Santa Cruz River
Tres Rios Del Norte
Feasibility Study

Real Estate Report

Prepared for:
Pima County Flood Control District

Prepared by:
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TABLE OF CONTENTS

Study Area Overview 1

Project Location 1

Property Ownership and Values 2

Land Uses 2

Employment 3

Transportation (Roads) 4

Transportation (Airports) 6

Recreation 6

Education 7

Climate 7

Utility Services 7

Report Methodology 8

Appendices

APPENDIX A	Parcel Information from County Assessor's Office
APPENDIX B	Summary of Land Use, Acreage and Property Values
APPENDIX C	Zoning Information
APPENDIX D	City and County Zoning Codes and Permissible Uses
APPENDIX E	Photographs
EXHIBIT 1	Tres Rios Del Norte Site Maps

REAL ESTATE REPORT

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STUDY AREA OVERVIEW

Project Location

The Tres Rios Del Norte study area is located within Pima County, Arizona, and includes portions of the City of Tucson, Town of Marana, and unincorporated portions of the County. The study limits are irregular, but generally can be defined as approximately one-half mile east of Interstate 10 to the east; Prince Road to the south; Moore Road to the north; Silverbell Road to the west (in the southwestern portion of the study area), and Sanders Road to the west (in the northwestern portion). The study area includes portions of Township 11 South, Range 11 East, Sections 33 thru 36; Township 11 South, Range 12 East, Section 31; Township 12 South, Range 11 East, Sections 1 thru 4 and 9 thru 13; Township 12 South, Range 12 East, Sections 5 thru 9, 15 thru 28 and 34 thru 36; Township 12 South, Range 13 East, Section 19; Township 13 South, Range 12 East, Sections 1, 2 and 12; and Township 13 South, Range East 13, Sections 6, 7, 17, 18, 20, 21, and 28, Gila Salt River Base and Meridian, Pima County, Arizona.

Approximately 65% of the study area is in the Town of Marana, 25% within Pima County and 10% in the City of Tucson. Project boundaries are depicted in the Site Maps, included as Exhibit 1.

Property Ownership and Values

The Pima County Graphic Information System (GIS) data source has identified 7,026 parcels within the study area as of January 2002. The Pima County Assessor's Office lists 6,568 privately-owned parcels within the study area subject to taxation, with a total Full Cash Value (FCV) of $734,715,428. The Assessor's Office uses Arizona State Department of Revenue's appraisal guidelines to establish Full Cash Values. These guidelines set FCV's for real property taxation purposes at or greater than 75% of Fair Market Value (FMV). For purposes of this report, the FCV has been multiplied by 1.33 to establish the FMV. The estimated total FMV for all property within the study area is roughly $976,000,000.

Zoning Codes regulate land use and development within Tucson, Marana and Pima County. These codes and permissible use summaries for each jurisdiction are listed in Appendix "D."

Land Uses

A large portion of the land in the area was and is still used for cattle grazing and agricultural purposes. There is also a considerable amount of vacant desert land, as well as a number of residential ranchettes, mobile home/RV parks, and basic commercial amenities. The most prominent

development in the area is Continental Ranch, a 2,780-acre master-planned community. Located adjacent to the Santa Cruz River, Continental Ranch is a mixed-use community incorporating industrial, commercial and residential land uses. North of Continental Ranch is the Avra Valley area, which is a popular mobile home locale. Within the study area, the majority of residential development is single-family in nature and is located on interior roadways. Most of the homes are detached. Typically, the home value ranges from about $100,000 to $300,000 (excluding mobile homes), depending on age, quality and location. Generally, single-family homes range in age from new to about 50 years. Most homes appear to be in average to good condition.

Some industrial usages in the area include the Portland Cement factory, a Coca-Cola bottling facility, a large electrical substation operated by Tucson Electric Power Company, and two wastewater management treatment plants.

Commercial developments are concentrated along the major roadways, in particular, the Thornydale-Ina-Orange Grove area. Additionally, west of I-10, just north of Prince Road, is the North Tucson Business Center, containing such enterprises as the Arizona Department of Motor Vehicles emission testing station. Overall, the commercial facilities in the general area appear to satisfy the needs of residents, with the economic outlook for the area's retail market considered to be good.

Employment

Irrigated farming has been the area's predominant economic activity since the 1920's. Although light

industry is increasing in importance, irrigated farming remains the major contributor to the area's economic base.

A general breakdown of the study area's employment structure is as follows:

Field	Approximate Percentage
Agriculture and Mining	29
Construction	7
Manufacturing	3
Transportation, Communication, Public Utilities	15
Wholesale Trade	2
Retail Trade	9
Finance, Insurance and Real Estate	2
Services	26
Public Administration	7
Total	**100**

Source: U.S. Bureau of The Census

Transportation (Roads)

Interstate 10 (I-10), which bisects the area, provides good access to the region. I-10 is a four-lane, asphalt- and concrete-paved, state-maintained, controlled-access freeway. I-10 connects Tucson with

Phoenix to the north, portions of New Mexico and Texas to the east, and, via Interstate 19, Mexico to the south. Running parallel and just east of I-10 is the main line of the Union Pacific Railroad.

Other major transportation arterials in the general area are as follows:

Tangerine Road is a two-lane, asphalt-paved arterial that is a major east-west roadway linking Marana with Oro Valley.

Avra Valley Road is the area's longest continuous east-west roadway. From its origin at I-10, it travels more than twenty miles through Marana and unincorporated portions of Pima County.

