

**Looking north across the eastern portion of the subject property from
the south boundary**



Looking north along the East Branch of Brawley Wash



Looking west along the south boundary of Emigh Road right-of-way



Another view looking north from the south boundary



Looking north across the central portion of the subject site



Looking northwest across the central portion of the subject property



Looking west along Emigh Road right-of-way



Emigh Road about ¼ mile east of subject property



Looking west along the north boundary near farmland



Looking southwest across subject property from the north boundary



Looking south across subject property from north boundary



Looking southeast across subject property from north boundary



Looking northeast across the West Branch of the Brawley Wash near the north boundary



Looking north along farm road from north boundary of the subject property



HIGHEST AND BEST USE

As discussed in detail on pages 34 through 40 of the original appraisal report, the potential for development of the subject property is extremely limited due to the floodplain constraints and the designation within an Important Riparian Area. Coupled with the lack of developed access and no nearby infrastructure, the site seems best suited as mitigation land for development of another biologically sensitive area. However, demand for large scale residential development is still weak following the economic recession. As depicted in the following table, the number of new home permits that are issued on an annual basis has increased since 2011, but the number is still only a fraction of the total issued at the market peak in 2005. Until demand for new housing increases, demand for mitigation land like the subject will be virtually non-existent. Thus, the highest and best use of the subject property is for investment and long term hold.

Year	Number of Permits	% Change
2005	11,762	N/A
2006	8,579	-27.0%
2007	5,098	-40.6%
2008	3,018	-40.8%
2009	2,077	-31.2%
2010	1,865	-10.2%
2011	1,438	-23.0%
2012	2,040	+41.9%
2013	2,250	+10.3%
2014	2,284	+1.5%

LAND VALUATION

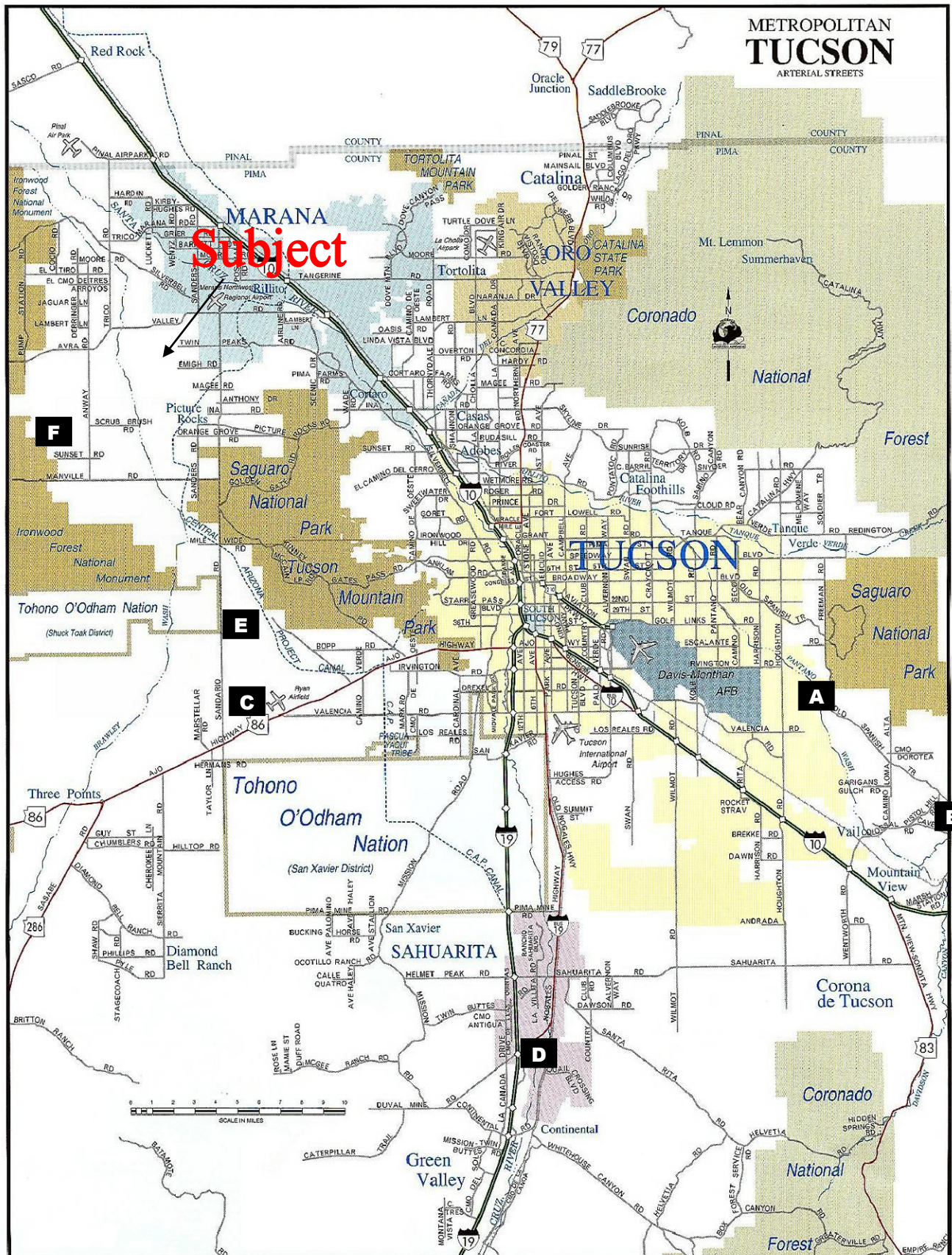
As stated previously, this is an update to the appraisal report with a valuation date of December 28, 2011. In the prior report, six sales were found and five were selected for direct comparison to the subject. To update the prior appraisal, a search for comparable sales over the past 3.5 years has been conducted utilizing CoStar, LoopNet and interviews of local brokers and sales agent. In this search, I have selected recent sales most similar to the subject in terms of size, location, floodplain classification and potential use. Four sales were found, three of which were purchased by Pima County. Sale C, which was purchased by an investor, is the resale of Comparable Four used in the prior appraisal. In addition, two listings that are highly comparable to the subject have been included to help bracket the value.

