

EXHIBIT F - SUBJECT PHOTOGRAPHS
PHOTO 1 - VIEW OF FRONT OF HOUSE



PHOTO 2 - VIEW OF REAR OF HOUSE



PHOTO 3 - VIEW OF REAR OF HOUSE



PHOTO 4 - VIEW OF KITCHEN



PHOTO 5 - VIEW OF BATHROOM



PHOTO 6 - VIEW OF BEDROOM



PHOTO 7 - VIEW OF BATHROOM



PHOTO 8 - VIEW INSIDE OF HOUSE



PHOTO 9 - VIEW INSIDE OF HOUSE



PHOTO 10 - VIEW OF HAY BARN



PHOTO 11 - VIEW OF TACK ROOM & BARN



PHOTO 12 - VIEW OF TACK & BARN BUILDING



PHOTO 13 - VIEW OF ROUND PEN



PHOTO 14 - VIEW OF TURN OUT



PHOTO 15 - VIEW OF TRACK



PHOTO 16 - VIEW OF ROUND PEN



PHOTO 17 - VIEW OF ARENA AREA



PHOTO 18 - VIEW OF TURN OUT AREA



PHOTO 19 - VIEW OF PASTURE AREA



PHOTO 20 - VIEW OF PASTURE AREA



PHOTO 21 - VIEW OF PASTURE AREA



PHOTO 22 - VIEW OF NORTH PASTURE AREA



PHOTO 23 - VIEW OF PASTURE AREA



PHOTO 24 - VIEW OF TURN OUT AREA



PHOTO 25 - VIEW OF TURN OUT AREA



PHOTO 26 - VIEW OF TURN OUT AREA



PHOTO 27 - VIEW OF PASTURE AREA



PHOTO 28 - VIEW OF PASTURE AREA



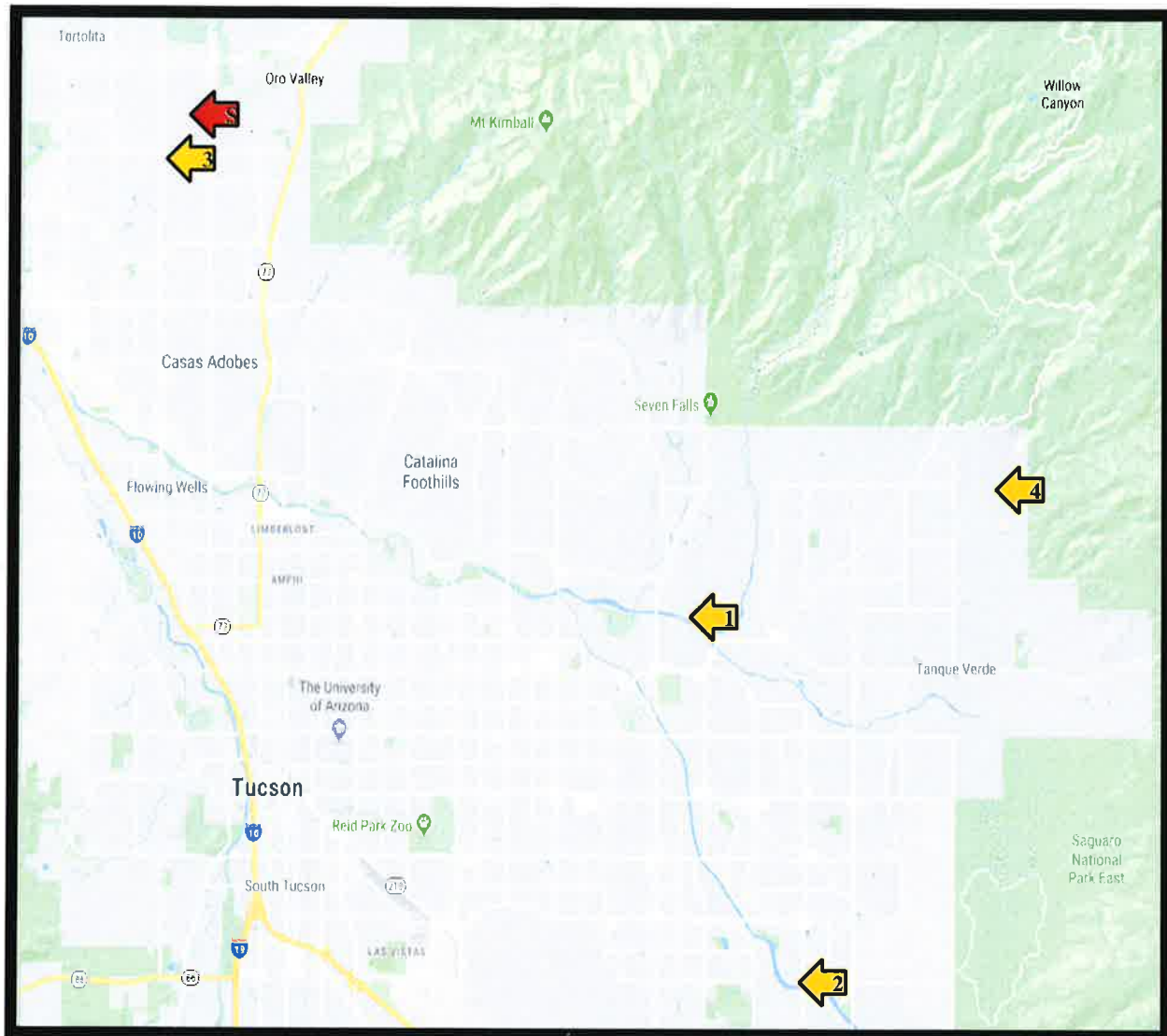
PHOTO 29 - VIEW EAST ALONG LUCERO ROAD



PHOTO 30 - VIEW WEST ALONG LUCERO ROAD



EXHIBIT G - COMPARABLE IMPROVED SALES LOCATION MAP



Subject: 1811 West Lucero Road

Sale 1: 3131 North Pantano Road

Sale 2: 3800 South Harrison Road

Sale 3: 2055 West Overton Road

Sale 4: 12530 East Horsehead Road

EXHIBIT H - COMPARABLE IMPROVED SALES

IMPROVED COMPARABLE NUMBER ONE (SALE)

ID: 90 0090 7338

IMPROVEMENT TYPE: Commercial Equestrian Facility

NAME: Sabino Equestrian Center

LOCATION: 3131 North Pantano Road

LEGAL DESCRIPTION: A portion of the Northeast Quarter of Section 32, Township 13 South, Range 15 East, G&SRB&M, Pima County, Arizona

