



PIMA COUNTY
DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT
201 NORTH STONE AVENUE, FOURTH FLOOR
TUCSON, ARIZONA 85701-1207

October 28, 2001

Mr. Samuel Arrowood
U.S. Army Corps of Engineers
Southern Pacific Division
3636 N. Central Ave.
Suite 740
Phoenix, Arizona 85012

Dear Mr. Arrowood:

Re: Paseo de Las Iglesias - Real Property Report

I am pleased to submit for your use the accompanying Real Property Report for the Santa Cruz River Paseo de Las Iglesias, Arizona Feasibility Study. Submission of this report signifies completion of the F3 requirements related to Real Property. It is understood that Pima County has additional work efforts related to the referenced study which we have every intention of performing. It is further understood that should you need additional real property information, we will work cooperatively with you to produce this data expeditiously.

With regards to the hard copy report I am providing, please recognize that I have taken the liberty to print only a portion of Appendices "A" and "D". Appendix "A" is Parcel Information from the Pima County Assessor's Office and Appendix "D" is Zoning Information on a parcel level. I estimate, that printing all of Appendices "A" and "D" would be approximately 240 pages, and therefore, I have only printed the first and last two pages of Appendix "A", and only the first two pages of Appendix "D". Both files in their entirety, along with all the other files making up this report, are provided on the accompanying computer disk.

Also, please recognize that a vast amount of parcel level data was previously provided to you. It is contained within the interactive Land Information System compact disk given to you in July 2001. The information contained within this report summarizes and supplements that data.

Page 2
Samuel Arrowood
Paseo de Las Iglesias - Real Property Report

Should you need the files printed in their entirety, please let me know and I will arrange for it to be done. If you have questions, or need additional information, please do not hesitate to contact me at (520) 740-6350.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas J. Helfrich".

Thomas J. Helfrich
Chief Hydrologist

Attached

c: Suzanne Shields, Deputy Director Flood Control District
Leo Smith, Division Manager Floodplain Management
Gary Tuell, Real Property Agent

**Santa Cruz River
Paseo de Las Iglesias, Arizona
Feasibility Study**

Real Estate Report

**Pima County
Flood Control District**

October 2001

Santa Cruz River Paseo de Las Iglesias, Arizona Feasibility Study

October 2001

Project No.: 4FPDLI

Real Property Division File Ref: 10,810

Prepared by:

Pima County Real Property Services, Public Works
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(520) 740-6318

Prepared for:

Pima County Flood Control District
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(520) 740-6350

U.S. Army Corps of Engineers
Sam Arrowood, Lead Planner
(602) 640-2015

TABLE OF CONTENTS

Narrative Summary

Project Location

Property Ownership and Values

Land Use

REFERENCES

EXHIBIT 1	Paseo de Las Iglesias Study Site Map
APPENDIX A	Parcel Information from County Assessor's Office
APPENDIX B	Summary of Land Use, Acreage and Property Values
APPENDIX C	Subdivision Plat Information
APPENDIX D	Zoning Information
APPENDIX E	City & County Zoning Codes and Permissible Uses

REAL ESTATE REPORT

Santa Cruz River Paseo de Las Iglesias, Arizona Feasibility Study

4FPDLI

Narrative Summary

Project Location

The Paseo de Las Iglesias study is located within Pima County, Arizona. The study limits are defined as lying south of Congress Street, east of Mission Road, north of Los Reales Road, and west of Interstate Freeways I-10 and I-19. The study area overlays portions of Township 14 South, Range 13 East (Sections 14, 23, 26, 34, 35), and Township 15 South, Range 13 East (Sections 2, 3, 10, 11, 14, 15), of the Salt River Meridian, in Pima County, Arizona.

Approximately 95% of the Paseo de Las Iglesias study area is located within the municipal limits of the City of Tucson. The remaining five percent is contained within unincorporated Pima County. This real estate report does not include property information on the Tohono O'odham Reservation which borders the project on the south.

Project, boundaries and limits are depicted in the Site Map, shown on **EXHIBIT "1"**.

Property Ownership and Values

Within the study area, the Pima County Graphic Information System data source has identified 5500 parcels are identified within 5500 parcels, as of July 2001. The Pima County Assessor's Rolls list 5174 privately owned parcels, subject to taxation, with a total Full Cash Value (FCV) of \$415,524,000. The Pima County Assessor's Office uses Arizona State Department of Revenue's appraisal guidelines to establish FCV. These guidelines set FCV, for real property taxation purposes, at or greater than 75% of Fair Market Value (FMV). For the purposes of this report, the Assessor's FCV has been multiplied by a factor of 1.33 to establish the FMV. This action has resulted in determining the estimated fair market value for private property within the study area. The estimated total FMV for the study area is calculated to be \$540,000,000.

