

ADDENDA

COMPARABLE LAND SALE

Comparable Sale:	A
Location:	West side of Old Spanish Trail, just south of the Drexel Road alignment, Pima County, Arizona
Legal Description:	Portion of Sections 7 and 8, Township 15 South, Range 16 East, Pima County, Arizona
Tax Code Number:	205-67-006B
Records:	Instrument: Special Warranty Deed Date Recorded: June 8, 2012 Sequence number: 2012-1600923
Seller:	Rincon Valley Holdings Limited Partnership (74%) and Diamond Equity Pool II, LLC (26%)
Buyer:	Pima County Flood Control District
Sale Price:	\$1,008,000
Terms:	Cash
Site Size:	172.46 acres
Sale Price Per Acre:	\$5,845
Zoning:	SR, Pima County
Comprehensive Plan:	RT and LIU-0.3
Conservation Lands System:	Multiple Use Management Area and Important Riparian Area.
Physical Description:	
Topography/Shape:	Mildly sloping terrace land, Pantano Wash bottom / Irregular
Flood Zone:	According to FEMA Map #04019C2340L, dated June 16, 2011, 75% of the site is in Zone AE, within the 100-year floodplain; and 25% is in Zone X, outside the 100-year floodplain. Approximately 100 acres are in the Pantano Wash floodway.
Utilities:	Electric and phone.
Access/Visibility:	The property has ¾-mile frontage on Old Spanish Trail which carries a daily traffic count of 7,000 vehicles (2012).
Intended Use:	Open space and flood hazard mitigation
Three Year History:	No sales in the prior 3 years.
Exposure Time:	Unknown
Confirmed By:	Carolyn Holliday, appraiser with Pima County Real Property Service

Date Confirmed:

September 2014

Comments:

The property adjoins the Black Angus Mine, which is an important regional source for mineral aggregates. Roughly 100 acres are in the Pantano floodway.

Sale allocation: 51 acres buildable at \$11,250/ac.
121 acres flood at \$3,500/ac.