STATE TAX PARCEL: 114-46-007F (now 114-46-006E - was combined with adjacent parcel)

RECORD DATA: Fee Number 2013-2490570

DATE OF SALE: September 6, 2013

SELLER: Foothills Stables, LLC

BUYER: Donald J. and Shirley A. Brooks

CONFIRMED BY: Pat Lopez, seller (520-792-4800)
JM; December, 2016

IMPROVEMENT
DESCRIPTION: This property consists of a commercial horse facility with related improvements. There are a total of 80 stalls including 18 indoor stalls and 52 outdoor pens. Other improvements include small living quarters for a stable hand, with two restrooms and a tack storage, a lighted 160 by 240 foot arena, small arena, lighted pen, walker, and two turnout areas.

LAND SIZE: 8.44 acres. This site is an irregular shaped backage property with no frontage on a public street. The topography is level, sloping in a southerly direction. Utilities are available to the property. According to FEMA Flood Insurance Rate Map 04019C1715L, dated June 16, 2011, almost all of the land is identified as being located in Zone X (unshaded) which are areas determined to be outside the 0.2 percent annual chance floodplain. There are two small portions of the site at the southeast and southwest corners that are flood prone.

The southwest corner is located in Zone AE which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood with Base Flood Elevations determined. The southeast corner is located in Zone X (shaded) which are areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The site is located adjacent to the Tanque Verde Wash, which is bank protected in this area, and has a linear park along this site's south property line. The site has access to the wash for horses.

