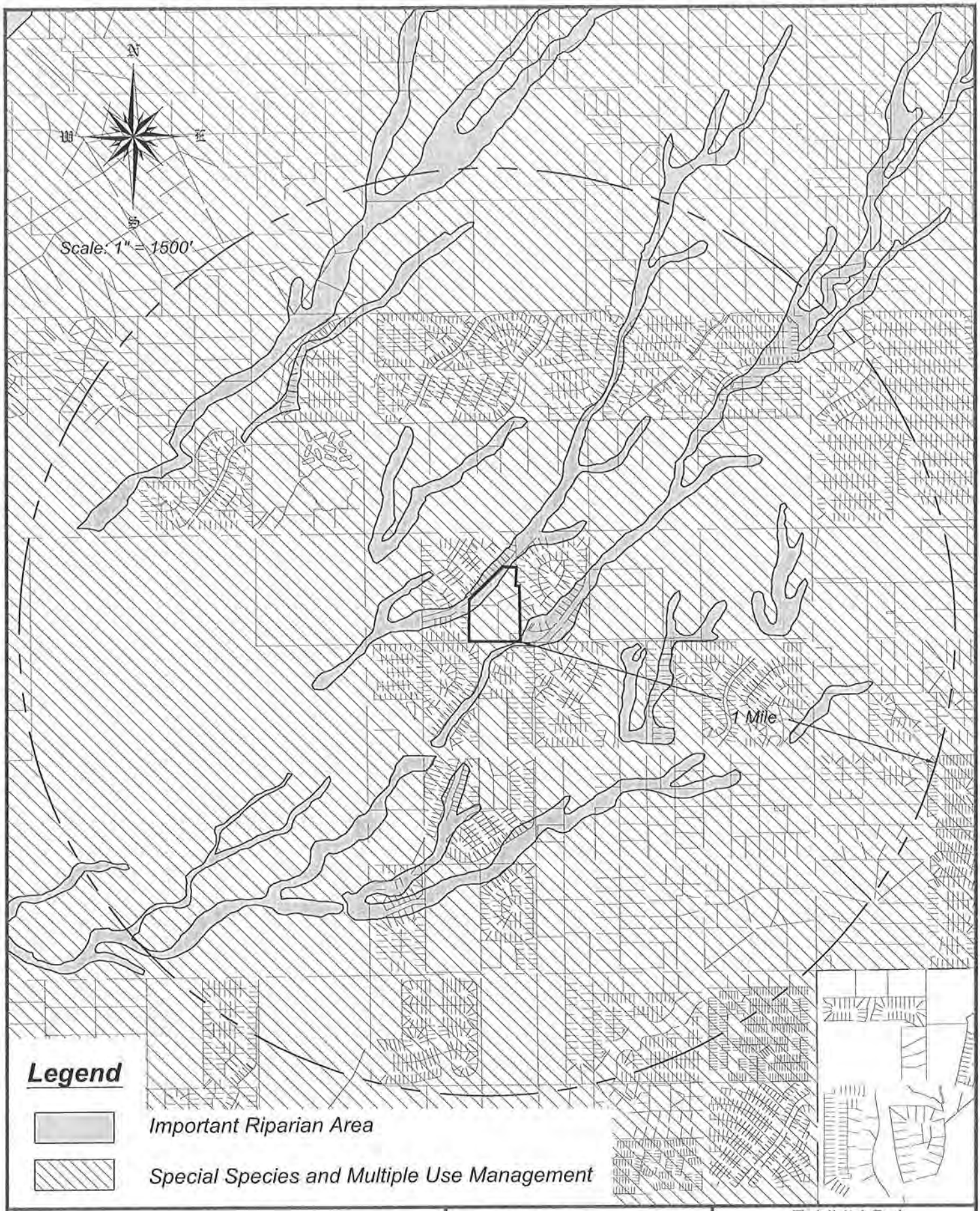

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Exhibit I-D.1
Conservation Land
System Map