The land sales are tabulated on the following page. A map showing their location relative to the subject also follows. More detailed information on each sale is included in the Addenda. The reader should refer to the original appraisal for additional sales information and analysis of older sales comparable to the subject property.

LAND SALES TABULATION

SALE	DATE	LOCATION	SALE PRICE	SITE SIZE (ACRES)	SALE PRICE PER ACRE	COMMENTS	ZONING COMP PLAN
A	06/08/12	West side of Old Spanish Trail South of Drexel; NE side of Rincon Creek	\$1,008,000	172.46	\$5,845	75% Zone AE, 25% Zone X 61% Floodway Floodprone land allocated at \$3,500 / acres	RH Rincon SE Santa Rita A.P.
B	03/06/13	Off Red Hill Ranch Road Southeast Tucson	\$165,900	78.00	\$2,127	Rural location, bisected by Agua Verde Creek, Deed restricted to two homesites	RH RT & LIR
C	01/08/14	About 1/2 mile east of Sandario Rd. 3/4 mile S of Snyder Hill Rd.	\$105,000	80.00	\$1,313	Rural location, 100% Zone A 3 septic, 2 electric pedestals one domestic well	RH RT
D	10/15/14	South of Nogales Hwy; West of Tucson-Nogales Hwy, Sahuarita	\$1,100,000	290.13	\$3,791	54% Floodway, 40% AE & 6% Shaded X; Straddles Santa Cruz River, Bought as buffer to existing wastewater treatment facility	RH FP
Listings E	Current	East side of Sandario Rd. North of Donaldson Ranch Rd.	\$164,000	82.46	\$1,989	45% AO-3, 38.5% AO-2, 13.8% AO-1, Black Wash drainage On market 6 months. Price reduced from \$225,000	RH RT
F	Current	Sunset Road; West of Anway Adj to Ironwood Forest N.M.	\$375,000	320.00	\$1,172	72.5% AO-2, 21% Zone A 5% Zone AO; 1.5% Zone X Poor access, no electric On mkt 3 months. No interest	RH RT
Subject	6/19/2015 Date of Value	2.5 miles west of Sandario Rd. 1 to 2 miles south of Avra Valley Rd.	N/A	326.48	N/A	96% in Brawley Wash Floodplain Corridor; Zones AO-2 & AO-3	RH RT

OVERALL LAND SALES MAP



LAND VALUE ANALYSIS

Four recent comparable sales and two listings were found that are similar to the subject property in terms of size, floodplain classification, zoning and potential use. Access and availability of utilities were also important factors considered in selecting the sales. The search spanned from the prior date of valuation of December 2011 through early June 2015.

