

SUBJECT PHOTOS & EXHIBITS

Site View looking North



Alvernon Looking North



Fort Lowell Looking West



Site Looking South from Farr Place



Aerial View



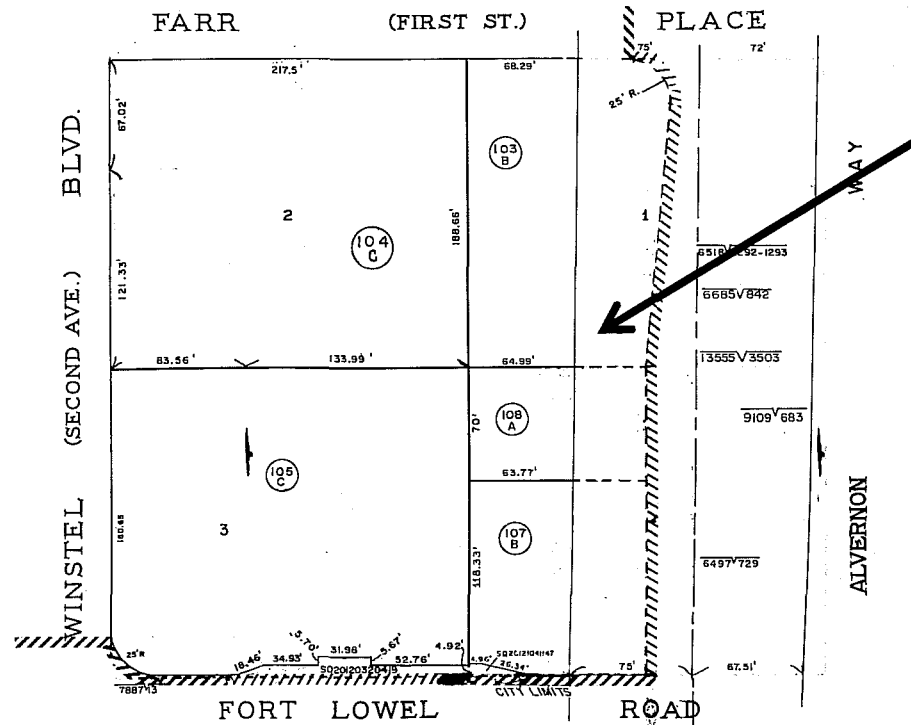
PLAT MAP

ASSESSOR'S RECORD MAP

39

III - 04
10 / 16

BLOCK 9, LOHRUM ADDITION



2015-1
S2B, T13S, R4E

0 25 50 75 100
FEET

SEE BOOK 3, PAGE 54 M & P.
SEE BOOK 26 PAGE 04 R.S.
SEE BOOK 59 PAGE 09 R.S.

03051600
SCANNED

.318(6)



Legal Descriptions and Exhibits



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

Exhibit "A"
Legal Description
Pima County Parcels

A portion of Lots 1 & 4, Block 9, "Lohrum Subdivision", according to Book 3 of Maps, Page 54, Pima County Recorder's Office, also being a portion of land situated in the Southeast Quarter of Section 28, Township 13 South, Range 14 East of the Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at a Found Brass Cap in Handhole at the Southeast Corner of said Section 28, from which a Found Brass Cap in Handhole at the South Quarter Corner of said Section 21 bears South 88 degrees 49 minutes 45 seconds West, a distance of 2661.55 feet;

Thence South 88 degrees 49 minutes 45 seconds West, along the South line of the Southwest Quarter of said Section 28, a distance of 185.80 feet;

Thence North 01 degrees 10 minutes 15 seconds West, a distance of 31.95 feet, to a point on the Northerly Right-of-Way line of Fort Lowell Road, said point also being the POINT OF BEGINNING.