6. The Arizona Game & Fish Department Heritage Data Management System report for the subject property is enclosed in the WestLand Resources 'Special-Status Species Memorandum' found in this Report as Appendix #2. The relevant information is found at the top of Page 7 of 11 of Attachment A. It shows a number of Special Status Species known to exist within a 3 mile radius of the subject property. Those species are the Fulvous Whistling-Duck, the Cactus Ferruginous Pygmy-owl, the Sonoran Desert Tortoise, the Lesser Long-nosed Bat, and the Tumamoc Globeberry. The Westland Resources memo in Appendix #2 indicates that there is no potential for the fulvous whistling-duck to occur at the property, it is unlikely for the cactus ferruginous pygmy-owl to occur at the property, the Sonoran desert tortoise could occur as a transient, the lesser long-nosed bat could forage on saguaro flowers and fruits at the property, and the Tumamoc globeberry could occur at the property.
7. Westland Resources has performed a field survey to identify the location of all onsite Saguaros and Ironwoods. The results are depicted on Exhibit I-D.7/9.
8. The Sonoran Desert Conservation Plan MapGuide classifies the property as Habitat Protection-Highest Priority under both the 2004 and the Proposed 2010 Conservation Bond Program, although due to a lack of funds and priority this parcel has not been purchased.
9. The issue of whether there are any areas onsite where the vegetation is especially important for scenic value, or for screening and / or buffering, and soils stabilization is mostly a matter of perspective. From a community perspective the answer is 'no', as none of the subject property is visible from beyond the immediately adjacent properties. Only from the perspective of the immediately abutting property owner might there be a negative impact by the loss of natural vegetation on the subject property, but that doesn't mean the owners of these properties have a right to that view, as long as the subject property remains in private hands. Nevertheless with the preservation of the vegetation within the IRA along the north those homeowners to the north will have their views preserved and or mitigated
10. Exhibit I-D.10, i.e. the Vegetative Communities Map, shows the entire property to be located within the Arizona Upland Subdivision of the Sonoran Desertscrub plant community. Due to past impacts to construct the drainage channel along the northwest edge within the IRA, and subsequent recreational use of the area, the riparian plant community along the wash has been substantially degraded and a significant portion of the land beside the channel within the IRA has been denuded of vegetation. WestLand Resources staff visited the area on January 15, 2015, and observed that the dominant tree species across the site are Ironwood and Foothill Palo Verde mixed with a smaller number of Velvet Mesquite and Blue Palo Verde. There is a large number of cacti representing a range of species including Saguaro, Prickly Pear, Teddy Bear Cholla, Chain Fruit Cholla and a limited number of Fish-hook Barrel Cactus, Fish-hook Pincushion and Christmas Cholla. The dominant shrub species is Creosote Bush. The dominant understory plant and the plant species that is probably most frequently found across the site is Triangleleaf Bursage. Plants are uniformly spaced across the site except where informal footpaths have been formed or where the site was disturbed by previous construction activity.

I-E. VIEWSHEDS

1. The Cluster Option will not be utilized and therefore this section will not apply.
2. See Exhibit I-E.2, for photos of the site, taken both on and off site.