As in the original report, adjustments are made to the sales on a sale price per acre basis for differences in property rights conveyed, financing terms, conditions of sale, market conditions, location, physical characteristics, zoning and intended use. Due to the lack of data from which to quantify adjustments for differences in location, physical characteristics and zoning, many of these adjustments have not been quantified. Instead +/- adjustments are made on the Adjustment Grid depending on whether the subject property is superior or inferior to the sale. Here follows an analysis of the elements of comparison as they pertain to the new sales relative to the subject property.

Property Rights Conveyed:

Since the interest appraised is the fee simple estate and all four sales represent the transfer of the fee simple interest, no adjustments are necessary for property rights conveyed.

Financing Terms:

Adjustments for financing terms are made on an all cash basis or cash plus institutional financing at the prevailing market interest rates. Since all of the sales sold for cash, no adjustments are made.

Conditions of Sale:

Three of the four sales were purchased by Pima County. Since the recession there has been very little demand for large parcels of vacant land. This is more acutely true for those parcels, like the subject, that have extreme development challenges. Except for a few isolated investment purchases, Pima County Floodplain has been the only active market participant for floodprone land. The prices paid are often based on the appraised value and often depend on the need and/or desire of the County to purchase a particular site. For example, Sale D was bought at auction from the Arizona State Land Department. The site is located adjacent to an existing wastewater treatment facility and was needed to meet buffer requirements established by the EPA. Though the price paid was based on an appraisal, no other site would satisfy the EPA requirement. Pima County was the only bidder at a price of \$1,100,000 or \$3,791 per acre for 290.13 acres. Relative to Sale A, in which the floodprone portion of the property was allocated at \$3,500 per acre, a downward adjustment is made for conditions of sale.

Sale C is an 80 acre site purchased by an investor at a price of \$1,313 per acre. It represents the resale of Comparable Sale Four in the original report which sold in March 2011 for \$1,688 per acre. According to Walter Ungar, the sales agent involved in both transactions, both sales were distressed. In 2011 the property was listed for \$2,000 per acre. The seller in the first transaction had a tax lien coming due and needed \$20,000. The property sold in 6 months for \$1,688 per acre with \$36,000 down and a \$99,000 seller carryback. The buyer and later seller in the more recent transaction was having financial difficulties in 2014. Mr. Ungar knew of a potential purchaser/investor. The sale was negotiated directly between the parties without an active listing. Given the lack of significant change in the market since 2011 and considering the physical characteristics of the sale property that include some onsite infrastructure, it appears Sale C is below market and an upward adjustment is appropriate. Sale C was previously listed for \$2,000 per acre and sold for \$1,688 per acre

in 2011. Based on this information, the amount of the adjustment should be between \$375 and \$700 per acre. An upward adjustment of \$500 per acre is made to Sale C.

No other adjustments are made to Sales A or B for conditions of sale.

Market Conditions:

An adjustment for changes in market conditions may be appropriate when there are changes in property values that occur between the date of the oldest sale and the valuation date of the subject property. A sale and resale of the same property over the time period in question often provides evidence of changes in the market over time. As noted above, Sale C represents the resale of Comparable Sale Four in the prior appraisal. As discussed, the decline in the per acre price is attributed to the distress circumstances surrounding the more recent sale rather than a change in the market over time.

Though demand for residential development has improved since 2011, the number of new residential permits is still far below historic levels and well below the levels considered "normal" for metropolitan Tucson. In 2012/13 an increase in demand was evident for improved and/or entitled lots. However, this increase has not yet translated to an increase in demand from homebuilders or investors for raw land. Properties, like the subject, that are developmentally challenged are still difficult to sell without deep discounts in price. Since all of the sales occurred under market conditions that are similar to those that exist as of the date of valuation, no adjustments are made to any of the sales.