Thence South 89 degrees 25 minutes 47 seconds West, along said Northerly Right-of-Way line, distance of 30.96 feet;

Thence North 79 degrees 10 minutes 39 seconds West, along said Northerly Right-of-Way line, a distance of 26.34 feet;

Thence North 89 degrees 41 minutes 52 seconds West, along said Northerly Right-of-Way line, a distance of 4.96 feet, to a point on the West line of said Lot 4;

Thence North 01 degrees 08 minutes 15 seconds West, along the West line of said Lots 1 & 4, a distance of 371.39 feet, to a point on the Southerly Right-of-Way line of Farr Place, said Point also being the Northwest Corner of said Lot 1;

Thence North 89 degrees 25 minutes 47 seconds East, along said Southerly Right-of-Way line, a distance of 67.54 feet, to a point on the Westerly Right-of-Way line of Alvernon Way;

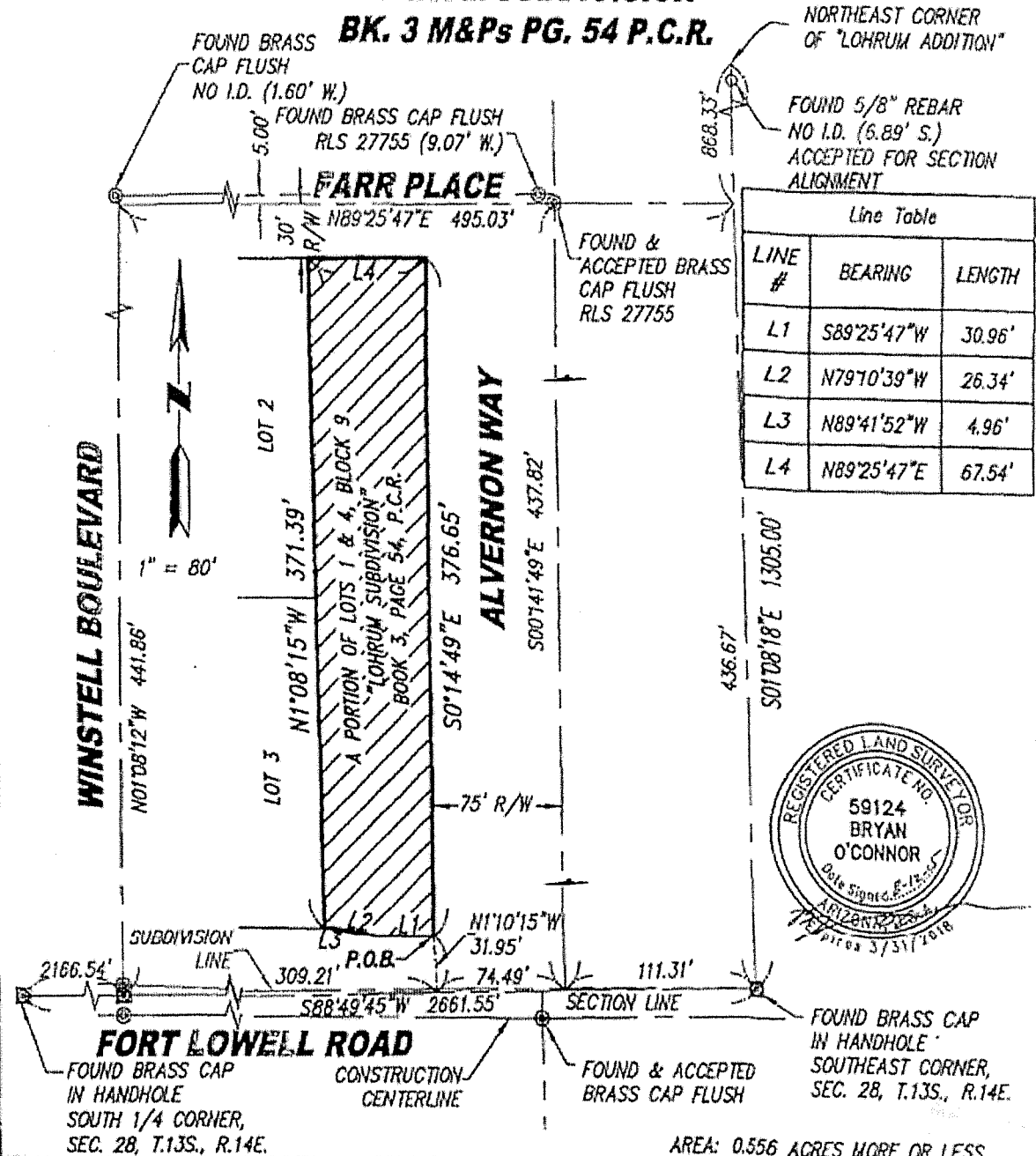
Thence South 00 degrees 14 minutes 49 seconds East, along said Westerly Right-of-Way line, a distance of 376.65 feet, to the POINT OF BEGINNING.