ZONING:	SR
REPORTED SALE PRICE:	\$525,000
MARKETING TIME:	N/A
TERMS OF SALE:	This was an all cash to the seller transaction.
PRIOR SALE:	Records of the Pima County Assessor indicate that no transaction has occurred within three years of the date of valuation.
CONDITIONS OF SALE:	This sale is reported to have occurred under normal market conditions.
COMMENTS:	<p>This parcel was purchased by the adjacent property owner and was subsequently combined with that parcel into one larger site with a new tax code number.</p> <p>There is a linear park and bank protection along the Tanque Verde Creek. This property has potential for rezoning to a higher density residential zoning and could be developed without flood issues in the future.</p>

**COMPARABLE IMPROVED SALE ONE - AERIAL AND STREET VIEW
PHOTOGRAPHS**
3131 North Pantano Road



IMPROVED COMPARABLE NUMBER TWO (SALE)

ID: 01 0051 7642

IMPROVEMENT TYPE: Single Family Home with horse facilities

LOCATION: 3800 South Harrison Road

LEGAL DESCRIPTION: Lot 1, Section 34, Township 14 South, Range 15 East, G&SRB&M, Pima County, Arizona

STATE TAX PARCEL: 136-30-001C

RECORD DATA: Fee Number 2015-2110193

DATE OF SALE: July 30, 2015

SELLER: The Larry and Patricia Jarrett Living Trust

BUYER: Tara J. Weber and Jeanette Wendt and Reuben H. Hill

CONFIRMED BY: Linda S. Nelson; buyer's agent (520-907-6000)
TAB; November, 2018

IMPROVEMENT
DESCRIPTION:

This is a single-family residence with horse facilities. The home was built of masonry construction in 1963 with a building age of 52 years at the time of sale. The house contains 1,885 square feet with three bedrooms, two baths, kitchen, living room, dining room, and guest area with separate kitchenette. The home was in average condition at the time of sale. Other improvements include a shop building with a bathroom, carport, metal barn, metal canopies, 6 horse stalls with runs, round pen, lighted arena, turn out, well with water lines (well needs improvements), and a walled yard area. Horse facilities were well constructed and in good condition at the time of sale.

LAND DESCRIPTION:

8.54 acres. This site is a long triangular shaped interior property along the north side of the Pantano Wash with approximately 250 of frontage along Harrison Road. The site width varies and has a depth of 1,938 feet along the northern property line. Harrison Road is a two-lane, asphalt-paved roadway with no curbs, sidewalks, or streetlights in the vicinity of this property. Harrison road has a 2017 traffic count of 9,869 vehicles per day near the property. The topography is mostly level, sloping in a southwesterly direction. The site is at and above street grade of Harrison Road. According to

FEMA Flood Insurance Rate Map 04019C2320L, dated June 16, 2011, the property is identified as being almost entirely located in a floodway Zone AE which is a Special Flood Hazard Area subject to inundation by the 1% chance flood with base flood elevations determined. Portions of the property adjacent to the Pantano Wash along the southern boundary are within riparian habitats designated as Xeroriparian C and Hydromesoriparian. Approximately 2/3 of the property is in a floodway and most of the property is in the erosion hazard setback of the Pantano Wash.

ZONING:	SR (Pima County)
REPORTED SALE PRICE:	\$339,000
MARKETING TIME:	109 days
TERMS OF SALE:	This was an all cash to the seller transaction.
PRIOR SALE:	Records of the Pima County Assessor indicate that no market transaction has occurred within three years of the date of valuation. Two transactions dated July 27, 2017 were purchases of additional land after this sale.
CONDITIONS OF SALE:	This sale is reported to have occurred under normal market conditions.
COMMENTS:	The house was built up and out of flood plain (verified by buyer). Buyer added acreage and horse facilities after purchase to open a commercial horse stable on the property. The property is now known as Sabino Equestrian.

**COMPARABLE IMPROVED SALE TWO - AERIAL AND STREET VIEW
PHOTOGRAPHS**
3800 South Harrison Road



IMPROVED COMPARABLE NUMBER THREE (SALE)

ID: 01 0052 7642

IMPROVEMENT TYPE: Single family residence

LOCATION: 2055 West Overton Road

LEGAL DESCRIPTION: Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 22, Township 12 South, Range 13 East, G&SRB&M, Pima County, Arizona

STATE TAX PARCEL: 225-06-025B

RECORD DATA: Fee Number 2018-0120063

DATE OF SALE: January 12, 2018

SELLER: Diane A. Neffson Living Trust

BUYER: Pima county Flood Control District

CONFIRMED BY: Jeff Teplitsky; buyer's representative (520-724-6306) TAB; November, 2018

IMPROVEMENT DESCRIPTION: This is a single family residence constructed in 1952 with a building age of 66 years as of the date of sale. Exterior construction is masonry stucco with a metal roof. The house contains 1,742 square feet with two bedrooms and one bathroom. Heating and cooling is by warm forced air and evaporative cooling. Other improvements include a double garage, block shed building, porches, fencing, and a well with grandfathered irrigation water rights and a grandfathered Type II non-irrigation water right. The improvements were in fair condition at the time of sale and the quality of construction is fair.