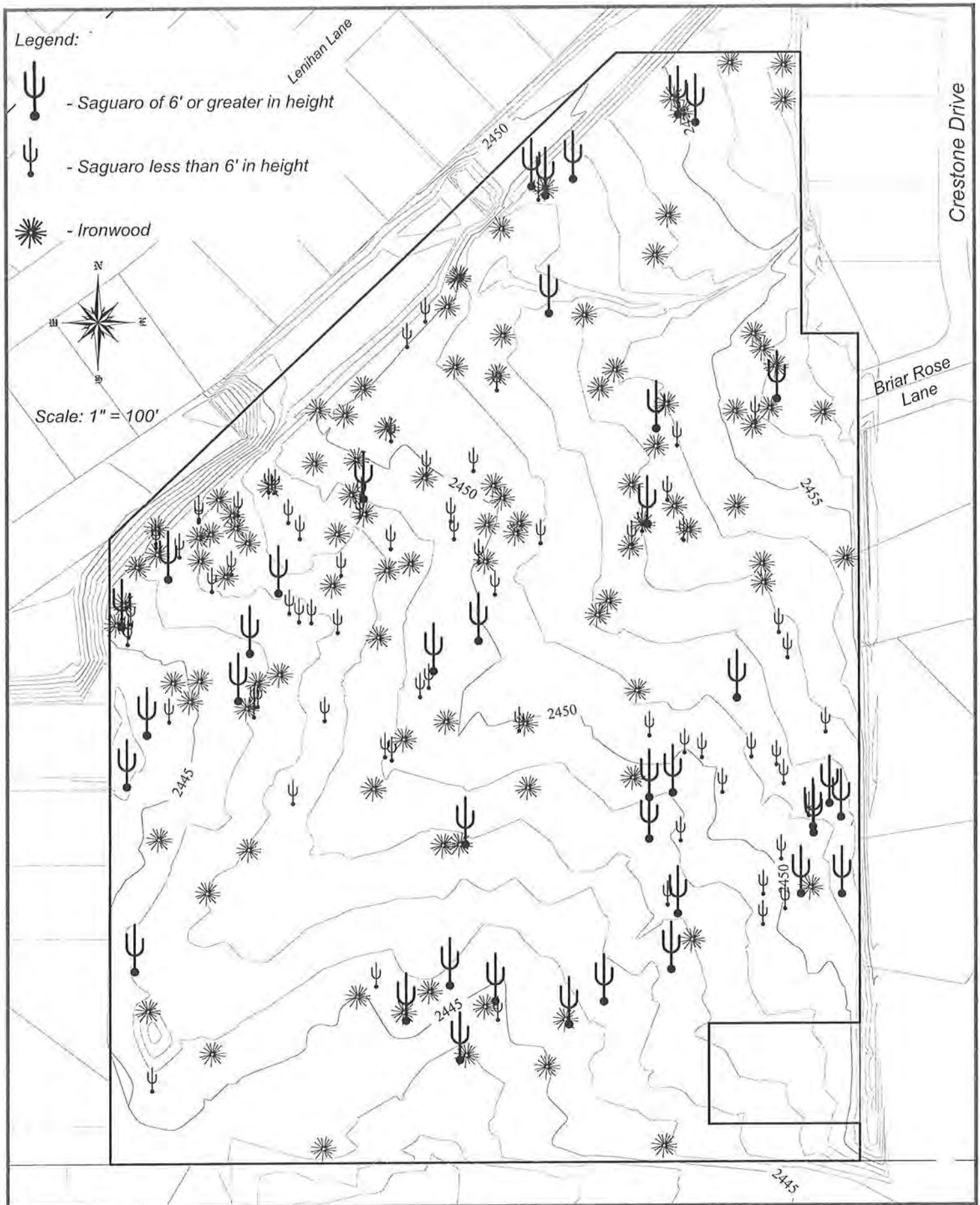

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Exhibit I-D.7/9
Special Species Map