See Depiction of Exhibit "A" attached hereto and made a part hereof.



Any modification to or omission from this description completely
absolves the surveyor from any liability for this description.

DEPICTION OF EXHIBIT "A"
A PORTION OF LOTS 1&4, BLOCK 9,
LOHRUM SUBDIVISION
BK. 3 M&Ps PG. 54 P.C.R.



The WLB Group
WLB

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1800 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH(480) 736-1600

Scale: 1" = 80'
Job: # 115022A001
Date: 8/11/15
Drawn By: AM

S:\115022A001 QT 1451 Alvernon & Fort Lowell\Survey\leads\115022xb01 R1.dwg



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

Exhibit "A"
Legal Description
Right-of-Way Dedication

A portion of Lot 4, Block 9, "Lohrum Subdivision", according to Book 3 of Maps, Page 54, Pima County Recorder's Office, also being a portion of land situated in the Southeast Quarter of Section 28, Township 13 South, Range 14 East of the Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at a Found Brass Cap in Handhole at the Southeast Corner of said Section 28, from which a Found Brass Cap in Handhole at the South Quarter Corner of said Section 21 bears South 88 degrees 49 minutes 45 seconds West, a distance of 2661.55 feet;

Thence South 88 degrees 49 minutes 45 seconds West, along the South line of the Southwest Quarter of said Section 28, a distance of 185.80 feet;

Thence North 01 degrees 10 minutes 15 seconds West, a distance of 31.95 feet, to a point on the Northerly Right-of-Way line of Fort Lowell Road and on the Westerly Right-of-Way line of Alvernon Way, said point also being the POINT OF BEGINNING.

Thence South 89 degrees 25 minutes 47 seconds West, along said Northerly Right-of-Way line, distance of 24.86 feet, to a cusp on a curve, concave Northwest, the center of which bears North 00 degrees 34 minutes 13 seconds West, and having a Radius of 25.00 feet;

Thence Northeasterly along said Curve, through an Arc Length of 39.13 feet, and a Central Angle of 89 degrees 40 minutes 36 seconds, to a point of tangency on the Westerly Right-of-Way line of Alvernon Way;

Thence South 00 degrees 14 minutes 49 seconds East, along said Westerly Right-of-Way line, a distance of 24.86 feet, to the POINT OF BEGINNING.

See Depiction of Exhibit "A" attached hereto and made a part hereof.



Any modification to or omission from this description completely
absolves the surveyor from any liability for this description.