Approximately 5000 acres of land are contained within the study area. Privately owned, taxable properties account for about 3294 acres, according to the Pima County Assessor's Rolls. **See APPENDIX "A"**.

The study area contains approximately 1800 acres of public agency owned property of which 650 acres are accountable within highways, roads, streets, alleys, and drainageways. This property is not shown on the Pima County Assessor's Roll. The Pima County Assessor's Roll does however list public ownership of 1150 acres of publicly owned property. Public agencies that own land within the study area include the U.S. Bureau of Reclamation, City of Tucson, Pima County, Pima County Flood Control District, Tucson Unified School District, State of Arizona and Pima Community College. Utilizing the multiplier indicated above, the estimated FMV for public agency property listed would be \$70,700,000. Because public lands are not taxed, the County's Assessor data may not accurately represent these parcels' property values, improvements or replacement costs.

FMV has not been calculated for the 650 acres of land, or the public improvements contained within the highways, roads, streets, alleys, and drainageways. Additionally, the value of private and public infrastructure improvements has not been estimated. These infrastructure improvements would include private homeowner associations' facilities and public utilities, such as electric, water, gas, telephone, cable.

For all real property on the Pima County Assessor's Roll, the sum of the estimated FMV is \$610,000,000. A summary of land use, acreage and value can be found in **APPENDIX "B"**.

Land Use

Land use includes the categories of residential, commercial, industrial, and public agency.

There are 64 residential, commercial and industrial subdivisions within the study boundaries, as listed in **APPENDIX "C"**. Subdivision plats are recorded in the Pima County Recorder's Office, in Tucson, Arizona. Internet access to the Recorder's Office is by subscription, at <http://www.recorder.co.pima.az.us/> .

There are 4,600 instances where a portion, or all, of an Assessor's parcel is zoned residential, either improved or vacant. Within the same parcel's boundaries, there are one or more different zonings, as applied by local agency land use codes, **APPENDIX "D"**.

Commercial, industrial, or other zonings appear in approximately 1400 instances. Public agency lands contain almost every combination of zoning. These zonings include: residential, religious, commercial, industrial, institutional reserve, environmental resource or open space. Public uses, which may be in any zone, include schools, libraries, jails, drainageways, roads, fire and police stations, health care, linear parks, public parks, sewage, solid waste disposal, public water facilities, communications, or specialized governmental office or maintenance facilities.

Zoning Codes regulate land use and development within both the City of Tucson and Pima County. City of Tucson and Pima County zoning codes and permissible use summary breakdowns are listed in **APPENDIX “E”**.

See City of Tucson Planning Department internet access and web site, at <http://www.ci.tucson.az.us/planning/>, for further information on land use codes, zoning and zoning maps, development standards, census data by census tracts, maps and agency function.

Pima County Planning and Zoning information is located on the internet at <http://www.dsd.co.pima.az.us/>.

PASEO DE LAS IGLESIAS STUDY - APPENDIX A (* See Footnote #1)

PREPARED BY PIMA COUNTY TECHNICAL SERVICES

SOURCE FILE: /wombat/ward/files/iglesias3.xls (9/4/01)

PARCEL INFORMATION FROM PIMA COUNTY ASSESSOR (6/30/01)