Location:

Adjustments for differences in location are based on the general area of the sales and the quality of access. The subject property is located in Avra Valley, west of metropolitan Tucson. Physical access from the west is via ingress/egress easements off Avra Valley Road to do not appear to benefit the subject site. Access to the north boundary is also from Avra Valley Road via a dirt road across the adjoining farm. This does not appear to be a dedicated easement. Legal access to the subject site is via a 30-foot wide dedicated right-of-way along the extension of Emigh Road to the southeast corner of the site. The road itself has not been developed. The improved section of Emigh Road is about a ½ mile east of the subject property. In general, access is considered fair.

Sales A and B are located in the southeast portion of metropolitan Tucson. Sale A is in a rural area in the path of growth between metro Tucson and the bedroom community of Vail. It is situated along the west side of Old Spanish Trail. Access is provided by Old Spanish Trail which is a paved, county maintained road with an average daily traffic count of 7,000 cars. Compared to the subject, this site is better located and has superior access and visibility. A downward adjustment is made.

Sale B, also located in the southeast portion of Tucson, is much more remote and rural in character. Access is via a dirt easement. Though some might argue the general location is superior to Avra Valley, the subject is closer to schools and commercial facilities. No adjustment is made to Sale B for location or access.

Sale C is located about ½ mile east of Sandario Road and ¾ of a mile south of Snyder Hill Road. Legal and physical access is available from Peaceful Lane a dirt road that is not publically maintained. A slight downward adjustment is made.

Sale D is located in Sahuarita, a suburb of Tucson that is experiencing positive growth. The Tucson-Nogales Highway provides paved access along the east boundary. A fairly large

adjustment is appropriate for the superior access and better location across from a large shopping center.

Physical Characteristics:

In the current market, supply of land exceeds demand. As a result, there is downward pressure on price and the market is less sensitive to the individual physical characteristics of a property. Therefore, with very few sales, it is difficult to isolate adjustments for differences in physical characteristics. As a result, quantitative adjustments could not be developed from the data.

Size: A smaller site will generally sell for a higher price on a per acre basis than a larger site all else being equal. Conversely, a larger property will typically sell for less. The subject site consists of 326.48 acres. The sales range in size from 78 acres to 290.13 acres. Sales A and D, which range in size from 172.46 to 290.12 acres, are considered competitive in terms of size. No adjustments are made. Sales B and C are basically 80-acres and notably smaller. Downward adjustments are appropriate.

Shape/Topography: The subject site is level and has an irregular but usable shape. Excluding the impacts from the floodplain, which are discussed later in this report, none of the sales are adversely impacted by shape or terrain. No adjustments are made.

Floodplain: The subject property lies within the Brawley Wash Corridor. It is bisected by two distinct channels that effectively isolated the central portion of the property eliminating it from any development potential. The areas along the washes are designated AO-3 and, for all practical purposes, cannot be developed. The areas in Zone AO-2 near the north and west boundaries could possibly be developed providing an engineering report is completed and any development complies with floodplain regulations. At a minimum, this would require a building setback of 250 feet from the top of the banks and the building pads would have to be elevated at least one foot above the base flood level or a total of 3 feet. The floodplain restrictions are severe and preclude any development of the subject site without significant expense.

All of the sales are located in the 100-year floodplain. The flood zones vary between AO-1, AO-2 and AO-3, meaning the flood depths range from 1 to 3 feet. According to the Floodplain Department, habitable structures may be allowed in Zones AO-1 and AO-2 provided an engineering study is completed and approved and the finished floor of a structure is raised one foot above the base flood elevation. Habitable structures are not generally allowed in Zone AO-3.

About 75% of Sale A is in FEMA Flood Zone AE with 100 acres lying within the floodway of the Pantano Wash which is a significant drainageway for the area. However, about 25% of the site is situated on the mesa overlooking the wash and suitable for residential development. The site sold in June 2012 for \$5,845 per acre. The price was allocated at \$11,250 per acre for the developable portion outside the floodplain and \$3,500 per acre for the floodprone land. Based on this allocation, a downward adjustment of \$2,350 per acre is made for the subject property's more restrictive floodplain regulations.

Sale B is not within a FEMA identified floodplain but, as shown on the accompanying map, is bisected by Agua Verde Creek and subject to severe flooding according to a representative with Pima County Flood Control. Despite the apparent flood issues, there are areas on the hillsides to the north that have some development potential. A downward adjustment is appropriate.