The main north-south roadway east of the Interstate is Thornydale Road, beginning in the north at Tangerine Road, and running south to Orange Grove Road, a distance of seven miles. Thornydale provides access to the Arthur Pack Desert Golf Course and Regional Park. South of Orange Grove Road, Thornydale becomes River Road, turns to the southeast and eventually heads in an easterly direction. River Road travels east about twelve miles, linking with Sabino Canyon Road at its end.

Cortaro Road starts at Ina Road, about two miles west of I-10, then heads northeast, passing under the Interstate. East of I-10 it turns directly east and is known as Cortaro Farms Road. It later heads southeast, becoming Magee Road and providing access to Omni Tucson National Golf Resort. Ina, Orange Grove and Ruthrauff Roads also provide good east-west access.

Silverbell Road, which serves as the westerly boundary of the southerly two-thirds of the study area, begins at Congress Street. It travels in a southeast-northwest direction, generally paralleling the Interstate. It provides good access to the afore-mentioned Continental Ranch, a large master-planned community situated generally west of the Santa Cruz River, east of Silverbell Road, north of Cortaro Road, and south of Avra Valley Road.

Bridges cross the Santa Cruz River at El Camino Del Cerro, Ina Road, Cortaro Road, Avra Valley Road and Sanders Road.

Transportation (Airports)

Marana Northwest Regional Airport, located near the northeast corner of Sandario and Avra Valley Roads, has one lighted and paved runway and one unpaved runway. UNICOM radio, beacons, hangars, tiedowns, maintenance, and a restaurant are available. Pinal Air Park, located about 4 miles northwest of the study area, has two lighted and paved runways. (This facility can accommodate 747's, whereas Marana cannot.) Radio, tiedowns, fuel, a restaurant and a motel are available.

Recreation

There are numerous parks and recreational facilities within the study area. Some are the Arthur Pack Regional Park, on Thornydale Road and Linda Vista Boulevard; Sports Park, at I-10 and Ina Road; Christopher Columbus Regional Park, on El Camino Del Cerro, between Silverbell Road and the

Santa Cruz River; Silverbell Municipal Golf Course, on Silverbell and the Prince Road alignment; the Ora Mae Harn park located at Lon Adams and Barnett Roads; and the Links at Continental Ranch golf course, west of I-10 and north of Cortaro Road.

Education

Within the study area are four high schools, two middle schools and five elementary schools. The major high school is Mountain View, at the southwest corner of Thornydale Road and Linda Vista Boulevard, in the extreme eastern portion of the area.

Climate

At an elevation of about 2,000 feet above sea level, the Tres Rios Del Norte study area enjoys a moderate year-round climate. The mean maximum daily temperature is 85.8 (F), with a mean minimum of 51.4 (F). Annual average precipitation is roughly 12.00 inches.

Utility Services

Water service is provided by Metropolitan Water District, the Town of Marana Water Department and Tucson Water. Sewer service is by Pima County Wastewater Management. Electric service by Trico Electric Power and Tucson Electric Power. Sanitary garbage collection is by the City of Tucson or private contract. Telephone service is provided by Qwest Communications. Police

protection is provided by the Marana Police Department, Tucson Police Department or the Pima County Sheriff's Department. Natural gas is delivered by Southwest Gas Corporation and cable television is from Comcast Cable Communications.

REPORT METHODOLOGY

The data presented herein were gathered from Pima County Assessor records and the Pima County Planning and Zoning Department. Samples of the results of the research are presented as Appendices A through D. The complete records are contained on the compact discs included with this report.

Appendix A is a small sampling of the properties in the Project Area, with their corresponding tax parcel number; owner's name; land use; square feet of land; full cash value (FCV) of land, improvements and total; and the fair market value. The fair market value is the total FCV multiplied by a factor of 1.33.

Appendix B is a summary of the land use types, area in square feet of each land use type, and the fair market value of each land use type.

Appendix C is a partial list of parcel numbers and their corresponding zonings.

Appendix D is breakdown of the zoning codes within each jurisdiction and the number of parcels

so designated within the study area.

Appendix E includes photographs of some developments within the Project Area.

Exhibit 1 contains the maps. The first set of maps identify the project boundaries (in red), the major thoroughfares, drainageways, washes and properties that are publicly held. The second set of maps denotes the zoning for all property within the study area, with the project limits in green dashes. These maps enable the reader to visual current and potential land uses.

APPENDIX "A"