Southerly view across the Sale A property from the hill near the north boundary

COMPARABLE LAND SALE A



COMPARABLE LAND SALE A

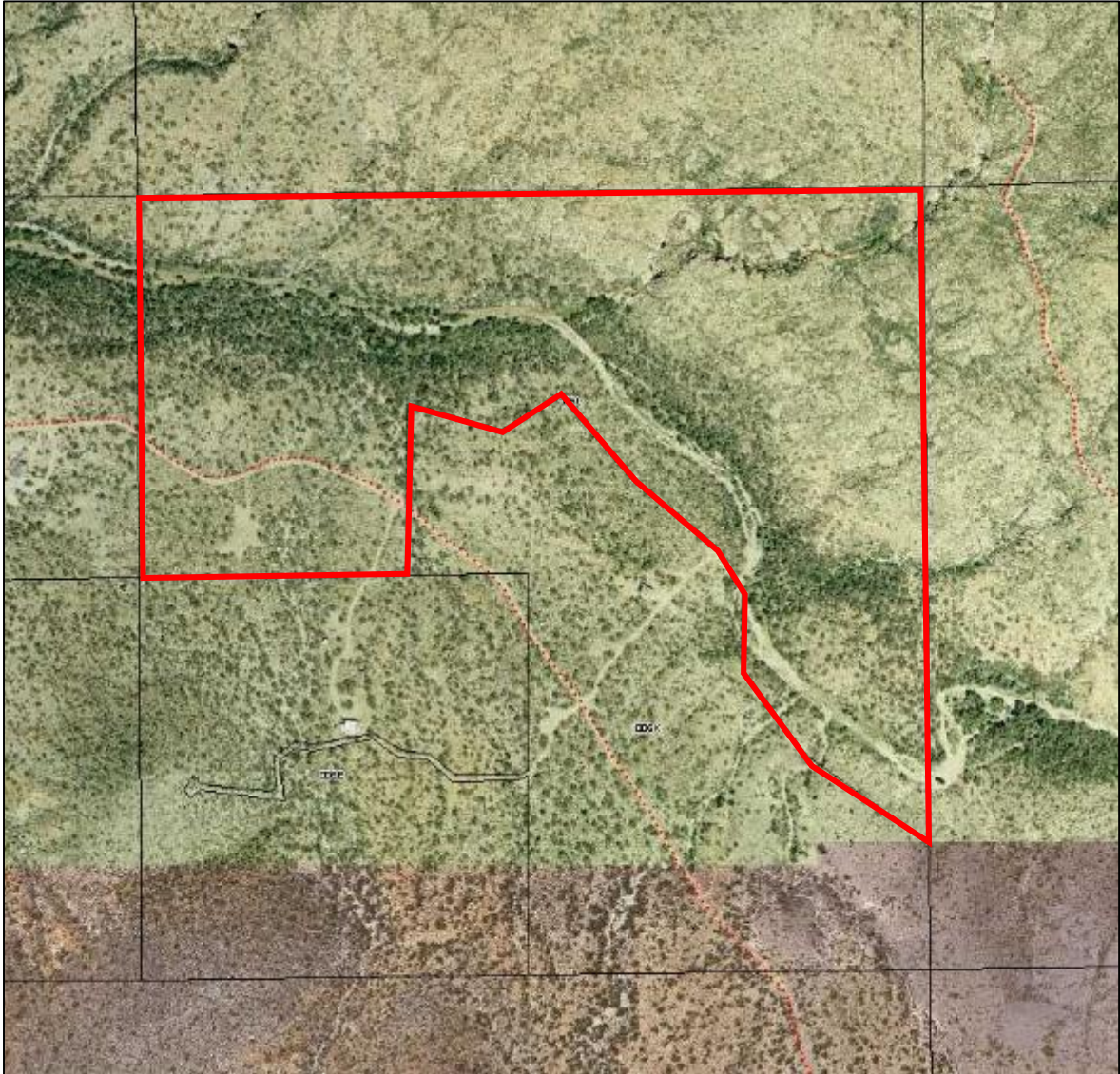


MAP NUMBER
04019C2340L
MAP REVISED
JUNE 16, 2011

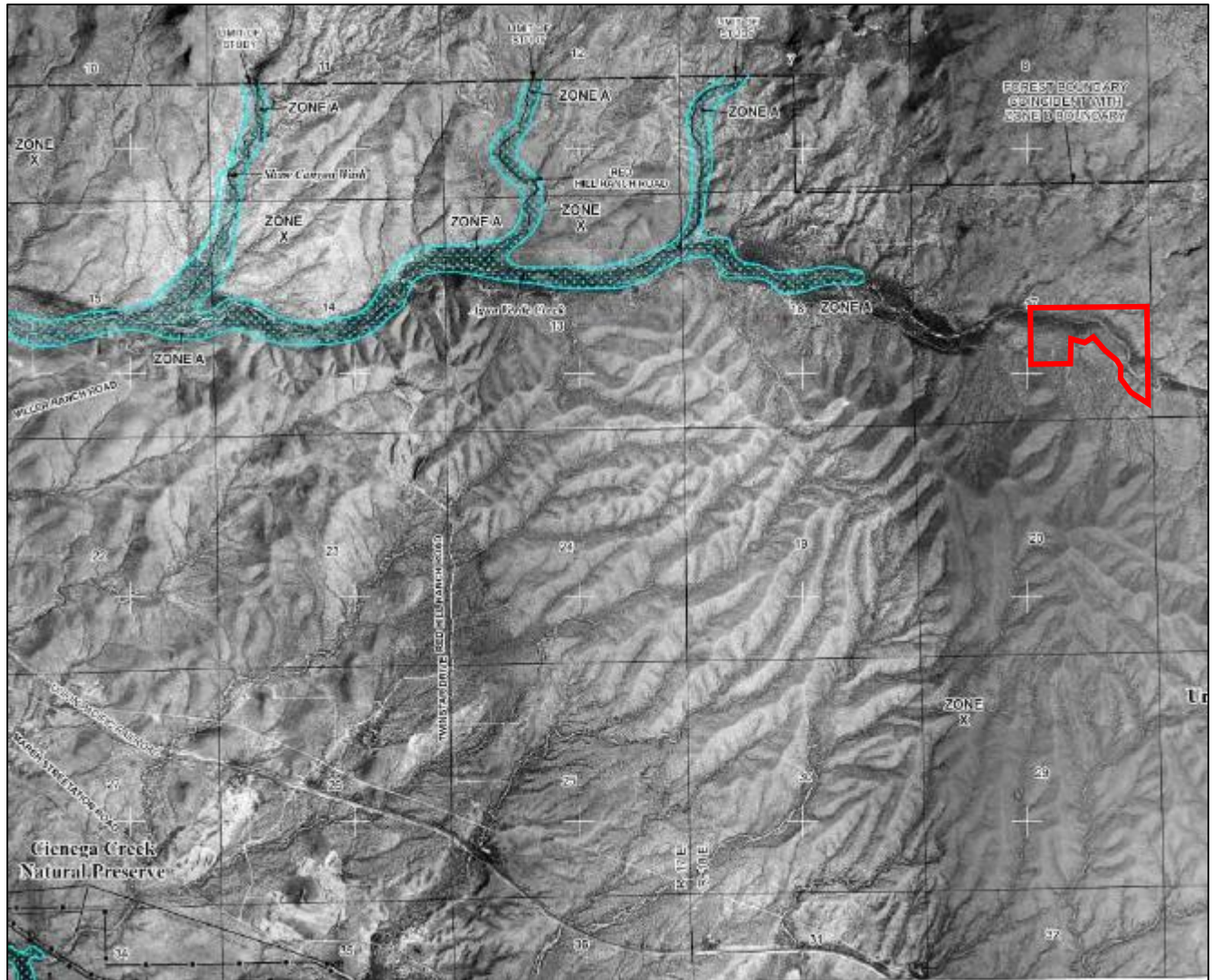
COMPARABLE LAND SALE

Comparable Sale:	B
Location:	Off Red Hill Ranch Road, southeast Tucson, Pima County, Arizona
Legal Description:	Portion of the southeast quarter of Section 17, Township 16 South, Range 18 East, Pima County, Arizona
Tax Code Number:	306-11-006L
Records:	Instrument: Special Warranty Deed Date Recorded: March 6, 2013 Sequence number: 2013-0650832
Seller:	Janet R. Dailey
Buyer:	Pima County Flood Control District
Sale Price:	\$165,900
Terms:	Cash
Site Size:	78 acres
Sale Price Per Acre:	\$2,127
Zoning:	RH, Pima County
Comprehensive Plan:	RT and LIR
Conservation Lands System:	Biological Core Management Area and Important Riparian Area
Physical Description:	
Topography/Shape:	Bisected by Agua Verde Creek / Irregular
Flood Zone:	According to FEMA Map #04019C2975L, dated June 16, 2011, the site is Zone X, outside the 100-year floodplain. Due to the remote location, the site is not in a Special Flood Hazard Area. However, Agua Verde Creek is subject to severe flooding.
Utilities:	Electric and phone
Access:	Graded dirt easement
Intended Use:	Open space and flood hazard mitigation
Three Year History:	No sales in the prior 3 years.
Exposure Time:	Unknown
Confirmed By:	Carolyn Holliday, appraiser with Pima County Real Property Service
Date Confirmed:	June 2015
Comments:	The seller owns a total of 200 acres of which this site was a part. The entire site was deed restricted to 5 homesites. Three were developed. The other 2 were on this 78-acre parcel.