Sale C is in Zone A. This is an area in which the base flood elevation has not been determined. According to Suzie Bohnet, a senior hydrologist with Pima County, an engineering study will be required to determine the flood depth, but she confirmed the site is outside the Black Wash Corridor. It appears any building improvements will have to be elevated at least two feet, but the entire site can be developed. A downward adjustment is applied.

Sale D, like the subject, has significant floodplain restrictions. About 54% of the site is in the floodway of the Santa Cruz River, 40% is in Zone AE and nearly 14% is in Zone A. Compared to the subject, the floodplain restrictions are similar. No adjustment is necessary.

Utilities: Electric and telephone are available along the north boundary of the subject site. These utilities are also available within close proximity to the west boundary. There is no developed water source and no public sewer nearby.

Sales A and B also have electric and telephone but no water, sewer or septic systems. Likewise, Sale C also has electric and telephone. In addition, the site was previously improved with three mobile homes and, as a result, there are three septic systems and one domestic well for water. A downward adjustment is appropriate. Sale D is located in a developed area with electric, telephone, municipal water and sewer adjacent. A downward is necessary.

Zoning/Current and Potential Use:

The subject site is zoned RH, Rural Homestead. The Comprehensive Plan designates the site as RT; Resource Transition. It is within the Conservation Lands System and classified as an Important Riparian Area. With this designation, disturbance of vegetation in excess of 1/3 acre per parcel will require a mitigation plan. As discussed in the Highest and Best Use section of the prior appraisal, the floodplain regulations and riparian classification greatly restrict the development potential of the subject site. As such, the site appears best suited to serve as mitigation land. However, demand is limited at this time but should increase once the housing market recovers and homebuilders have a need to replace other environmentally sensitive lands under the off-site mitigation program. Until then, the highest and best use is for investment.

All of the sales are zoned for rural residential uses, though the minimum lot size varies slightly. In addition, the sales are mostly targeted for low density residential uses according to the Comprehensive Land Use Plan. With the exception of Sale A, which has the potential for some residential development at a higher density, there are no significant differences in the potential uses of the sales compared to the subject. No adjustments are made to Sales B, C and D. About 51 acres of Sale A is outside the floodplain and has the potential for residential development. Since it is zoned SR, which allows a slightly higher density, a small downward adjustment is made.

An Adjustment Grid summarizing the adjustments as they apply to the comparable sales is presented on the following page.

LAND SALES ADJUSTMENT GRID

ELEMENTS OF COMPARISON	SUBJECT	SALE A		SALE B		SALE C		SALE D	
		West side of Old Spanish Tr. South of Drexel	ADJUSTMENTS	Off Red Hill Ranch Rd.	ADJUSTMENTS	1/2 mile east of Sandario Rd 3/4 mile of Snyder Hill Rd.	ADJUSTMENTS	South of Nogales Hwy, W of Tue-Nog Hwy, Sahuarita	ADJUSTMENTS
SALE PRICE PER ACRE	N/A		\$5,845		\$2,127		\$1,313		\$3,791
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0
ADJUSTMENT			\$5,845		\$2,127		\$1,313		\$3,791
FINANCING TERMS	Assume cash to seller	Cash		Cash		Cash		Cash	
ADJUSTMENT			\$0		\$0		\$0		\$0
CONDITIONS OF SALE	Market	0%	\$5,845	0%	\$2,127	0%	\$1,313	0%	\$3,791
ADJUSTMENT			\$0	Market	\$0	Seller under duress	\$500	Adjacent purchaser	-\$291
MARKET CONDITIONS	June 19, 2015 (Date of Value)	June 8, 2012	\$5,845	March 6, 2013	\$2,127	January 8, 2014	\$1,813	October 15, 2014	\$3,500
ADJUSTMENT		0%	\$0	0%	\$0	0%	\$0	0%	\$0
ADJUSTED SALE PRICE / ACRE			\$5,845		\$2,127		\$1,813	Less Than	\$3,500
LOCATION	Avra Valley	Southeast		Rural Southeast		Avra Valley		Sahuarita	
General Location	Physical access to N & W boundaries; Legal access to SE corner	Paved off Old Spanish Tr.		Dirt easement		Peaceful Lane		Paved off Tue-Nog Hwy	
Access						2-lane dirt			
Net Location Adjustment		--	--	0	\$0	-	-	--	--
PHYSICAL CHARACTERISTICS									
Site Size	326.48 Acres	172.46 Acres	\$0	78 Acres	-	80 Acres	-	290.13 Acres	\$0
Adjustment		0%		-		-		0%	
Topography/Shape	Level / Irregular	Sloping, terrace, River bottom Triangular		Sloping / Irregular		Level / Rectangular		Level / Irregular	
Adjustment		0	\$0	0	\$0	0	\$0	0	\$0
Floodplain	Brawley Wash Corridor	75% AE & 25% Zone X		Not mapped by FEMA		100% Zone A		54% floodway, 40% AE,	
Adjustment				Bisected by Agua Verde Creek				13.8% AO-1, 1.5% Zone X	
Utilities	Electric & phone at N boundary	Electric & telephone	-\$2,350	Electric & telephone	-	Electric & telephone	-	All adjacent	\$0
Adjustment	No developed water source or waste system	0	\$0			3 septic, 1 domestic well	-		
ZONING / COMP PLAN / USE	RH / RT / Potential mitigation land	SR / Rincon SE / Investment		RH; RT & LIR		RH / RT & LIR		RH / FP	
CONSERVATION LANDS SYSTEM	IRA - Imp. Riparian Area	About 51 acres buildable likely for residential		Deed restricted to 2 homesites		Investment			
Adjustment		-	-	0%	\$0	MUMA	\$0	0%	\$0
ADJUSTED S. P. / ACRE			\$3,495		\$2,127		\$1,813		\$3,500
		Less Than		Less Than		Less than		Less than	