ES RIOS DEL NORTE STUDY

	ASSESSOR PARCEL # *	PROPERTY OWNER	LANDUSE	LAND SQ. FEET	FAIR MARKET VALUE **	LAND FCV	IMPR'S FCV	TOTAL FCV
1	217340060	STATE OF ARIZONA	State Property -Vacant Lar	3,870	$74,503	$56,017	$0	$56,017
2	21734005C	SOUTHERN PACIFIC TRANSPORTATION COMF	Railroad Operating Proper	545	$140,346	$105,523	$0	$105,523
3	217330080			301	$0	$0	$0	$0
4	217330050	STEWART TITLE & TRUST TR #3564	Ranch Property	61	$665	$500	$0	$500
5	21755011A	I-10 LTD DBA 1-10 LIMITED PARTNERSHIP	Ranch Property	10,863,170	$1,636	$1,230	$0	$1,230
6	217550150	SOUTHERN PACIFIC TRANSPORTATION COMF	Railroad Operating Proper	1,367,188	$234,956	$176,659	$0	$176,659
7	21754010H	SOUTHERN PACIFIC TRANSPORTATION COMF	Railroad Operating Proper	8,525	$665	$500	$0	$500
8	21755011B	UNITED STATES OF AMERICA	Federal Property -Vacant L	375	$665	$500	$0	$500
9	21849001A	STATE OF ARIZONA	State Property -Vacant Lar	1,594,472	$397,670	$299,000	$0	$299,000
10	21754010G	STATE OF ARIZONA	State Property -Vacant Lar	189,331	$42,826	$32,200	$0	$32,200
11	217340070			29,559	$0	$0	$0	$0
12	999999991			138,637	$0	$0	$0	$0
13	21754010F	EVCO FARMS INC	Field Crops	27,676,860	$558,055	$336,471	$83,119	$419,590
14	21849001B	TANGERINE LLC	Vacant Land -Residential	1,777,032	$191,088	$143,675	$0	$143,675
15	21753008F	GLADDEN FARMS LLC	Field Crops	374,244	$2,328	$1,750	$0	$1,750
16	21753008J	GLADDEN STANLEY ROSS	Single Family Residential	104,589	$167,077	$19,120	$106,502	$125,622
17	21753008H	GLADDEN FARMS LLC	Field Crops	24,341,230	$466,802	$308,086	$42,893	$350,979
18	217550160	STATE OF ARIZONA	State Property -Vacant Lar	2,481,518	$946,960	$712,000	$0	$712,000
19	999999999			61	$0	$0	$0	$0
20	217490010	GLADDEN FARMS LLC	Field Crops	3,376,853	$52,999	$39,849	$0	$39,849
21	21753008F	GLADDEN FARMS LLC	Field Crops	217,686	$2,328	$1,750	$0	$1,750
22	217490020	BOMESBERGER RAYMOND E	Vacant Land -Residential	45,856	$15,960	$12,000	$0	$12,000
23	217490030	HORVATH KAROLY & CAROL JT/RS	Mobile Home Site- 5 Acres	45,681	$14,931	$10,000	$1,226	$11,226
24	217490040	ROMAN CATHOLIC CHURCH DIOCESE OF TUC	Religious Property	527,516	$140,475	$105,120	$500	$105,620
25	217500010	SMITH MARJORIE D	Single Family Residential	212,065	$243,953	$47,200	$136,223	$183,423
26	217500040	GOURLEY CLARENCE D JR LIFE ESTATE THEN	Single Family Residential	20,206	$38,033	$10,000	$18,596	$28,596
27	217500050	LATTA BEN F & VELMA RAE TR	Mobile Home Site- 5 Acres	22,620	$16,227	$10,000	$2,201	$12,201
28	217500060	MARANA CHURCH OF CHRIST INC	Religious Property	16,029	$112,591	$10,000	$74,655	$84,655
29	217520510	FONTANA MARK & CLARK MARIA CP/RS	Single Family Residential	20,350	$40,254	$10,000	$20,266	$30,266
30	217520520	BETANCOURT PEDRO V & FEDENCIA A	Single Family Residential	20,275	$62,759	$10,000	$37,187	$47,187
31	217520530	BETANCOURT PEDRO V & FEDENCIA A	Vacant Land -Residential	20,527	$13,300	$10,000	$0	$10,000
32	217520540	VALENCIA RAY & AMADA L CP/RS	Single Family Residential	18,347	$96,531	$10,000	$62,580	$72,580
33	217500070	BALES SANDRA GAIL	Mobile Home Site- 5 Acres	19,415	$15,143	$10,000	$1,386	$11,386
34	217500080	HOLLEY PAUL E & HOLLEY GWENDOLYN	Mobile Home Site- 5 Acres	19,929	$42,475	$10,000	$21,936	$31,936
35	217500090	HERNANDEZ FABIAN & HILARIO E JT/RS	Single Family Residential	20,992	$40,183	$10,000	$20,213	$30,213
36	217500100	BOMESBERGER RALPH R & MARY ALICE JT/RS	Single Family Residential	22,335	$112,313	$10,000	$74,446	$84,446