STUDY AREA TOTAL ACRES: 5,006.2

	ASSESSOR PARCEL #	PROPERTY OWNER	LANDUSE	LAND SQ. FEET	FAIR MARKET VALUE **	LAND FCV	IMPROVEMENTS FCV	TOTAL FCV
1	11620019F	R & M REAL ESTATE LTD PARTNERSHIP LLP	Restaurant	37,418	\$816,790	\$385,570	\$228,558	\$614,128
2	11620019E	CITY OF TUCSON	Municipal Property -Vacant Land	15,860	\$21,726	\$16,335	\$0	\$16,335
3	11620019C	CITY OF TUCSON	Municipal Property -Vacant Land	71,564	\$24,391	\$18,339	\$0	\$18,339
4	11620019B	CITY OF TUCSON	Municipal Property -Vacant Land	8,016	\$12,064	\$9,071	\$0	\$9,071
5	116200170	CITY OF TUCSON	Municipal Property -Commercial	175,629	\$793,550	\$269,670	\$326,984	\$596,654
6	116200160	CITY OF TUCSON	Municipal Property -Commercial	140,997	\$251,423	\$187,308	\$1,732	\$189,040
7	116200150	CITY OF TUCSON	Municipal Property -Vacant Land	125,016	\$454,911	\$342,038	\$0	\$342,038
8	11620014A	CITY OF TUCSON	Municipal Property -Vacant Land	70,126	\$233,180	\$175,323	\$0	\$175,323
9	11620014E	DUKE DANIEL J	Vacant -Commercial	58,321	\$117,017	\$87,983	\$0	\$87,983
10	11620014C	CITY OF TUCSON	Municipal Property -Vacant Land	75,619	\$248,780	\$187,053	\$0	\$187,053
11	116200120	CITY OF TUCSON	Municipal Property -Vacant Land	79,459	\$259,454	\$195,078	\$0	\$195,078
12	11620021B	R & M REAL ESTATE LTD PARTNERSHIP LLP	Motel	179,946	\$2,664,485	\$719,380	\$1,283,992	\$2,003,372
13	116200110	CITY OF TUCSON	Municipal Property -Vacant Land	64,633	\$217,754	\$163,725	\$0	\$163,725
14	116213060	CITY OF TUCSON	Municipal Property -Vacant Land	70,407	\$243,327	\$182,953	\$0	\$182,953
15	116213050	CITY OF TUCSON	Municipal Property -Vacant Land	140,599	\$493,896	\$371,350	\$0	\$371,350
16	116213040	GARCIA PETER L & MARY H JT/RS	Store Building -Commercial	4,686	\$78,138	\$11,250	\$47,500	\$58,750
17	116210010	GARCIA PETER L & MARY H JT/RS	Store Combination	8,928	\$123,238	\$18,000	\$74,660	\$92,660
18	116210020	GARCIA PETER L & MARY H JT/RS	Vacant -Commercial	2,530	\$24,938	\$18,750	\$0	\$18,750
19	11620018A	CITY OF TUCSON	Municipal Property -Vacant Land	110,722	\$28,587	\$21,494	\$0	\$21,494
20	116210030	GARCIA THOMAS V & DONNA J TR	Multiple Residential	4,473	\$66,500	\$9,503	\$40,497	\$50,000
21	116210040	GARCIA THOMAS V & DONNA J TR	Multiple Residential	4,933	\$47,880	\$10,013	\$25,987	\$36,000
22	116210050	FUENTES HECTOR S	Multiple Residential	4,966	\$29,260	\$10,538	\$11,462	\$22,000
23	11620014D	CITY OF TUCSON	Municipal Property -Vacant Land	233,106	\$289,674	\$217,800	\$0	\$217,800
24	116200130	CITY OF TUCSON	Municipal Property -School	185,141	\$278,098	\$185,870	\$23,226	\$209,096
25	116210060	ZAVALA ROBERTO EDUARDO NICOLS	Single Family Residential	5,127	\$44,324	\$11,049	\$22,277	\$33,326
26	116210070	LOPEZ LORENZO TOBAR & HERMELINDA PRO D	Single Family Residential	5,952	\$49,987	\$11,550	\$26,034	\$37,584
27	116210080	ENCINAS JOSE L & CLAUDIA JT/RS	Multiple Residential	6,291	\$47,880	\$12,075	\$23,925	\$36,000
28	116213070	CITY OF TUCSON	Municipal Property -Vacant Land	15,084	\$20,948	\$15,750	\$0	\$15,750
29	116213080	LAWYERS TITLE OF AZ TR 6682-T	Municipal Property -Vacant Land	233,776	\$303,506	\$228,200	\$0	\$228,200
30	116210090	ENCINAS JOSE L & CLAUDIA JT/RS	Multiple Residential	6,178	\$37,240	\$12,588	\$15,412	\$28,000
31	116210100	VALDEZ EVALINA 1/2 INT & VALDEZ	Single Family Residential	6,898	\$58,391	\$13,088	\$30,815	\$43,903