*Based on allocation to floodprone portion

Conclusion:

Before adjustments, the prices vary significantly from a low of \$1,313 per acre to a high of \$5,845 per acre. The difference is primarily attributed to the location and development potential. Due to the significant floodplain restrictions that impact the subject site and the lack of developed access, downward adjustments prevail to all of the sales.

Sale C represents the bottom of the range. Though the agent indicated this was a distressed sale, it is the only sale that did not involve a County purchase and it is the only sale located in Avra Valley. The site was listed in 2011 for \$2,000 per acre. It later sold for \$1,688 per acre and most recently sold for \$1,313 per acre. After an adjustment for conditions of sale, the adjusted price is \$1,813 per acre. Downward adjustments prevail for the smaller size of 80 acres, the availability of water, three septic systems and the less restrictive floodplain regulations. At one time there were three mobile homes on the property.

In addition to the sales, strong consideration must be given to two comparable listings in Avra Valley. Like the subject, both have severe floodplain restrictions.

Listing E is an 82.46-acre site located on the east side of Sandario Road, north of Donaldson Ranch Road which is about 13 miles south and slightly east of the subject property. It has been on the market for about six months. The initial asking price was \$225,000. The price has been reduced to \$164,000 or \$1,989 per acre. The agent indicated several farmers have inquired about the property, but the site lacks an irrigation well or right and therefore is not suitable for farming. About 45% of the site is in FEMA Zone AO-3, 38.5% in Zone AO-2, nearly 14% in AO-1 and less the 3% in Zones A or X. It lies in the vicinity of the Black Wash and could be further regulated by Pima County. Like the subject, this site has significant floodplain restrictions. Downward adjustments are appropriate for the smaller size, availability of paved access and the fact that this is a listing and listings typically set an upper limit of value.

Listing F is a 320-acre site located off Sunset Road and Anway, adjacent to Ironwood Forest National Monument. It is about 8 miles west and slightly south of the subject property. The property is listed for \$375,000 or \$1,172 per acre. It too is severely floodprone. Nearly 73% is in FEMA Zone AO-2, 21% in Zone A, 5% in AO-1 and only 1.5% in Zone X. According to the listing agent, the property is best suited for one homesite. There are no utilities and access is poor. Sunset Road is not maintained and one must cross the Brawley Wash which can be impassible in monsoon season. Though this is a listing, which usually set the upper limit of value, the site is inferior to the subject in terms of location, access and availability of utilities. This listing helps to establish a lower limit of value for the subject.

Based on the preceding discussion with strong consideration given to the two listings, the market value of the subject site is estimated to be \$1,500 per acre. Thus, \$1,500 per acre multiplied by 326.48 acres equals \$489,720 rounded to \$490,000. This is based on a marketing time of 1 to 1.5 years.