**DEPICTION OF EXHIBIT "A"
OF A PORTION OF LOT 4,
BLOCK 9, LOHRUM SUBDIVISION
BK. 3M&Ps PG. 54 P.C.R.**

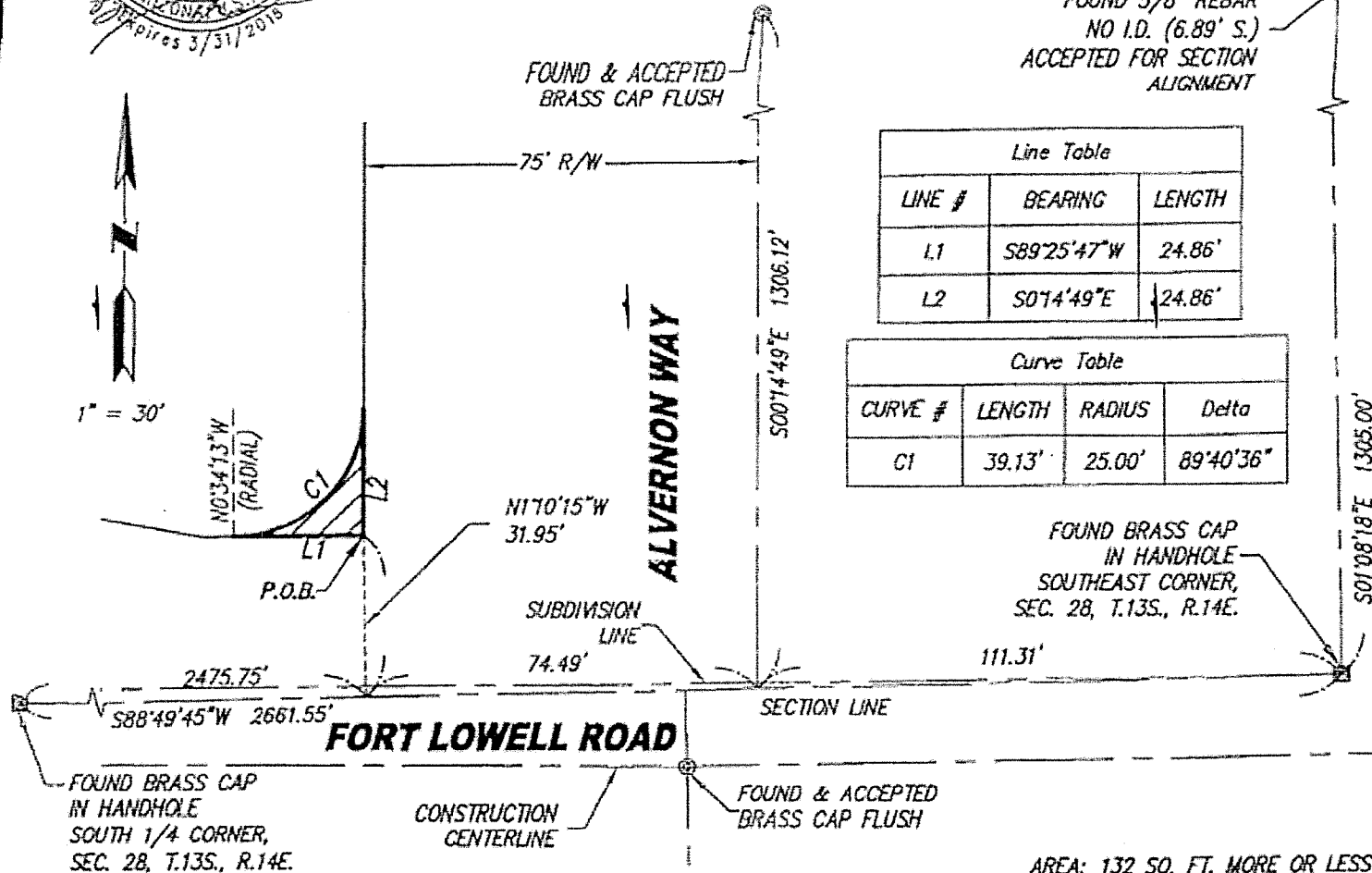
NORTHEAST CORNER
OF "LOHRUM ADDITION"

FOUND 5/8" REBAR
NO I.D. (6.89' S.)
ACCEPTED FOR SECTION
ALIGNMENT

FOUND & ACCEPTED
BRASS CAP FLUSH

Line Table		
LINE #	BEARING	LENGTH
L1	S89°25'47"W	24.86'
L2	S07°4'49"E	24.86'

Curve Table			
CURVE #	LENGTH	RADIUS	Delta
C1	39.13'	25.00'	89°40'36"



AREA: 132 SQ. FT. MORE OR LESS

Scale: 1" = 30'

Job: # 115022A001

Date: 8/13/15

Drawn By: AM/BO

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson • Phoenix,
Flagstaff, and Las Vegas, NV.
1800 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH: (480) 735-1600