	ASSESSOR PARCEL #	PROPERTY OWNER	LANDUSE	LAND SQ. FEET	FAIR MARKET VALUE **	LAND FCV	IMPROVEMENTS FCV	TOTAL FCV
32	11620024A	ARRIAGA RAMIRO J & EVELYN J JT/RS	Service Station	11,961	\$100,161	\$33,313	\$41,996	\$75,309
33	116210110	VALDEZ EVALINA G	Multiple Residential	6,824	\$53,200	\$13,613	\$26,387	\$40,000
34	11620025A	ARRIAGA EVELYN J & ARRIAGA RAY J JT/RS	Vacant -Residential	21,569	\$28,957	\$21,772	\$0	\$21,772
35	11620030A	CITY OF TUCSON	Municipal Property -Vacant Land	459,125	\$325,849	\$244,999	\$0	\$244,999
36	116213090	CITY OF TUCSON	Municipal Property -Vacant Land	32,973	\$39,396	\$29,621	\$0	\$29,621
37	116210120	MORENO VIOLA B 1/2 & MORENO VIOLA B PERS	Single Family Residential	10,192	\$58,047	\$19,923	\$23,721	\$43,644
38	11620026A	CLEAR CHANNEL COMMUNICATIONS INC	Miscellaneous Commercial	7,634	\$31,638	\$19,595	\$4,193	\$23,788
39	116210130	ALMEIDA JOSE A	Single Family Residential	7,673	\$77,187	\$14,888	\$43,147	\$58,035
40	11620027A	PIMA COUNTY	County Property -Vacant Land	122,589	\$384,899	\$289,398	\$0	\$289,398
41	116210140	RODRIGUEZ RAMON P & OFELIA JT/RS	Single Family Residential	8,672	\$78,008	\$15,578	\$43,075	\$58,653
42	11621016A	SALDATE RICARDO M & INEZ JT/RS	Vacant -Residential	18,002	\$44,636	\$33,561	\$0	\$33,561
43	11621017A	RAMIREZ HENRY A & NANCY V TR	Multiple Residential	21,814	\$255,360	\$39,168	\$152,832	\$192,000
44	11620031C	LAWYERS TITLE OF AZ TR 6682-T	Municipal Property -Vacant Land	161,650	\$89,509	\$67,300	\$0	\$67,300
45	116210190	OVIEDO OLGA	Single Family Residential	16,273	\$104,555	\$24,882	\$53,731	\$78,613
46	116210200	ESCALANTE SOCORRO F	Single Family Residential	8,923	\$80,662	\$13,650	\$46,998	\$60,648
47	116210210	ROMERO GUADALUPE M & BOBBI L JT/RS	Single Family Residential	5,906	\$60,281	\$15,750	\$29,574	\$45,324
48	116200280	CITY OF TUCSON	Municipal Property -Vacant Land	35,347	\$665	\$500	\$0	\$500
49	116200290	CITY OF TUCSON	Municipal Property -Vacant Land	122,686	\$82,557	\$62,073	\$0	\$62,073
50	116213100	SMOTHERS A B & ROSA B	Single Family Residential	962	\$2,159	\$1,123	\$500	\$1,623
51	11620037E	TUS HOTEL LLC	Motel	339,997	\$4,237,380	\$808,870	\$2,377,130	\$3,186,000
52	11620031B	CITIZEN AUTO STAGE CO	Industrial Warehouse	481,731	\$418,285	\$130,941	\$183,559	\$314,500
53	116212640	CITY OF TUCSON	Municipal Property -Vacant Land	42,084	\$32,630	\$24,534	\$0	\$24,534
54	11620031D	LAWYERS TITLE OF AZ TR 6682-T	Municipal Property -Vacant Land	65,280	\$100,806	\$75,794	\$0	\$75,794
55	116213200	MADSON CHARLES M	Vacant -Residential	511	\$1,738	\$1,307	\$0	\$1,307
56	116212650	BARTLETT YGNACIA	Single Family Residential	4,742	\$54,929	\$6,156	\$35,144	\$41,300
57	116212660	CORONADO FRANK A SR	Single Family Residential	5,099	\$59,729	\$6,156	\$38,753	\$44,909
58	116212670	ARVIZU ARNOLD G & ARVIZU MARIA V JT/RS	Single Family Residential	6,825	\$115,154	\$8,258	\$78,324	\$86,582
59	116212680	ARVIZU ARNOLDO G & MARIA V JT/RS	Single Family Residential	8,828	\$45,001	\$10,260	\$23,575	\$33,835
60	116212690	RAMIREZ JOSEPH M	Single Family Residential	7,270	\$42,773	\$8,892	\$23,268	\$32,160
61	116212820	VAZQUEZ MANUELA	Single Family Residential	6,541	\$33,081	\$7,615	\$17,258	\$24,873
62	11621284B	VASQUEZ MANUELA DE AU	Vacant -Residential	1,862	\$1,628	\$1,224	\$0	\$1,224
63	11621284A	CITY OF TUCSON	Municipal Property -Vacant Land	1,376	\$2,305	\$1,733	\$0	\$1,733
64	116212720	ARVIZU REBECCA C	Vacant -Residential	4,182	\$6,671	\$5,016	\$0	\$5,016
65	116212850	ATONDO MARIA FROILA	Single Family Residential	4,404	\$52,326	\$6,734	\$32,609	\$39,343
66	116212710	DELP VIRGINIA	Vacant -Residential	2,039	\$3,511	\$2,640	\$0	\$2,640
67	116212700	DELP VIRGINIA	Single Family Residential	4,937	\$40,022	\$5,624	\$24,468	\$30,092
68	11621283C	FIMBRES GILBERT & LILLY	Limited Use	1,183	\$665	\$500	\$0	\$500
69	11621283B	ARELLANO DAVID M	Single Family Residential	4,575	\$29,406	\$5,698	\$16,412	\$22,110
70	116212730	FIMBRES GILBERT G & LILY P JT/RS	Single Family Residential	2,159	\$31,266	\$2,604	\$20,904	\$23,508
71	11621263A	CITY OF TUCSON	Municipal Property -Vacant Land	20,372	\$665	\$500	\$0	\$500