MARKET VALUE OPINION OF THE SUBJECT SITE \$490,000

Hypothetical Condition:

The preceding value is based on the hypothetical condition that all taxes and delinquencies have been paid in full and there are no liens on the property. Taxes are delinquent for 2013 and 2014. The total amount due through June 30, 2015 is \$10,054.81.

The use of this hypothetical condition could affect the assignment results.

CERTIFICATION

THE APPRAISER CERTIFIES TO THE BEST OF MY KNOWLEDGE AND BELIEF:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this appraisal assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant professional assistance to the person(s) signing this report, except as stated in the report. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraisers whose signatures appears on the appraisal report, unless indicated as "Review Appraiser".

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP).

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

I prepared an appraisal for Pima County on the subject property on December 28, 2011. This prior appraisal should be included and made a part of this appraisal.



Beverly Weissenborn, MAI
Certified General Real
Estate Appraiser #30125

QUALIFICATIONS OF BEVERLY WEISSENBORN, MAI**FORMAL EDUCATION:**

Bachelor of Science Degree in Business Administration, Northern Arizona University, 1980, Concentration: Finance

PROFESSIONAL AFFILIATIONS:

Member of the Appraisal Institute, (MAI), Certification Number 8972. I have completed the requirements under the continuing education program of the Appraisal Institute. Currently certified through December 31, 2016.

Arizona Certified General Real Estate Appraiser Number 30125. Currently certified through August 31, 2016.

President, Southern Arizona Chapter, The Appraisal Institute, 2004

Member, Board of Directors, Southern Arizona Chapter of Appraisal Institute, 2005-07

Appointment to the Arizona State Board of Equalization; March 2007 to current

Current Member of CREW – Commercial Real Estate Women (Board of Directors 2014)

Current Member of IRWA – International Right-of-Way Association

PROFESSIONAL EXPERIENCE:

2014 to current	Owner, Weissenborn Appraisal, LLC
2005 – 2013	Partner, Burke Weissenborn, LLC
1982-2005:	Associate Appraiser with Southwest Appraisal Associates, Inc.

Experience includes valuation of most types of real property: vacant land, subdivisions, multi-family residential, commercial and industrial. Experience also includes valuation of special purpose properties, flood prone properties, easements, leased fee and leasehold estates. Geographical areas of experience include Southern Arizona, specifically Pima, Pinal, Santa Cruz, Cochise, Graham, Greenlee, La Paz and Yuma Counties. Areas of experience also outside of Southern Arizona include Gila County, Navajo County, Apache County, Coconino County and rural Maricopa County.

PROFESSIONAL EDUCATION:

Successful completion of all courses related to the MAI designation given by the American Institute of Real Estate Appraisers or The Appraisal Institute between 1982 and 1991. Successful completion of the Comprehensive Examination for the MAI Designation, February, 1991.

Recently attended courses and seminars given by the Appraisal Institute:

Understanding Limited Appraisals, September 1994
 Subdivision Analysis, March 1996
 Highest and Best Use Applications, June 1996
 Litigation Skills for the Appraiser: An Overview, April 1997
 Acquisitions & Appraisals of State Lands, April 1998
 Attacking & Defending an Appraisal in Litigation, January 2000
 Partial Interest Valuation – Undivided, March 2000
 Conservation Easements – June 2001
 Appraisal Consulting – October 2003
 Reappraising, Readdressing and Reassigning Appraisals – May 2005
 Scope of Work – May 2005
 Case Studies in Commercial Highest and Best – May 2007
 Condemnation Appraising: Advanced Topics & Applications - March 2008
 Appraisal Curriculum Overview - January 2009
 Litigation Appraising; Specialized Topics and Applications, April 2011
 Fundamentals of Separating Real Property, Personal Property & Intangible
 Business Assets – March 2012
 Appraising the Appraisal; Appraisal Review-General – September 2012
 Complex Litigation Appraisal Case Studies – March 2013

Recently attended courses and seminars given by the International Right of Way
 Association (IRWA)

Eminent Domain & Right-of-Way Symposium, October 2010
 Ethics and the Right-of-Way Profession, April 2011

Uniform Standards of Professional Appraisal Practice – 15 Hours, January 2004
 Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)-
 April 2007
 Uniform Standards of Professional Appraisal Practice – 7 Hours, February 2014