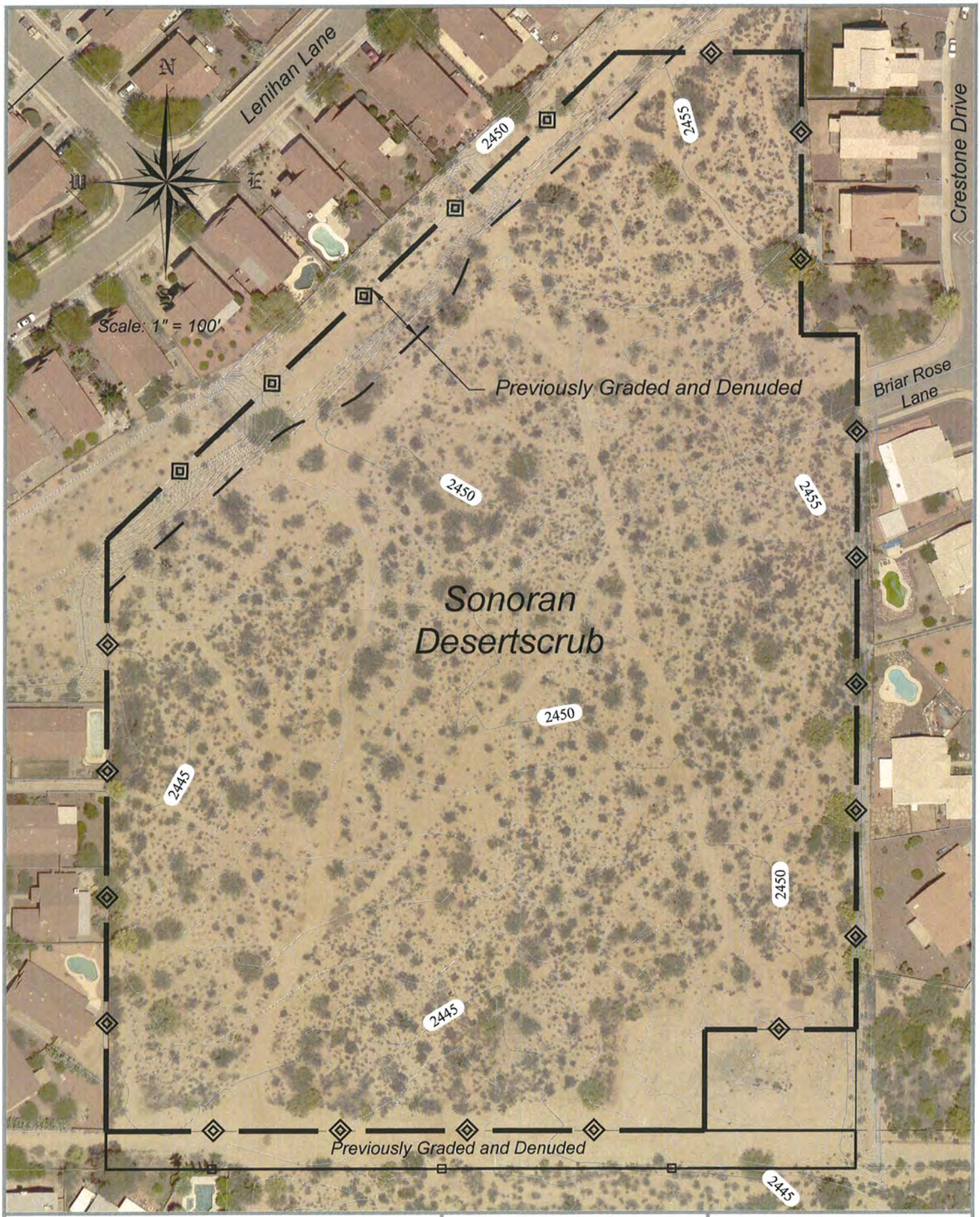

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Exhibit I-D.10
Vegetative Communities Map