ASSESSOR PARCEL #	PROPERTY OWNER	LANDUSE	LAND SQ. FEET	FAIR MARKET VALUE **	LAND FCV	IMPROVEMENTS FCV	TOTAL FCV	
5431	138240520	PEART NORMAN F	Mobile Home	51,414	\$21,194	\$13,000	\$2,935	\$15,935
5432	13824011P	MOLNAR JONATHON	Mobile Home	49,082	\$17,619	\$11,200	\$2,047	\$13,247
5433	13824011R	CUEN FRANK & TONI M JT/RS	Single Family Residence Over 5 Ac	44,796	\$10,841	\$8,151	\$0	\$8,151
5434	138240050	CITY OF TUCSON	Municipal Property -Vacant Land	5,205	\$1,596	\$1,200	\$0	\$1,200
5435	138240510	BISHOP RAYMOND J	Mobile Home	47,050	\$36,304	\$13,000	\$14,296	\$27,296
5436	13824011L	W B HILL FAMILY LLC 1/3 & HILL	Vacant -Residential	1,025,262	\$215,713	\$162,190	\$0	\$162,190
5437	13824012C	LOZANO RAQUEL & IRENE L JT/RS	Single Family Residential	140,533	\$98,125	\$26,605	\$47,173	\$73,778
5438	13824002D	TRANSAMERICA TITLE-CALIF TR 8171	Limited Use	10,586	\$665	\$500	\$0	\$500
5439	13824006E	STONE ROGER MARTIN	Mobile Home	56,635	\$20,152	\$11,600	\$3,552	\$15,152
5440	13824007K	VARGAS IMMANUEL & LYNDA JT/RS	Mobile Home	46,418	\$37,727	\$10,000	\$18,366	\$28,366
5441	13824007H	MAAKESTAD CHRISTOPHER R & SUSAN A	Mobile Home	47,538	\$25,867	\$10,000	\$9,449	\$19,449
5442	13824006C	TRUJILLO ALEX Y	Mobile Home	103,369	\$34,116	\$19,635	\$6,016	\$25,651
5443	13824007D	SOTELO MARIA R & CRISPIN ARMANDO JT/RS	Single Family Residential	49,634	\$65,020	\$10,000	\$38,887	\$48,887
5444	13824007F	MARTINEZ MIKE G & FRANCISCA R	Single Family Residential	38,026	\$65,239	\$8,300	\$40,752	\$49,052
5445	13824008A	LOZANO RAYEL C & IRENE L JT/RS	Vacant -Residential	47,904	\$14,098	\$10,600	\$0	\$10,600
5446	13824006F	VIGIL RAMON G & LILLIAN P JT/RS	Mobile Home	53,171	\$38,025	\$11,600	\$16,990	\$28,590
5447	13824008B	LOZANO RAYEL V & IRENE M JT/RS	Vacant -Residential	48,972	\$14,098	\$10,600	\$0	\$10,600
5448	13824007E	VILDUSEA ROSAURA & VILDUSEA DAVID	Single Family Residential	52,339	\$69,328	\$11,700	\$40,426	\$52,126
5449	13824006J	HEKELNKAEMPER GERALD M & HEKELNKAEMPE	Mobile Home	106,323	\$57,081	\$18,020	\$24,898	\$42,918
5450	13824006K	CORONADO MARY H & CRISPIN JR JT/RS	Mobile Home	46,789	\$38,605	\$10,800	\$18,226	\$29,026
5451	13824007J	VARGAS ISRAEL R & INGRID JT/RS	Single Family Residential	71,504	\$84,918	\$15,555	\$48,293	\$63,848
5452	138240090	FORTIER YVONNE T	Single Family Residential	24,641	\$46,989	\$5,300	\$30,030	\$35,330
5453	138240100	WESTROPE ALFREDO R & BLANCA I JT/RS	Single Family Residential	24,179	\$44,821	\$5,200	\$28,500	\$33,700
5454	13824006L	MORENO AMANDA IMELDA	Mobile Home	56,469	\$44,947	\$14,200	\$19,595	\$33,795
5455	13824012B	FOSS KATHLEEN A	Single Family Residential	131,932	\$89,040	\$25,585	\$41,362	\$66,947
5456	13822003G	KIEWIT CONSTRUCTION COMPANY	Limited Use	9,985	\$665	\$500	\$0	\$500
5457	13824013D	GRIFFITH JAMES S & LOMA K TR	Single Family Residential	54,336	\$34,926	\$13,600	\$12,660	\$26,260
5458	13824014B	RUIZ FRANK G & CLARA D JT/RS	Single Family Residential	38,560	\$61,519	\$10,000	\$36,255	\$46,255
5459	13824015B	SAINZ HENRY & RAMONA JT/RS	Mobile Home	36,843	\$13,172	\$9,100	\$804	\$9,904
5460	138240160	SAINZ HENRY & ROMONA S JT/RS 1/2 &	Vacant -Residential	22,257	\$6,650	\$5,000	\$0	\$5,000
5461	13824019A	ENCINAS RAUL C & EVELINA C	Mobile Home	89,964	\$25,178	\$17,510	\$1,421	\$18,931
5462	13824020T	MORALES BERNICE M	Vacant -Residential	67,647	\$15,488	\$11,645	\$0	\$11,645
5463	13824020G	PIMA COUNTY FLOOD CONTROL DISTRICT	County Property -Vacant Land	28,307	\$10,108	\$7,600	\$0	\$7,600
5464	13824011H	LOWE ROBERTO G & EVANGELINA M TR	Single Family Residential	133,329	\$85,399	\$24,310	\$39,900	\$64,210
5465	13824011E	LOWE RUBEN & MARIA ELENA JT/RS	Single Family Residential	191,999	\$131,474	\$37,740	\$61,113	\$98,853
5466	138240170	GOAT AND GARDEN GROUP INC	Single Family Residential	66,972	\$58,531	\$12,750	\$31,258	\$44,008
5467	13824014J	DE SOTO HILARIO L	Mobile Home	49,400	\$16,069	\$10,000	\$2,082	\$12,082
5468	13824015F	RAMIREZ ABRAM J & SARA JT/RS	Mobile Home	19,147	\$6,969	\$3,800	\$1,440	\$5,240
5469	13824015H	SAINZ MAX G & OPHELIA M TR	Mobile Home	70,480	\$32,073	\$14,365	\$9,750	\$24,115
5470	13822003F	KIEWIT CONSTRUCTION COMPANY	Limited Use	10,224	\$665	\$500	\$0	\$500