COMPARABLE LAND SALE B



COMPARABLE LAND SALE B



MAP NUMBER
04019C2975L
MAP REVISED
JUNE 16, 2011

COMPARABLE LAND SALE

Comparable Sale:	C
Location:	About ½ mile east of Sandario Road, ¾ mile south of Snyder Hill Road, Pima County, Arizona
Legal Description:	North half of the southeast quarter of Section 3, Township 15 South, Range 11 East, Pima County, Arizona
Tax Code Number:	209-04-0100 and -0110
Records:	Instrument: Special Warranty Deed Date Recorded: January 8, 2014 Sequence number: 2014-0100560
Seller:	Jesus R. Badillo
Buyer:	Universal Anesthesia Associates PLLC
Sale Price:	\$105,900
Terms:	Cash
Site Size:	80 acres
Sale Price Per Acre:	\$1,313
Zoning:	RH, Pima County
Comprehensive Plan:	RT, Resource Transition
Conservation Lands System:	Multiple Use Management Area
Physical Description:	
Topography/Shape:	Level / Rectangular
Flood Zone:	According to FEMA Map #04019C2240L, dated June 16, 2011, the site is in Zone A, within the 100-year floodplain.
Utilities:	Electric and telephone to property boundary. Three septic systems, two electric pedestals and one domestic well.
Access/Visibility:	Legal and physical access via Peaceful Lane, a dirt road not maintained by Pima County.
Intended Use:	Open space and flood hazard mitigation
Three Year History:	Seller purchased the property in March 2011 for \$135,000, or \$1,688 per acre. At the time, it was listed for \$2,000 per acre.
Exposure Time:	Not actively listed
Confirmed By:	Walter Unger
Date Confirmed:	June 2015

Comments:

According to Mr. Ungar, the seller needed cash. Mr. Ungar knew of an investor and the sale was negotiated. It was not actively listed at the time of sale.



COMPARABLE LAND SALE C



Boundaries Are Approximate