BUILDING SIZE: 1,742 square feet

LAND DESCRIPTION: 8.22 acres. This site is a mostly rectangular shaped corner property with approximately 580 feet of frontage on Overton Road along the northern property line and approximately 610 feet of frontage on La Cholla Boulevard along the western property line. This is a signalized intersection. Overton Road is a two-lane, asphalt-paved roadway with center turn lane but no concrete curbs, sidewalks or streetlights in the vicinity of the site. The Pima Association of Governments has

no traffic count information for Overton Road in the vicinity of the property. La Cholla Boulevard is a four-lane, asphalt-paved roadway with a concrete median, concrete curbs, sidewalks, and streetlights in the vicinity of this property. La Cholla Boulevard has a 2017 traffic count of 14,895 vehicles per day south of the subject property, and a 2017 traffic count of 6,203 vehicles per day north of the subject property, according to the Pima Association of Governments. The topography is mostly level sloping in a southerly direction. All utilities are available to the property. According to FEMA Flood Insurance Rate Map 04019C1070L, dated June 16, 2011, the land is identified as being located in Zone AE which are areas determined to be within the 1 percent annual chance floodplain. About 6 percent of the property is in a floodway with portions of the site in an erosion hazard setback from the Canada del Oro Wash which has an erosion hazard setback of 500 feet.

ZONING:	SR (Pima County)
REPORTED SALE PRICE:	\$225,000
MARKETING TIME:	N/A
TERMS OF SALE:	This was an all cash to the seller transaction.
PRIOR SALE:	Records of the Pima County Assessor indicate that no transaction has occurred within three years of the date of valuation.
CONDITIONS OF SALE:	This sale is reported to have occurred under normal market conditions.

**COMPARABLE IMPROVED SALE THREE - AERIAL AND STREET VIEW
PHOTOGRAPHS**
2055 West Overton Road



IMPROVED COMPARABLE NUMBER FOUR (SALE)

ID: 01 0053 7642

IMPROVEMENT TYPE: Single family residence

LOCATION: 12530 East Horsehead Road

LEGAL DESCRIPTION: South half of Southeast Quarter of Southeast Quarter of Section 17, Township 13 South, Range 16 East, G&SRB&M, Pima County, Arizona

STATE TAX PARCEL: 205-30-015A

RECORD DATA: Fee Number 2018-0450312

DATE OF SALE: February 14, 2018

SELLER: Cathryn L. Reed

BUYER: The John and Dominika Heusinkveld Family Trust

CONFIRMED BY: Nick Labriola; buyer's agent (520-975-8956)
TAB; November, 2018

IMPROVEMENT
DESCRIPTION: This is a single family residence with a guest house constructed in 1940 with a building age of 78 years as of the date of sale. The exterior construction is masonry stucco with an asphalt shingle roof and contains 2,425 square feet with two bedrooms and two bathrooms. The roof is damaged, the house needs a new heater and cooler, and electrical work is needed. The guest house contains 866 square feet with one bedroom and one bathroom. Other improvements include a four-car garage, shop, and a pool, with the pool in poor condition. The property has a non-functioning well. The improvements were in fair condition at the time of sale and the quality of construction is average.

LAND DESCRIPTION: 20.00 acres. This site is a mostly rectangular shaped property with approximately 1,315 feet of frontage on Milagro Lane along the southern property line, and 688.55 feet along the western property line. The property has access across adjacent properties through easements from Horsehead Road to the north. Horsehead Road is a two-lane, asphalt-paved roadway with no concrete curbs, sidewalks, or streetlights in the vicinity of this property. The Pima Association of Governments has no traffic count information for

Horsehead Road in the vicinity of the property. The topography is mostly level sloping in a southwesterly direction. All utilities are available to the property. According to FEMA Flood Insurance Rate Map 04019C1740M, dated September 28, 2012, approximately 50 percent of the land is identified as being located in Zone X (unshaded) which are areas determined to be outside the 0.2 percent annual chance floodplain. Approximately 50 percent of the land is located in FEMA Zones A and AE which are within the 1 percent floodplain. Approximately 80 percent of the land is within a Riparian habitat designated Mesoriparian H and Xeroriparian C. The Agua Caliente Wash crosses the southeastern corner of the property and has a 250 foot setback. The Molina Canyon Wash flows across the eastern portion of the property and has a 100 foot setback. A small unknown wash flows across the western portion of the property and has a 25 foot setback.