ASSESSOR PARCEL #	PROPERTY OWNER	LANDUSE	LAND SQ. FEET	FAIR MARKET VALUE **	LAND FCV	IMPROVEMENTS FCV	TOTAL FCV	
5471	13824020R	MORALES BIBIANO V & DOLORES M TR	Vacant -Residential	58,998	\$13,566	\$10,200	\$0	\$10,200
5472	13824013E	ARDREY DEBORAH R	Mobile Home	49,064	\$16,444	\$10,000	\$2,364	\$12,364
5473	13824014L	MONTIJO MONICA JEAN DE SOTO & URBINA	Vacant -Residential	27,102	\$7,847	\$5,900	\$0	\$5,900
5474	13824013C	FLATTLEY RITA V	Single Family Residential	43,687	\$57,279	\$8,300	\$34,767	\$43,067
5475	13824020S	MORALES BIBIANO V & DOLORES M TR	Single Family Residential	35,673	\$38,325	\$6,035	\$22,781	\$28,816
5476	13824020Q	QUARRELL BARNEY J & VICTORIA JT/RS	Single Family Residential	27,966	\$114,933	\$8,700	\$77,716	\$86,416
5477	13824018A	ENCINAS RAUL C & EVELIA C	Single Family Residential	31,565	\$43,869	\$8,100	\$24,884	\$32,984
5478	13824014K	DE SOTO HILARIO VICTOR & ELENA	Partially Complete Structure	26,824	\$7,847	\$5,900	\$0	\$5,900
5479	13824015G	DE SOTO MARTIN PAUL & DELIA	Single Family Residential	9,017	\$62,083	\$2,100	\$44,579	\$46,679
5480	13824011B	PIMA COUNTY FLOOD CONTROL DISTRICT	County Property -Vacant Land	10,579	\$8,113	\$6,100	\$0	\$6,100
5481	13824020L	PIMA COUNTY FLOOD CONTROL DISTRICT	County Property -Vacant Land	4,442	\$1,064	\$800	\$0	\$800
5482	137335870	PIMA COUNTY	County Property -Vacant Land	1,020,206	\$642,683	\$483,220	\$0	\$483,220
5483	137335810	DSB MIDVALE LLC	Vacant -Residential	965,303	\$69,160	\$52,000	\$0	\$52,000
5484	137276360	ARIZONA CONFERENCE CORP OF	Religious Property	87,580	\$458,041	\$30,300	\$314,092	\$344,392
5485	13727638B	AGUILAR ROBERT B & CHRIS M JT/RS	Mobile Home	84,954	\$56,242	\$21,560	\$20,727	\$42,287
5486	13727638A	AGUILAR ALBERT B 1/2 INT & AGUILAR	Mobile Home	87,379	\$37,086	\$21,560	\$6,324	\$27,884
5487	137276390	BEAUCAGE GREGORY D & AGUILAR-BEAUCAGE	Single Family Residential	84,631	\$79,832	\$23,400	\$36,624	\$60,024
5488	137276400	SANCHEZ ARNULFO R & SOCORRO P JT/RS	Single Family Residential	148,007	\$105,228	\$43,680	\$35,439	\$79,119
			192,917,345	\$609,766,998				
			Sum Land	Sum Fair				
			Square Feet	Market Value				