40	217500140	LINDSEY PLEASANT J & MOLLIE V JT/RS	Single Family Residential	40,095	$71,329	$15,000	$38,631	$53,631
41	21750015A	LYNCH ROXIE I	Vacant Land -Residential	11,545	$13,300	$10,000	$0	$10,000
42	21750015B	DIXON DONALD G & TERESA A CP/RS	Store Building -Commercia	17,327	$42,313	$10,000	$21,814	$31,814
43	217500160	MARTINEZ MIGUEL M & GALE JT/RS	Mobile Home Site- 5 Acres	22,814	$14,719	$10,000	$1,067	$11,067
44	21750017A	VICKROY GERTRUDE A & SAMUEL H JT/RS	Mobile Home Site- 5 Acres	10,669	$8,576	$5,000	$1,448	$6,448
45	217500180	MARTINEZ MIGUEL M & GALE I JT/RS	Mobile Home Site- 5 Acres	19,641	$14,888	$10,000	$1,194	$11,194
46	217500190	INSALACO RICHARD ALBERT & DOROTHY G	Single Family Residential	19,585	$60,220	$10,000	$35,278	$45,278
47	217500200	SPRING MICHEL P & BOETTCHER MARY E JT/F	Single Family Residential	34,540	$114,190	$10,000	$75,857	$85,857
48	21750017B	MARTINEZ MIGUEL M & GALE I JT/RS	Mobile Home Site- 5 Acres	9,256	$8,202	$5,000	$1,167	$6,167
49	21750015C	CONDIT ROBERT P & MARY E JT/RS	Vacant Land -Residential	7,860	$6,650	$5,000	$0	$5,000
50	217500410	HONEA CLIFFORD RAY & ETHEL WYNEMA	Limited Use	5,258	$665	$500	$0	$500
51	217520500	TOWN OF MARANA	Municipal Property -Reside	13,781	$86,978	$10,000	$55,397	$65,397
52	217520480	SKRAMSTAD LARRY & DE NELDA JT/RS	Mobile Home Site- 5 Acres	18,807	$15,435	$10,000	$1,605	$11,605
53	217520470	HENLEY J D & EFFIE JANE JT/RS	Mobile Home Site- 5 Acres	18,706	$15,089	$10,000	$1,345	$11,345
54	217500300	TORRES VELIA	Single Family Residential	18,632	$45,248	$10,000	$24,021	$34,021
55	21752046A	HENLEY J D & EFFIE JANE JT/RS	Mobile Home Site- 5 Acres	8,887	$8,958	$5,000	$1,735	$6,735
56	21752045A	HENLEY J D	Single Family Residential	27,940	$39,291	$10,000	$19,542	$29,542
57	217520440	FULMER REBECCA E & ROY ERVIN	Mobile Home Site- 5 Acres	18,616	$16,483	$10,000	$2,393	$12,393
58	217500290	CATHEY MATTHEW C & CHERYL J CP/RS	Single Family Residential	26,769	$54,692	$10,000	$31,122	$41,122
59	21752041B	BOMESBERGER JOE A & LORI M JT/RS	Mobile Home Site- 5 Acres	10,921	$13,965	$10,000	$500	$10,500
60	21752041A	GARCIA ROSA L	Mobile Home Site- 5 Acres	5,776	$7,766	$5,000	$839	$5,839
61	217500280	KEIM WESLEY PAUL & ALICE JT/RS	Single Family Residential	24,559	$70,420	$10,000	$42,947	$52,947
62	217520400	FULMER DIANNA L	Mobile Home Site- 5 Acres	15,503	$69,334	$10,000	$42,131	$52,131
63	217520390	BARNEY KERRY A & SANDRA A JT/RS	Single Family Residential	17,491	$48,118	$10,000	$26,179	$36,179
64	217520380	CONWAY WAYNE H	Mobile Home Site- 5 Acres	18,182	$15,355	$10,000	$1,545	$11,545
65	217520370	CONWAY WAYNE H	Single Family Residential	18,311	$44,362	$10,000	$23,355	$33,355
66	217520360	LEWIS FRED JR	Single Family Residential	18,807	$39,288	$10,000	$19,540	$29,540
67	217500260	FEDERAL HOME LOAN MORTGAGE CORP	Single Family Residential	7,850	$37,513	$5,000	$23,205	$28,205
68	217500250	LOPEAUX BRUCE CHRISTIAN & LOPEZ JUANIT	Mobile Home Site- 5 Acres	19,588	$14,931	$10,000	$1,226	$11,226
69	217500240	AYON ELIAS	Single Family Residential	25,918	$67,669	$10,000	$40,879	$50,879
70	217500210	WOLVEN RODNEY DAVID	Single Family Residential	12,267	$57,742	$10,000	$33,415	$43,415
71	217500030	HENLEY J D & EFFIE J CP/RS	Single Family Residential	18,581	$31,436	$10,000	$13,636	$23,636
72	217490050	BOMESBERGER RAYMOND E & CYNTHIA L JT/I	Vacant Land -Residential	32,881	$15,960	$12,000	$0	$12,000
73	217520490	CHICANOS POR LA CAUSA	Mobile Home Site- 5 Acres	19,962	$15,573	$10,000	$1,709	$11,709
74	217500270	EAGLEMAN ROBIN GAYLE	Single Family Residential	10,371	$38,529	$5,000	$23,969	$28,969
75	217520430	FULMER REBECCA E & ROY ERVIN	Single Family Residential	17,905	$51,519	$10,000	$28,736	$38,736
76	217520420	BOMESBERGER RALPH R & MARY ALICE JT/RS	Single Family Residential	15,917	$43,754	$10,000	$22,898	$32,898
77	217500220	SHAFFER JACK & JEWEL F TR	Store Building -Commercia	15,034	$97,879	$10,000	$63,593	$73,593
78	21755012A	NORTH TUCSON INTERSTATE-10 LTD DBA NO	Field Crops	2,532,776	$42,819	$32,195	$0	$32,195
79	217500020	MC KISSICK MICHAEL & DERIFIELD SHAWN M	Mobile Home Site- 5 Acres	21,648	$14,699	$10,000	$1,052	$11,052
80	217490060	BOMESBERGER RAYMOND E & CYNTHIA L	Vacant Land -Residential	30,174	$15,960	$12,000	$0	$12,000
81	217500230	URBANO CHRISTOPHER & APRIL CP/RS	Single Family Residential	8,079	$43,987	$5,000	$28,073	$33,073