From East Boundary

From North Boundary

From West Boundary

From South Boundary

I-F. TRANSPORTATION

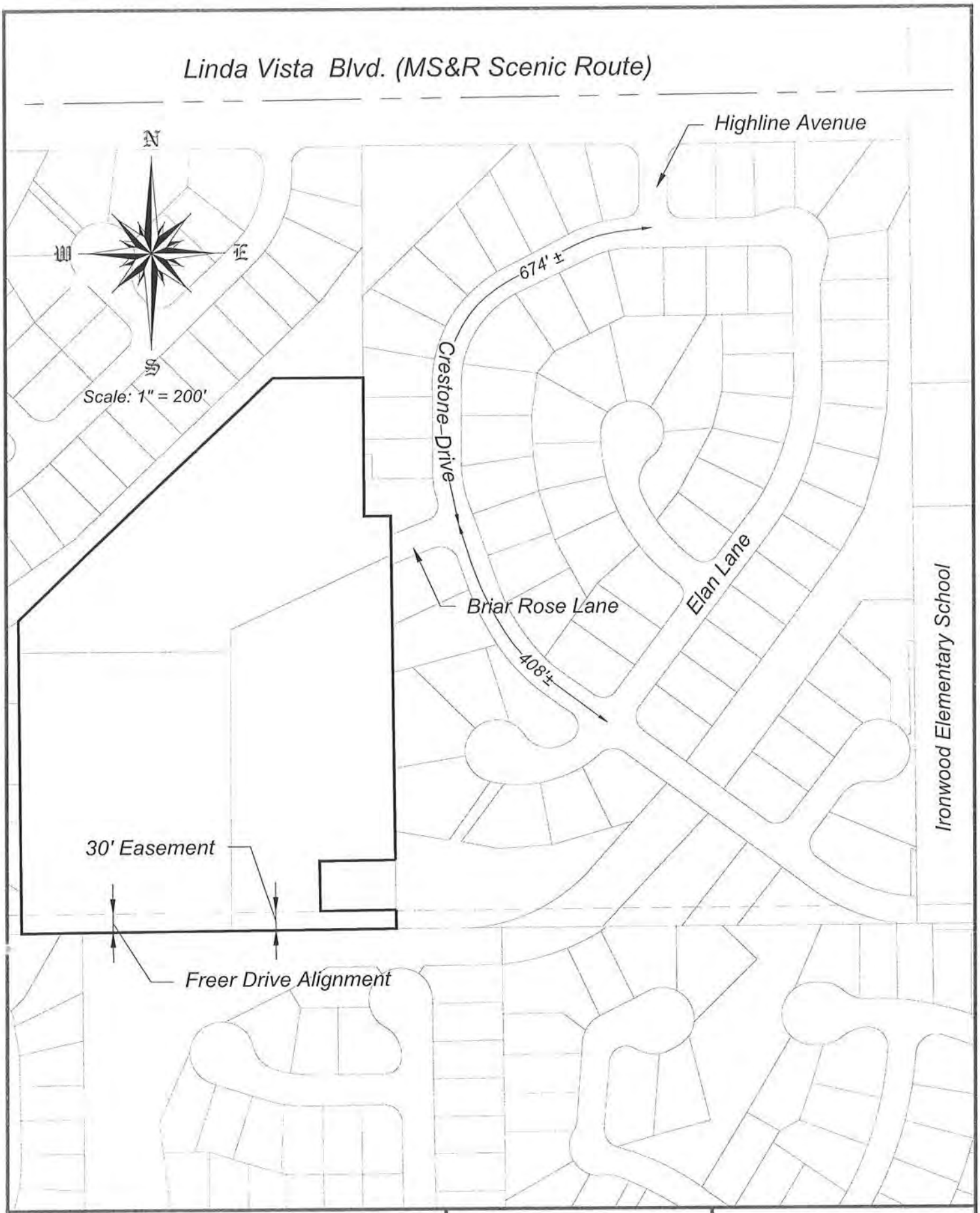
1. The property has direct access onto Crestone Drive by way of Briar Rose Lane which is stubbed into the subject property. Briar Rose Lane was platted as part of the Las Lindas subdivision to the east. The purpose of establishing this stub street, i.e. Briar Rose Lane, was strictly for the purpose of providing access to the subject property. Access from the subject property to a roadway on the Major Streets & Routes Plan is by way of Briar Rose Lane to Crestone Drive to Highline Ave to Linda Vista Boulevard. Exhibit I-F.1 shows these roads. Exhibit I-F.2 shows all roads within 1 mile of the subject property which are designated on the Major Streets & Routes Plan (MS&R). Those roads are Linda Vista Boulevard, Thornydale Road and Shannon Road. All of these roads are categorized as 'Scenic Routes', except for the segment of Linda Vista Blvd west of Thornydale which is categorized as a 'Major Route'.

   Linda Vista Boulevard

   a. The existing right-of-way varies for the segment within the 1 mile radius. West of Thornydale the full r/w is 110 feet. East of Thornydale the r/w width varies from nothing (to the east for a short segment) to 80 feet (east of Shannon Road.
   b. The ultimate right-of-way per the Major Streets & Routes Plan is 150 feet. There are segments that remain to be dedicated, which would happen when the adjacent properties are developed. There are other segments where the adjacent land has been developed but with a reduced half right-of-way dedication.
   c. Linda Vista Blvd is continuous from Twin Peaks Road, about 3 ¾ mile to the west and only for about 400 feet to the east where the roadway and right-of-way disappears. The right-of-way starts up again about 1300 feet further to the east.
   d. See the sub-section below entitled 'Proposed Off-site roads'.
   e. The roadway consists of two travel lanes and dirt shoulders, without any curbs or bike lanes or sidewalks. There is a westbound center left turn lane for movements onto Thornydale Road. The posted speed limit is 35 MPH. The capacity for such a roadway is 13,122 average daily trips (ADT).
   f. There are no existing counts for the segment east of Thornydale Road, in the vicinity of the subject property.
   g. There are no bike or pedestrians paths along the roadway.
   h. There are no roadway improvements planned per the Pima County 5 Year Transportation Plan.

   Thornydale Road

   a. The existing right-of-way varies for the segment within the 1 mile radius. North of Linda Vista Blvd the right-of-way varies from 90 to 150 feet. South of Linda Vista Blvd it varies from roughly 85 to 100 feet.
   b. The ultimate right-of-way per the Major Streets & Routes Plan is 150 feet. Most segments of this roadway have deficient right-of-way widths.
   c. Thornydale Road is continuous from Moore Road, to the north about 4 miles, to Orange Grove Road, to the south about 3miles to the south, where it changes name to River Road.
   d. See the sub-section below entitled 'Proposed Off-site roads'.
   e. The roadway currently consists of two travel lanes and dirt shoulders. However, the segment between Linda Vista Blvd & Overton Rd is funded and scheduled for improvements to essentially match what exists on Thornydale Road south of Overton Road. That new cross-section will consist of 4 travel lanes, two on either side of a raised median, and within a paved shoulder. This improved roadway will have a capacity of 34,000 vehicles per day. The posted speed limit is 45 MPH.