* Footnote #1: Source of the Base data, to include Assessor Parcel Number, Property Owner, Land Use, Land Square Feet, Land FCV, Improvement FCV and Total FCV are from Pima County Assessor's Rolls of 2001, prepared for taxation purposes only

** Footnote #2: FMV is calculated figure only for the sole purpose of this report, from Pima County Assessor's Total Full Cash Value, by factor of 1.33. All figures are subject to actual appraisal, as may be required by law by qualified appraiser for purpose of a pertinent time

Appendix B

Summary of Land Use, Acreage and Property Values

Land Use Group Summary Calculations

		Area Sq. Feet	Fair Market Value
Residential Properties IMPROVED	includes single, multiple, mobile, etc.	61,001,904	\$369,094,749
Residential Properties VACANT		41,203,170	\$20,838,033
Partially Completed Structures	may incl residential, commercial, industrial	1,035,170	\$14,378,759
Commercial Industrial other VACANT		10,341,325	\$6,885,163
Commercial Industrial other IMPROVED		16,344,652	\$126,100,693
City Municipal Properties 194	includes parks, low income homes, etc.	39,646,108	\$23,087,047
County Properties 46	includes schools, jails, etc.	14,413,380	\$42,641,437
State of Arizona 46	includes ADOT, Jr. College, State Trust	7,078,153	\$4,487,951
Federal 2	includes Central Arizona Project site	547,099	\$483,871

Summary Square Feet

191,610,961

Summary Acres & Estimated FM V

4,398

\$607,997,703

Private VS Public Summary Calculations

IMPROVED private		1,799	\$509,574,201
VACANT private		1,183	\$27,723,196
Public agency		1,416	\$70,700,306

Summary in Acres and Estimated FMV

4,398

\$607,997,703

Rounded Summation Report

In Acres and Fair Market Value

4,400

\$610,000,000

Appendix C

Subdivision Plat Information

SUBDIVISION	BOOK/PAGE MAPS & PLATS
Cambrie at Midvale Park 1-203	46/39
Cambrie at Midvale Park 332-430	52/58
Cambrie at Midvale Park IV 204-331	49/69
Casas de Calidad	37/67
Casitas del Sol	22/30
Cottonwood Estates 1-29	36/66
Cottonwood Park 1-117	21/40
Czarina Heights 1-67	53/67
Freedom Homes #1	08/80
Freedom Homes #2	10/05
Gates at Midvale Park 1-67	51/73
Greens at Midvale Park 1-359	40/20
Hayhurst Addition	06/52
Indian Valley Acres 1-28	20/64
Indian Valley Acres 29-35	24/59

Irvington Plaza 1-4	42/41
Kennedy Park Estates 1-100	20/75
Kennedy Park No. 2 1-99	33/55
Lamar City Acres	08/3
Laurel Heights 1-221	40/19
Menlo Park	03/131
Midvale Park Commerce Center Amended	36/56
Midvale Park Commerce Center II	39/92
Midvale Park Commerce Center III	42/95
Midvale Park Commercial Center	52/87
Midvale Park Community Shipping Ctr	39/93
Midvale Park Health Service Campus	38/35
Midvale Park Medical-Dental Plaza Amended	39/41
Midvale Terrace 1-59	54/25
Midvale Valencia Retail Center	51/30
Mission Circle 1-29	49/86
Mission Creek	40/23
Oak Tree at Midvale 105-272	35/57
Oak Tree at Midvale 621-740	39/59
Oak Tree at Midvale 741-951	40/08