82	217490070	BOMESBERGER RAYMOND E & CYNTHIA L	Single Family Residential	44,173	$169,596	$10,000	$117,516	$127,516
83	217520950	SHOTTS OMA C & GEORGE F ESTATE OF	Vacant Land -Residential	1,501	$665	$500	$0	$500
84	21752100A	HERNANDEZ CONSTANCIA	Mobile Home Site- 5 Acres	18,308	$14,429	$10,000	$849	$10,849
85	217520820	HENLEY J D & EFFIE JANE JT/RS	Single Family Residential	14,772	$32,855	$10,000	$14,703	$24,703
86	217520810	HENLEY J D & EFFIE JANE JT/RS	Mobile Home Site- 5 Acres	14,758	$26,319	$10,000	$9,789	$19,789
87	21752098A	HONEA CLIFFORD RAY & ETHEL WYNEMA	Limited Use	325	$665	$500	$0	$500
88	217520800	HENLEY J D & EFFIE JANE JT/RS	Single Family Residential	14,469	$34,924	$10,000	$16,259	$26,259
89	217520790	KEY PAUL S	Mobile Home Site- 5 Acres	14,408	$33,563	$10,000	$15,235	$25,235
90	217520970	BUSTAMANTE SOCORRO D	Single Family Residential	14,809	$62,086	$10,000	$36,681	$46,681
91	217520780	WALTON MARY & GERALD	Single Family Residential	15,258	$66,124	$10,000	$39,717	$49,717
92	217520760	LEE WILLIS JR & BONNIE R JT/RS	Mobile Home Site- 5 Acres	15,142	$16,895	$10,000	$2,703	$12,703
93	217520960	HENLEY J D & EFFIE J JT/RS	Mobile Home Site- 5 Acres	14,879	$16,209	$10,000	$2,187	$12,187
94	217520990	BARTON AMALIA	Single Family Residential	14,902	$46,753	$10,000	$25,153	$35,153
95	217520930	HENLEY J D & EFFIE J JT/RS	Mobile Home Site- 5 Acres	11,798	$20,092	$10,000	$5,107	$15,107
96	217520640	DANENBERG HEIDE S	Single Family Residential	12,747	$45,955	$10,000	$24,553	$34,553
97	217520630	ELDER PAULINE M & CARL J JR JT/RS	Single Family Residential	16,349	$58,084	$10,000	$33,672	$43,672
98	217520620	EMERY ANN T TR	Single Family Residential	15,423	$70,296	$10,000	$42,854	$52,854
99	217520610	WARNKE EDWARD N & SADIE JT/RS	Single Family Residential	14,421	$63,215	$10,000	$37,530	$47,530
100	217520600	HARMON EDWARD L & LINDA L JT/RS	Single Family Residential	14,699	$80,268	$10,000	$50,352	$60,352
101	217520590	DEED & NOTE TRADERS LLC	Single Family Residential	14,392	$60,717	$10,000	$35,652	$45,652
102	217520580	FLETCHER IRA BURTON & MARY E JT/RS	Single Family Residential	15,525	$87,281	$10,000	$55,625	$65,625
103	217520570	ESTALA MACARIO JR & ROSALINDA JT/RS	Single Family Residential	15,069	$63,529	$10,000	$37,766	$47,766
104	217520560	LEON JON 0 & LEON DAVID M JT/RS	Single Family Residential	14,082	$90,831	$10,000	$58,294	$68,294
105	217520550	CHAVEZ RUDY F & CAROL C	Mobile Home Site- 5 Acres	15,678	$20,419	$10,000	$5,353	$15,353
106	21750031B	HILL VICKI JO	Single Family Residential	10,640	$80,328	$5,000	$55,397	$60,397
107	217500320	WILDER RANDY EARL & SHEILA A JT/RS	Single Family Residential	27,566	$97,929	$10,000	$63,631	$73,631
108	217500330	O SULLIVAN MICHAEL J & KATHRYN A JT/RS	Store Building -Commercia	23,848	$154,518	$10,000	$106,179	$116,179
109	21749021B	PERRY ROBERT E & FELICIA L JT/RS	Single Family Residential	17,373	$96,275	$12,000	$60,387	$72,387
110	217490220	KUCH TIMOTHY L	Single Family Residential	44,264	$90,977	$10,000	$58,404	$68,404
111	217490360	MARTINEZ OTILIO OTHON & MONTANO	Mobile Home Site- 5 Acres	9,442	$14,949	$10,000	$1,240	$11,240
112	217490290	RAMOS FRANK X	Single Family Residential	10,980	$53,143	$10,000	$29,957	$39,957
113	217490500	HORNER PAUL A & HORNER ELFRIDA A JT/RS	Single Family Residential	10,499	$48,834	$10,000	$26,717	$36,717
114	217490430	RIVARD JANET P	Single Family Residential	20,943	$60,870	$12,000	$33,767	$45,767
115	217520940	HENLEY J D & EFFIE J JT/RS	Mobile Home Site- 5 Acres	13,497	$16,209	$10,000	$2,187	$12,187
116	217520830	HENLEY J D & EFFIE JANE JT/RS	Single Family Residential	12,496	$47,125	$10,000	$25,432	$35,432
117	217520770	ALONGI CHRISTOPHER JON	Mobile Home Site- 5 Acres	13,220	$62,824	$10,000	$37,236	$47,236
118	217520650	LINDSAY KENNETH D & WICHMAN MARCIA D	Mobile Home Site- 5 Acres	10,702	$15,117	$10,000	$1,366	$11,366
119	217490370	WHITE AVERY L & CHAROLETTE M JT/RS	Mobile Home Site- 5 Acres	10,718	$48,604	$10,000	$26,544	$36,544
120	217490300	ALTAMIRANO GUADALUPE R	Mobile Home Site- 5 Acres	10,874	$34,474	$10,000	$15,920	$25,920
121	21750031A	DAVIS TINA	Single Family Residential	11,667	$80,328	$5,000	$55,397	$60,397
122	217490510	HUERTA REFUGIO P	Vacant Land -Residential	10,345	$13,300	$10,000	$0	$10,000
123	21749021A	HONEA EDDIE RAY	Vacant Land -Residential	40,195	$15,960	$12,000	$0	$12,000