ZONING:	SR (Pima County)
REPORTED SALE PRICE:	\$585,000
MARKETING TIME:	19 days
TERMS OF SALE:	This was an all cash to the seller transaction.
PRIOR SALE:	Records of the Pima County Assessor indicate that no transaction has occurred within three years of the date of valuation.
CONDITIONS OF SALE:	This sale is reported to have occurred under normal market conditions.
COMMENTS:	The purchaser plans to renovate the existing homes and utilize the property as one homesite.

12530 East Horsehead Road



Photos for MLS # 21800069

12530 E Horsehead Road, Tucson, AZ 85749

\$585,000

12530 Horsehead-river photo



Mountain Views!



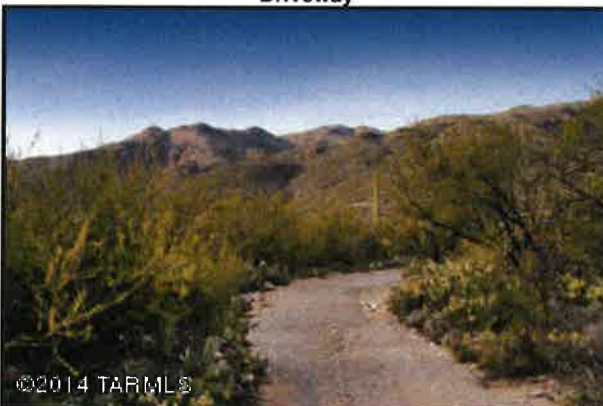
Property



Property



Driveway