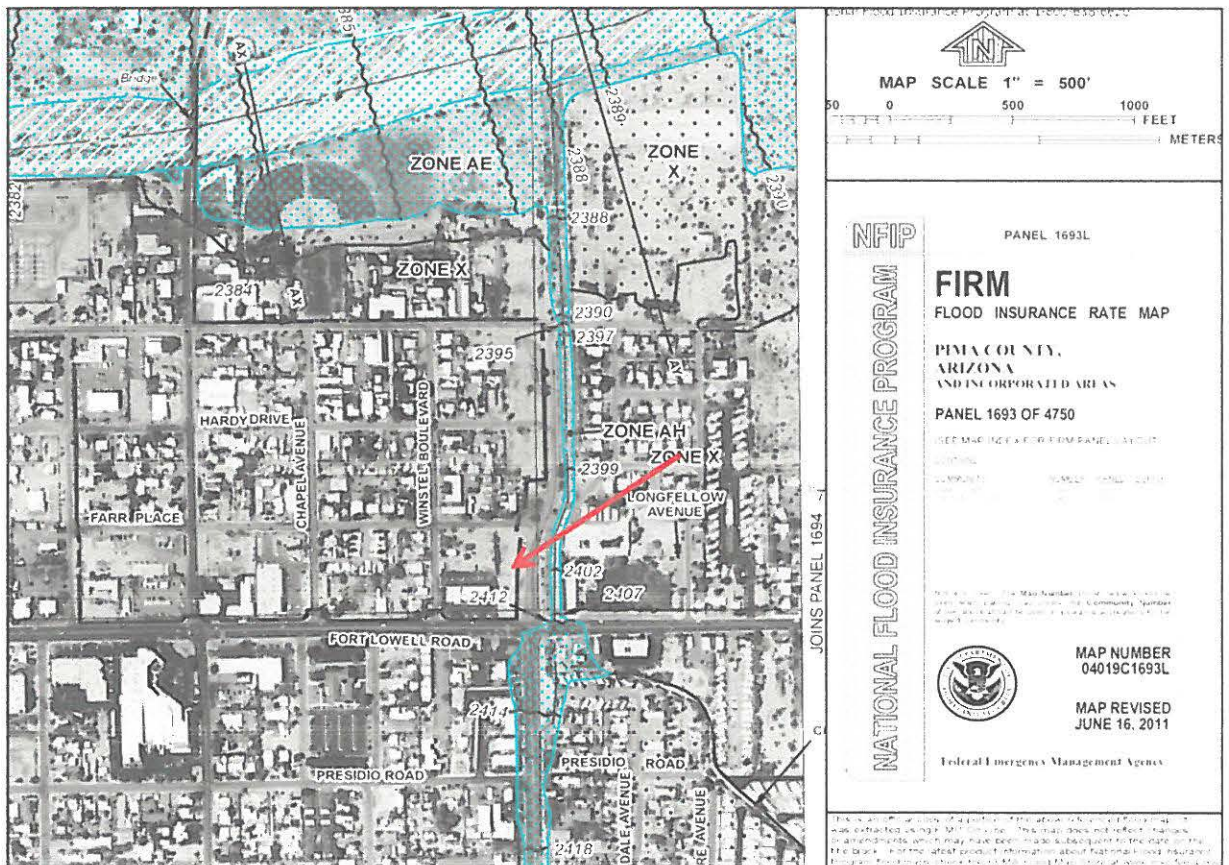
The WLB Group

S:\115022A001 QT 1451 Alvernon & Fort Lowell\Survey\legals\115022xb02.dwg

Zoning Map



Flood Zone Map



PIMA COUNTY APPRAISAL CONTRACT SPECIFICATIONS

All reports shall be in compliance with the Uniform Standards of Professional Appraisal Practice and State of Arizona statutes regarding appraisal and review practice, and if the project is a federal or federally-assisted program, also in compliance with Part 24-Uniform Relocation Assistance and Real Property Acquisition, and shall contain at a minimum, unless directed otherwise by the COUNTY, the following items:

- Title Page Including Owner, Tax Code, Date of Value, Section, Township Range
- Table of Contents
- Letter of transmittal
- Subject Property Photographs
- Identification of the Real Estate including legal description .
 - If fractional as to land only, explain how you concluded no severance to the improvements Tax parcel number and Section/Township/Range
- Scope of Appraisal
 - Client
 - Intended User
 - Intended Use
 - Type of Opinion
 - Effective Date of Opinion
 - Property Interest Appraised and Subject Property
 - Assignment Conditions – Extraordinary or Hypothetical Assumptions
- Property Interest Appraised
- Definition of Market Value
- Exposure Time
- Analysis and Identification of Larger Parcel
- Extent of Process of Collecting, Confirming and Reporting Data
- Sales History of Subject
- Zoning and Comprehensive Plan (maps of each)
- If a Floodplain Property, Floodplain Maps for the Subject and the Comparable Sales
- Real Estate Taxes and Assessor's Full Cash Value
- Neighborhood Description
- Site Description (Location Map, Plat Map, FEMA Map, Topo Map)
- Availability of Utilities
- Highest and Best Use
- Description of Improvements
- Drawing of Subject Improvements if Applicable
- Comparable Land Sales Sheets (Plat Maps and Photos), Land Sales Tables, and Land Sales
 - Location Map
 - Comparable Land Sales Adjustments and Land Value Conclusion
- Cost Approach with Analysis (not needed unless improvements are included)
 - Direct Sales Comparison Approach to Value
 - Improved Sales Map
 - Comparable Sales Table and Sales Sheets with Plat Maps and Photos
 - Direct Sales Comparison Approach Analysis and Conclusion
 - Income Approach to Value (not needed if subject is not income producing)
 - Comparable Rental Map
 - Comparable Rental Table and Comp Plat Maps and Photos
 - Comparable Rental Analysis and Conclusion
 - Income and Expense Statement
 - Capitalization Techniques and Conclusion
 - Reconciled Value Conclusion for Entire Parcel

The following additional items apply to partial acquisition only:

Description of the Nature and Extent of Taking
Legal Description and Sketch of Area to be Acquired
Value of Parcel Sought
Value of Remainder Parcel, Before the Project
Description of the Project as Proposed, Including Improvements in Acquisition Area
Value of Remainder Parcel, After the Project
Severance Damages Analysis and Conclusion
Special Benefits Analysis and Conclusion
Summary Page of Elements of Estimated Compensation

Appraiser's Certification
Assumptions and Limiting Conditions
Addenda
Preliminary Title Report

CONSULTANT'S QUALIFICATIONS

PAUL D. HENDRICKS, MAI

4708 E. Scarlett, Tucson, AZ 85711

(520) 881-1260; FAX (520) 325-6512

Email: pdhend@cox.net

EDUCATION

Academic

Bachelor of Science in Business Administration, University of Arizona; Real Estate and Finance Major.

Valuation

Appraisal Courses and Examinations:

- Standards of Professional Practice; A, B
- Standards of Professional Practice, C
- Investment Analysis
- Highest and Best Use, and Market Analysis
- Valuation Analysis and Report Writing
- Case Studies in Real Estate Valuation
- Income Approach to Value and Capitalization
- Basic Principles, Methods 1A
- Commercial Appraisal; Lender Requirements
- Americans with Disabilities Act
- Due Diligence/Environmental Checklist
- Residential Appraisal Techniques
- FEMA Flood Hazard
- Arizona Appraisal Law
- Construction and Engineering Awareness
- Reviewing Appraisals
- Small Residential Income Property Appraisal
- Hazardous Materials
- Litigation Valuation
- Appraiser as Expert Witness
- Partial Interest Valuation; Undivided
- Land Valuation Assignments

Appraisal Seminars

- Appraisal Business Management
- Critical Building Inspections
- Fair Lending and the Appraiser
- Residential Real Estate Econometrics

EXPERIENCE

November 1995 - Present:

Real Estate Appraiser/Consultant, Paul Hendricks Appraisal & Counseling, Tucson, Arizona

In November 1995, Mr. Hendricks again returned to his own firm which performs appraisal and consulting assignments primarily in Arizona; he also works as an independent contractor for other appraisal firms in the Tucson area. He continues to work as an independent contractor with Hendricks, Vella, Weber & Williams, a California corporation with assignments primarily in California.