Oak Tree at Midvale Park 1-229	33/95
Oak Tree at Midvale Park 520-620	37/45
Oak Tree II at Midvale 273-519	36/58
Oakbrook Villas at Midvale Park 1-157	37/15
Oakmore at Midvale 1-65	47/15
Oakmore at Midvale 199-247	51/50
Oakmore at Midvale 266-318	52/49
Oakmore at Midvale 66-90, 99-105, 114, 120, 129-134, 151-198	48/99
Oakmore at Midvale Park 319-366	53/46
Oakview at Midvale Park 1-74	52/91
Oakview at Midvale Park 75-242	53/43
P.S. Hughes	03/43
Parkview Center	37/32
Parque de Santa Cruz Block 1 & 2	29/48
Parque de Santa Cruz Lots 1-16	32/38
Phebus Estates	13/65
Plaza del Sol	22/85
Rancho Rio 1-15	54/06
Rancho Rio II 1-226	54/07
San Xavier Addition	09/54

San Xavier Industrial Park	18/89
Santa Cruz Industrial Park	24/15
Village at Midvale Park Land 165-260	38/25
Village at Midvale Park Land 97-136	38/78
Westgate Shopping Center	18/19
Westpoint Crossing	53/80
Woodbridge at Midvale 1-258	39/73
Woodbridge at Midvale 43-116, 182-217, 219-223	45/97
Woodbridge III 1-45	53/13

APPENDIX D

ZONING INFORMATION

PASEO DE LAS IGLESIAS - ZONING -JULY 2001
PREPARED BY PIMA COUNTY TECHNICAL SERVICES (7/17/01)
SOURCE FILE: /wombat/ward/files/zone.xls

PARCEL	ZONING
116200110	C-1
116200110	C-3
116200110	I-1
116200120	C-3
116200120	I-1
116200130	I-1
116200130	R-2
11620014A	C-3
11620014A	I-1
11620014C	C-3
11620014C	I-1
11620014D	I-1
11620014E	C-3
11620014E	I-1
116200150	C-2
116200150	C-3
116200160	C-2
116200160	C-3
116200170	C-2
116200170	C-3
11620018A	C-2
11620018A	C-3
11620018A	R-2
11620019B	C-2
11620019B	C-3
11620019C	C-3
11620019E	C-3
11620019F	C-3
11620021B	C-3
11620024A	C-3
11620025A	C-3
11620026A	C-3
11620027A	C-3
116200280	C-3
116200280	R-2
116200290	C-3
116200290	R-2
11620030A	C-2
11620030A	C-3
11620030A	R-2
11620031B	I-1

11620031B	R-2
11620031C	I-1
11620031C	R-2
11620031D	I-1
11620031D	R-2
116200320	I-1
11620035A	C-2
11620035A	I-1
11620035A	R-2
11620035B	R-2
116200360	R-2
11620037E	C-3
11620037E	R-2
11620037F	C-3
11620037F	R-2
116210010	C-1
116210020	C-1
116210030	R-2
116210040	R-2
116210050	R-2
116210060	R-2
116210070	R-2
116210080	R-2
116210090	R-2
116210100	R-2
116210110	R-2
116210120	R-2
116210130	R-2
116210140	R-2
11621016A	R-2
11621017A	R-2
116210190	R-2
116210200	R-2
116210210	R-2
116212400	R-2
116212410	R-2
116212420	R-2
116212430	R-2
116212440	R-2
116212450	R-2
116212460	R-2
116212470	R-2
116212480	R-2
116212490	R-2
116212500	R-2
116212510	R-2
116212520	R-2
116212530	R-2
11621254A	R-2
11621255A	R-2
116212560	R-2
116212570	R-2

APPENDIX “E”

ZONING, City of Tucson ***

<u>General Use Group</u>	<u>Zoning codes</u>	<u>Indicated Zonings</u> (May contain 1 or more zonings within a parcel)
Commercial	C-1, C-2, C-3	515
Industrial	I-1, I-2	134
Office	O-3	635
P –Park Industrial	P-1	22
Recreational Vehicle	RV	6
Residential	R-1, R-2, R-3, RX-1, RH	4183
Mobile Home	MH-1, MH-2	212
Unspecified		46

* Note: no specific calculation for land area impacted by each zoning code or general use group

** Note: no specific calculation for fair market value by zoning code or general use group.

*** Land Use Code of City of Tucson-
Go to Internet Link <http://www.ci.tucson.az.us/planning/>

ZONING, Pima County ****

<u>General Use Group</u>	<u>Zoning codes</u>	<u>Indicated Zonings</u>
Residential	SH	129

* Note: no specific calculation for land area impacted by each zoning code or general use group

** Note: no specific calculation for fair market value by zoning code or general use group.

*** Land Use Code of Pima County-
Go to Internet Link <http://www.dsd.co.pima.az.us/>