124	217490080	BOMESBERGER RAYMOND E & CYNTHIA L	Mobile Home Site- 5 Acres	43,144	$15,348	$10,300	$1,240	$11,540
125	217490440	LOPEZ FELIX S & NORMA M TR	Mobile Home Site- 5 Acres	10,250	$29,729	$10,000	$12,353	$22,353
126	217490310	POLASHEK REVOCABLE FAMILY TR	Single Family Residential	10,058	$60,523	$10,000	$35,506	$45,506
127	217520900	HENLEY J D & EFFIE JANE JT/RS	Mobile Home Site- 5 Acres	16,166	$15,979	$10,000	$2,014	$12,014
128	217490380	PRONGER BONNIE M	Mobile Home Site- 5 Acres	9,807	$31,976	$10,000	$14,042	$24,042
129	217490520	CORDOVA LUPE JR	Vacant Land -Residential	10,620	$13,300	$10,000	$0	$10,000
130	217520890	HENLEY J D & EFFIE JANE JT/RS	Single Family Residential	15,762	$27,629	$10,000	$10,774	$20,774
131	217520880	WAY DONALD E	Single Family Residential	15,383	$56,944	$10,000	$32,815	$42,815
132	217520870	CORTARO-MARANA IRRIGATION DISTRICT TR	Municipal Property -Vacan	15,400	$13,300	$10,000	$0	$10,000
133	217520860	MARSH DOUGLAS A & CYNTHIA G JT/RS	Vacant Land -Residential	16,350	$13,300	$10,000	$0	$10,000
134	217520840	ALDAY ISIAS	Single Family Residential	16,481	$64,484	$10,000	$38,484	$48,484
135	217520750	HENLEY J D & EFFIE JANE JT/RS	Single Family Residential	24,460	$69,353	$10,000	$42,145	$52,145
136	217520740	JONES DAVID P & CORALEE B JT/RS	Mobile Home Site- 5 Acres	17,365	$17,722	$10,000	$3,325	$13,325
137	217520730	JONES JACK	Single Family Residential	16,610	$54,607	$10,000	$31,058	$41,058
138	217520720	CHAVEZ PEDRO & RAQUEL M JT/RS	Vacant Land -Residential	14,669	$13,300	$10,000	$0	$10,000
139	217520710	CASTILLO GEORGE E & MONTANO FRANCISC(	Mobile Home Site- 5 Acres	16,191	$85,945	$10,000	$54,620	$64,620
140	217520700	CHASE MANHATTAN MORTGAGE CORP	Single Family Residential	14,654	$88,434	$10,000	$56,492	$66,492
141	217520690	BROWN RAYMOND E	Mobile Home Site- 5 Acres	16,555	$33,121	$10,000	$14,903	$24,903
142	217520680	BROWN RAYMOND E	Single Family Residential	15,474	$76,556	$10,000	$47,561	$57,561
143	217520670	PENNER REGINA BERNADETTE	Mobile Home Site- 5 Acres	15,026	$53,586	$10,000	$30,290	$40,290
144	217520660	TOWN OF MARANA	Municipal Property -Reside	17,189	$15,496	$10,000	$1,651	$11,651
145	217521060	ANDERSON SAMUEL J & FLORENCE L JT/RS	Single Family Residential	20,573	$42,658	$10,000	$22,074	$32,074
146	217500340	LEAMING GEORGE F & BETTY ANN JT/RS	Mobile Home Site- 5 Acres	78,243	$133,068	$17,600	$82,451	$100,051
147	217521050	PAPPAS TIMOTHY L & SANDRA L JT/RS	Single Family Residential	17,395	$56,443	$10,000	$32,438	$42,438
148	217521040	MURRIETA GUADALUPE M	Single Family Residential	16,748	$40,586	$10,000	$20,516	$30,516
149	217521030	RASCON SAMUEL B JR	Mobile Home Site- 5 Acres	16,253	$19,870	$10,000	$4,940	$14,940
150	217521010	BRATTON CRAIG	Mobile Home Site- 5 Acres	14,519	$16,015	$10,000	$2,041	$12,041
151	217490230	WHEELER BRYAN R & CRYSTAL M JT/RS	Single Family Residential	22,578	$93,716	$12,000	$58,463	$70,463
152	217490320	POLASHEK TERESA M	Single Family Residential	11,590	$60,035	$10,000	$35,139	$45,139
153	217490390	BEECHLER STEVEN D & JANET K JT/RS	Mobile Home Site- 5 Acres	10,845	$26,109	$10,000	$9,631	$19,631
154	217490530	HARRIS BERTA M	Single Family Residential	10,571	$42,603	$10,000	$22,032	$32,032
155	217490450	SPREEMAN DAVID A	Mobile Home Site- 5 Acres	9,643	$28,358	$10,000	$11,322	$21,322
156	217520910	HENLEY J D & EFFIE JANE JT/RS	Mobile Home Site- 5 Acres	13,001	$16,170	$10,000	$2,158	$12,158
157	217520850	PENNINGTON MARK D & KAREN S	Mobile Home Site- 5 Acres	13,768	$14,294	$10,000	$747	$10,747
158	217521020	BRATTON CRAIG	Mobile Home Site- 5 Acres	13,493	$15,525	$10,000	$1,673	$11,673
159	217490240	LYNCH ROXIE I	Mobile Home Site- 5 Acres	22,441	$19,035	$12,000	$2,312	$14,312
160	217490090	BOMESBERGER RAYMOND E & CYNTHIA L JT/I	Mobile Home Site- 5 Acres	45,478	$14,448	$10,000	$863	$10,863
161	217490400	DE LA PAZ JAMES E & CATALINA H JT/RS	Mobile Home Site- 5 Acres	21,013	$38,819	$12,000	$17,187	$29,187
162	217490330	MOORE STEPHEN J & TAMMY L JT/RS	Mobile Home Site- 5 Acres	10,729	$66,469	$10,000	$39,977	$49,977
163	217490460	ANDERSON BARRY NICHOLAS	Mobile Home Site- 5 Acres	9,829	$16,689	$10,000	$2,548	$12,548
164	217490540	PERKINS DINAH WOLVERTON	Single Family Residential	10,405	$38,912	$10,000	$19,257	$29,257
165	217500400	TOWN OF MARANA	Municipal Property -Vacan	421,284	$665	$500	$0	$500