Driveway



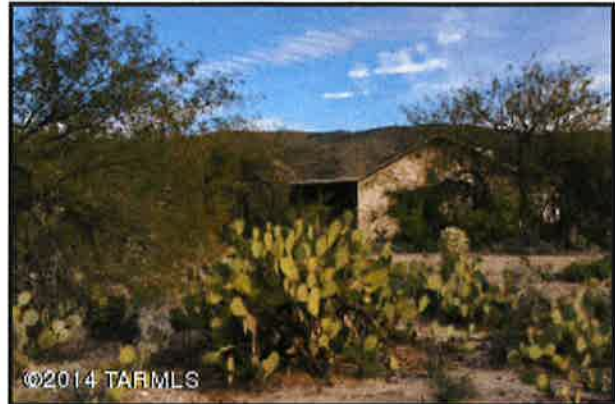
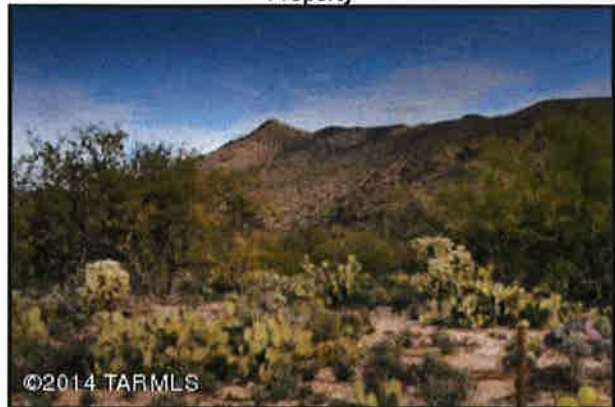
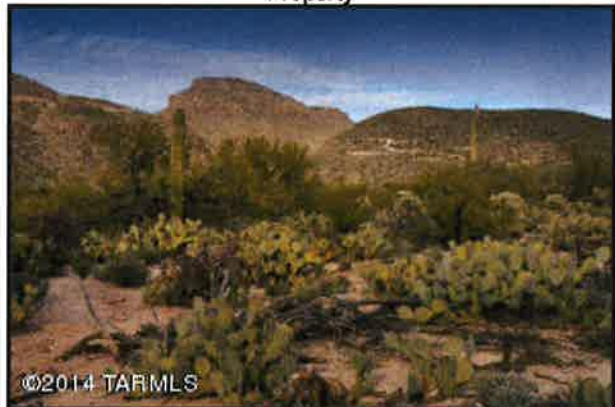
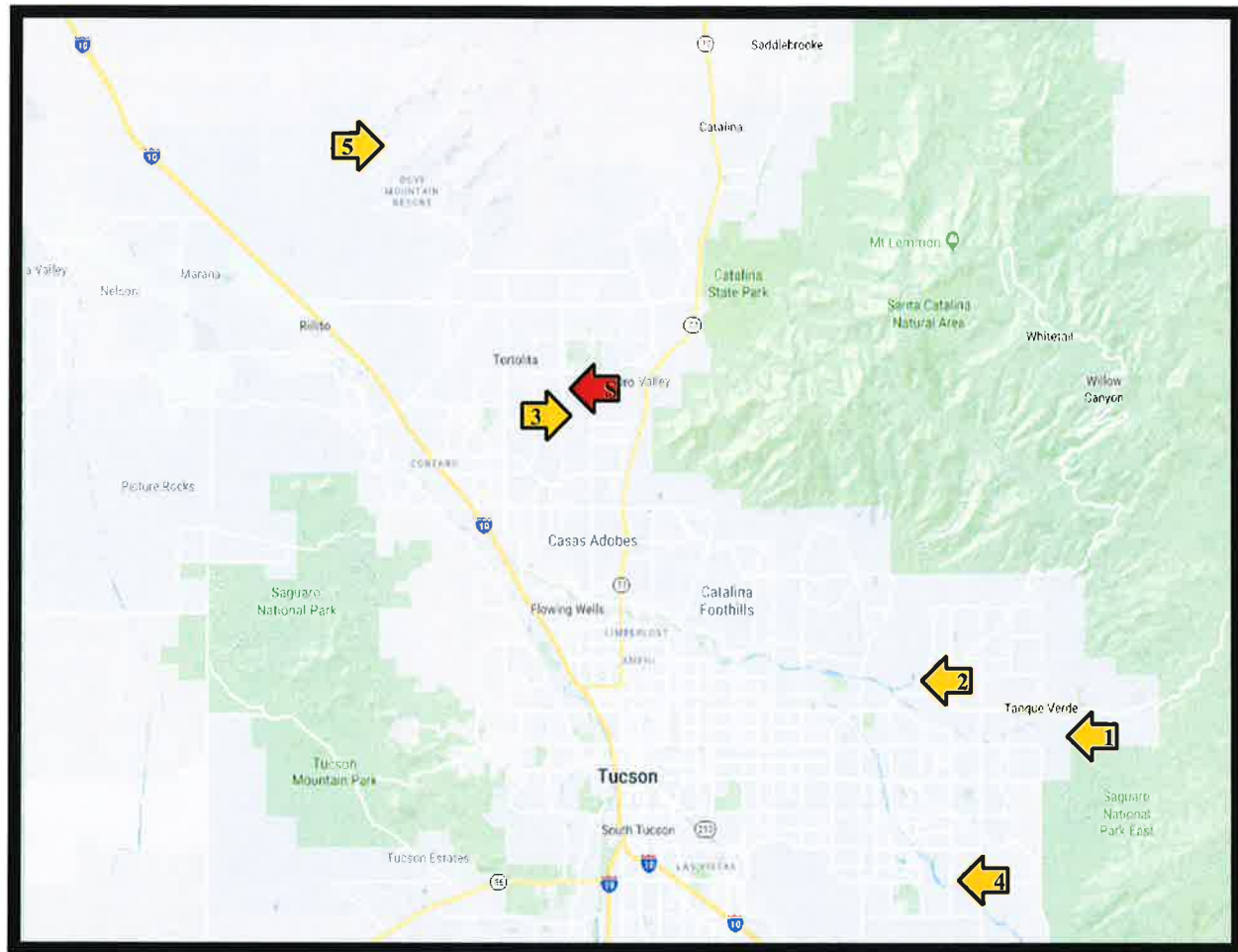
Bunkhouse**Ranch House****Pool****Property****Property****Property**

EXHIBIT I - COMPARABLE LAND SALES LOCATION MAP



Subject: South side of Lucero Road, east of La Cholla Boulevard

Sale 1: North side of Speedway Boulevard, east of Wentworth Road

Sale 2: North side of Tanque Verde Road, west of Bear Canyon Road, east of Sabino Creek

Sale 3: East side of La Cholla Boulevard, north of Overton Road

Sale 4: South side of Escalante Road, east of Harrison Road

Sale 5: Southeast side of Cochie Canyon Trail, north of Desperado Trail