1994-November 1995:

Senior Real Estate Analyst; The Dorchester Group, Scottsdale, Arizona.

In January 1994 Mr. Hendricks joined The Dorchester Group as a Senior Analyst. He has provided consulting and valuation services on several complex real estate issues and assignments for the firm which specialized in litigation support for its operations in Arizona and California.

1986-1993:

Real Estate Appraiser/Consultant, Paul Hendricks Appraisal & Counseling; Tucson, Arizona.

During this time Mr. Hendricks performed real estate appraisals and consulting for his own firm as well as working as an independent contractor primarily for Swango Appraisal. Appraisal assignments included a wide variety of property types including industrial and retail, special use, apartment, motel, subdivision and land as well as residential properties and commercial appraisal reviews.

1979-1986:

Senior Real Estate Analyst, Swango Appraisal & Consultation; Tucson, Arizona.

Mr. Hendricks primarily performed a wide variety of appraisal assignments for residential and commercial properties.

PROPERTIES

Property experience encompasses virtually all types, including apartments, retail centers, industrial, offices, motels, special use properties and commercial appraisal reviews. Clients include private, corporate, institutional, and governmental entities.

COMPUTERS

Mr. Hendricks' experience includes development of specialized spreadsheets dealing with anticipated income streams from tenant leases, analysis of various leasehold positions and Discounted Cash Flow analyses and projections.

PROFESSIONAL AFFILIATIONS

- Member Appraisal Institute, MAI (Membership No. 7811)
- Certified General Real Estate Appraiser, State of Arizona (30197)
- President, Appraisal Institute, Tucson Chapter (1997)
- Vice President, Appraisal Institute, Tucson Chapter (1996)
- Secretary, Appraisal Institute, Tucson Chapter (1995)
- Treasurer, Appraisal Institute, Tucson Chapter (1994)
- Board of Directors, Appraisal Institute, Tucson, Arizona (1991-1993)

GEOGRAPHIC WORK/MARKET EXPERIENCE

Mr. Hendricks has completed real estate assignments and has market familiarity in Arizona, California and Nevada.

EXPERT WITNESS EXPERIENCE

Mr. Hendricks will always sign appraisal reports and be responsible for analysis of the appraisal problem, primary and secondary data research, selection and confirmation of comparable properties, inspection and all analysis as well as defense of conclusions.

Mr. Hendricks has been qualified as an expert witness in Superior Court in Arizona and has given depositions and testimony experience in bankruptcy proceedings, condemnation, and other litigation. He has performed analysis for condemnor and condemnee parties.

SPECIAL PROJECTS

In Tucson, Mr. Hendricks worked as an independent fee appraiser for the City of Tucson and Pima County in the condemnation, acquisition and negotiation of several large road projects including Country Club, Alvernon and Speedway Boulevard, Golf Links, Wetmore Road and La Cholla as well as condemnation for the acquisition of Central Arizona Project pumping station sites.

In Phoenix, Mr. Hendricks is an independent fee appraiser for the City of Phoenix with experience in appraisal of a variety of commercial property types for the Central Phoenix/East Valley Light Rail Project.

Mr. Hendricks is under contract with Arizona Department of Transportation and has experience in appraisal of a variety of commercial property types.

At The Dorchester Group, Mr. Hendricks has assisted in the analysis of the impact of the Exxon Valdez Oil Spill in Prince William Sound, Alaska on certain real estate holdings and litigation support for the U.S. Justice Department in relation to acquisition of and subsequent development of Lake Pleasant. Consulting assignments have analyzed market rental and effects in value from site contamination and soil subsidence.