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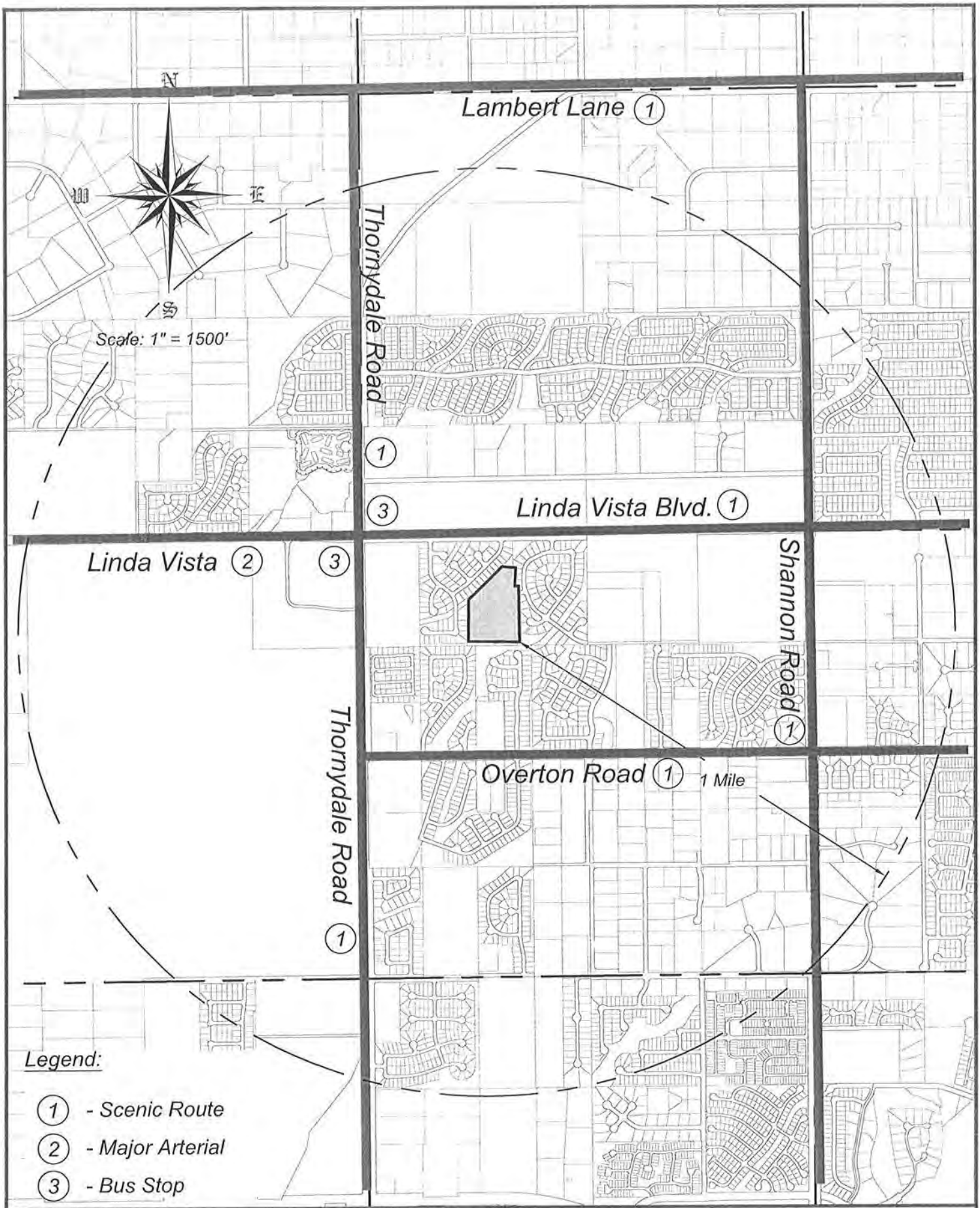

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Exhibit I-F.2
Major Routes Map