APPENDIX B

Summary of Land Use, Acreage and Property Values

Land Use Group Summary Calculations	Area Sq. Ft.		Fair Market Value
Residential Improved (single, multiple, mobile home, etc.)	83,787,802		$614,985,500
Residential Vacant	107,153,874		$ 51,787,733
Partially Completed Structures (all residential)	207,101		$ 3,114,643
Commercial Improved	211,746,049		$167,547,662
Commercial Vacant	19,046,569		$ 15,194,568
Industrial Improved	24,862,935		$ 63,214,554
Industrial Vacant	35,069,285		$ 4,759,188
Municipal - Tucson (23)	28,099,825		$ 7,047,693
Municipal - Marana (70)	37,119,976		$ 2,457,230
Municipal - Oro Valley (1)	18,342		$ 665
Pima County (309)	118,861,819		$ 34,140,563
State of Arizona (50)	106,378,046		$ 16,960,328
United States of America (3)	1,443,695		$ 58,241
Total Square Feet (Acres)	**773,795,318**	**(17,763.90)**	
Total Fair Market Value			**$981,268,568**

APPENDIX C

ZONING INFORMATION

Tres Rios Del Norte Zoning - February 2002
Prepared by G.H. Garcia Consulting, Inc. (2.15.02)

ASSESSOR PARCEL #	COUNTY ZONING	TUCSON ZONING	MARANA ZONING
217-34-0060			LI
217-34-005C			LI
217-33-0080			LI
217-33-0050			LI
217-55-011A			LI/E/C
217-55-0150			LI
217-54-010H			LI
217-34-0060			F
217-55-011B			C
218-49-001A	RH		
217-54-010G			LI/C
217-34-0070			F/C
217-34-0060			C
217-54-010F			C
218-49-001B	RH		
217-53-008F			F/C/R-6/R-144
217-53-008J			C
217-53-008H			R-8/R-7/R-6/C/R-144
217-49-0010			R-6/A
217-49-0020			A
217-49-0030			A
217-49-0040			A
217-50-0010			A
217-50-0040			A
110-02-0400	CR-1		
111-01-003E	SR		
111-02-2260			R-3
111-02-2250			R-3
110-02-0410	CR-1		
110-02-0460	CR-1		

ASSESSOR PARCEL #	COUNTY ZONING	CITY ZONING
111-02-2240		R-3
111-01-0020	CR-1	
111-02-005D	CR-1	
111-02-2230		R-3
110-02-0350	CR-1	
110-03-0300		R-2
110-03-0310		R-2
110-03-0320		R-2
110-03-0330		R-2
110-03-0340		R-2
110-03-0350		R-2
110-03-0360		R-2
110-03-0370		R-2
110-03-0670		SR
110-03-0680		SR
110-03-0690		SR
110-03-0690		R-2
110-03-0690		R-1
110-03-0690		RX-1
110-03-0720		SR
110-03-0730		R-1
110-03-0750		SR
110-03-0750		RX-1
110-03-0770		R-2
110-03-0780		R-2
110-03-0790		R-2
110-04-2770		R-3
110-04-2780		R-3
110-04-2790		R-3
110-04-2800		R-3
110-04-2810		R-3
110-04-2820		R-3
110-04-2830		R-3
110-04-2900		R-3
110-04-3270		R-3

APPENDIX D

ZONING BREAKDOWN

Zoning, City of Tucson

Land Use Group	Zoning Codes	Parcels So Designated
Commercial	C-2, MU	33
Industrial	I-1, I-2, PI	100
Residential	R-1, SH, RX-1	31
Office	O-3	7

Zoning, Pima County

Land Use Group	Zoning Codes	Parcels So Designated
Commercial	CB-1, CB-2	100
Industrial	CI-1, CI-2	85
Residential	CR-3, CR-4, CR-5, GR-1	812
Office	N/A	0

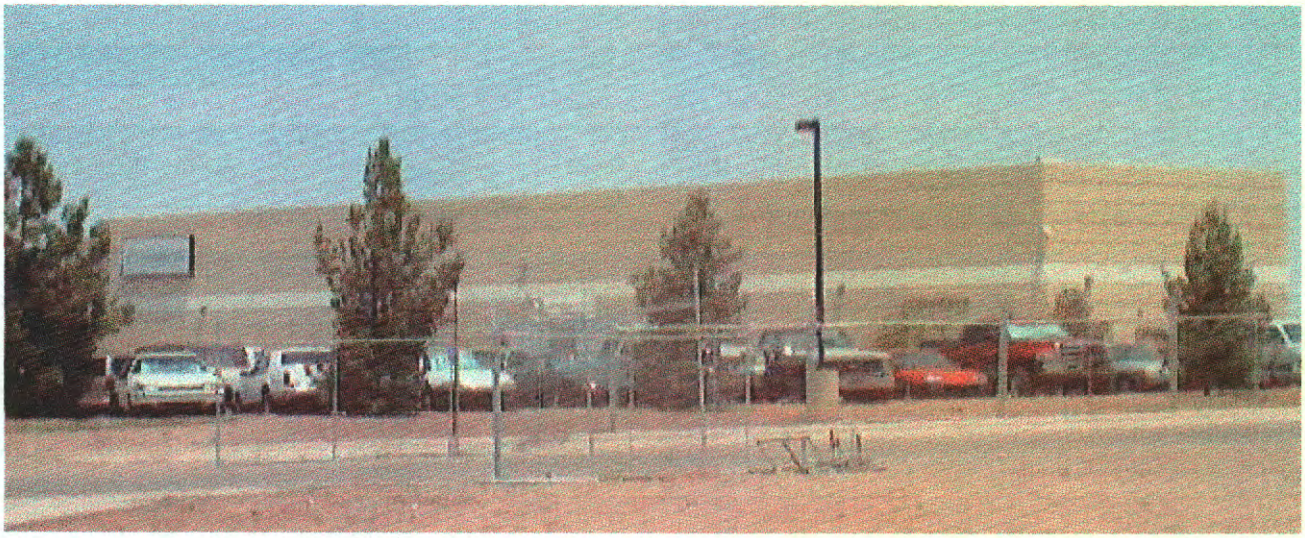
Zoning, Town of Marana

Land Use Group	Zoning Codes	Parcels So Designated
Commercial	NC, VC, B, E	343
Industrial	HI, LI	362
Residential	A, C, F, MR-2, R-16, R-144, R-36, R-6, R-7, R-8	5,542
Office	CO	8
Agricultural	AG	31
Flood Plain	D	158

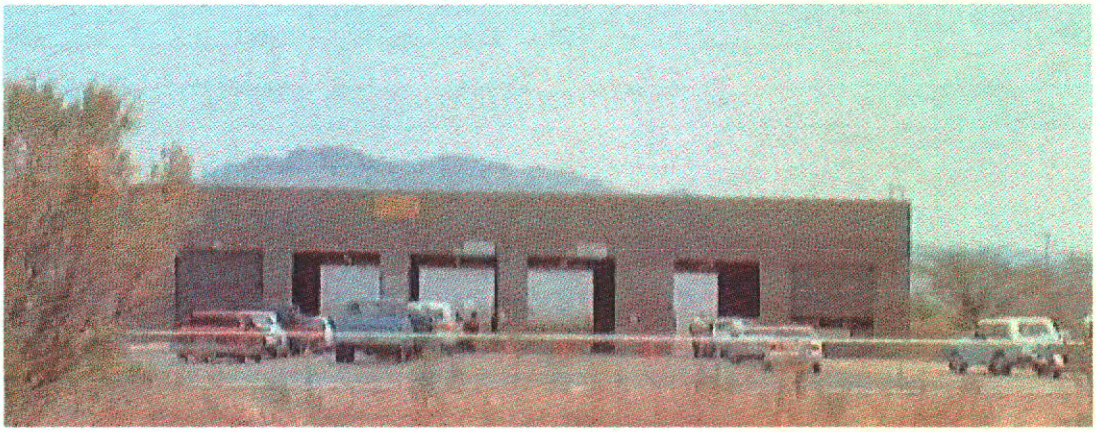
APPENDIX E

PHOTOGRAPHS

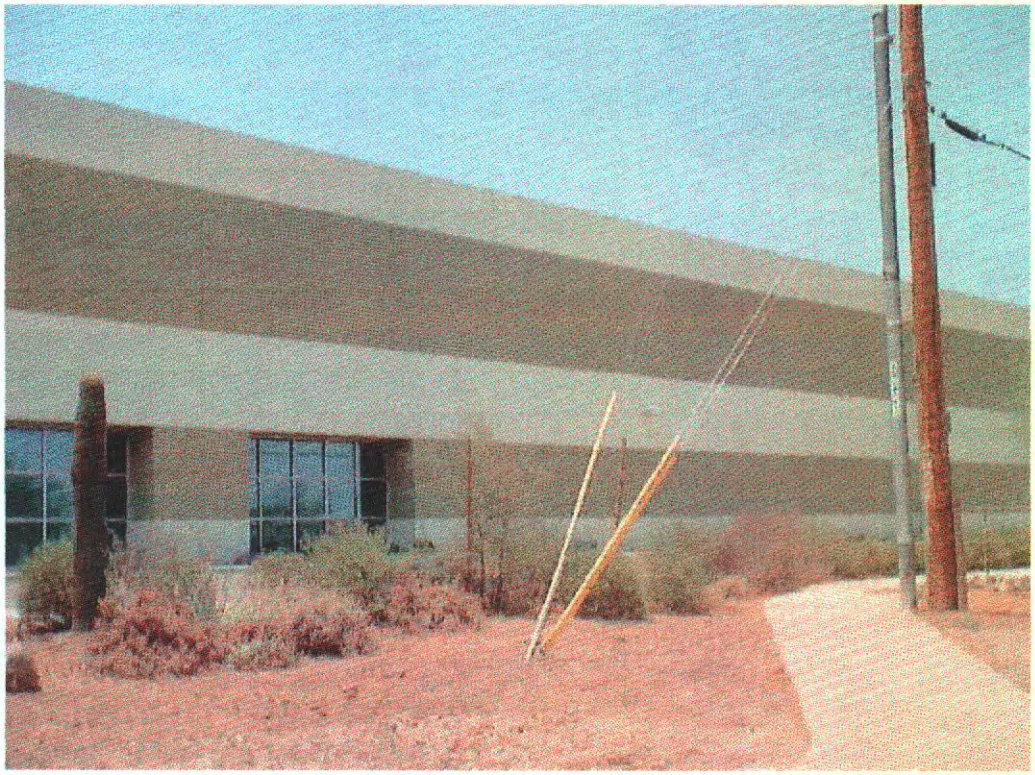
VIEW OF KENWORTH FACILITY ON BUSINESS CENTER DRIVE, NORTH OF PRINCE ROAD



VIEW OF COSYNERGYS FACILITY ON RIVER PARK DRIVE, NORTH OF PRINCE ROAD

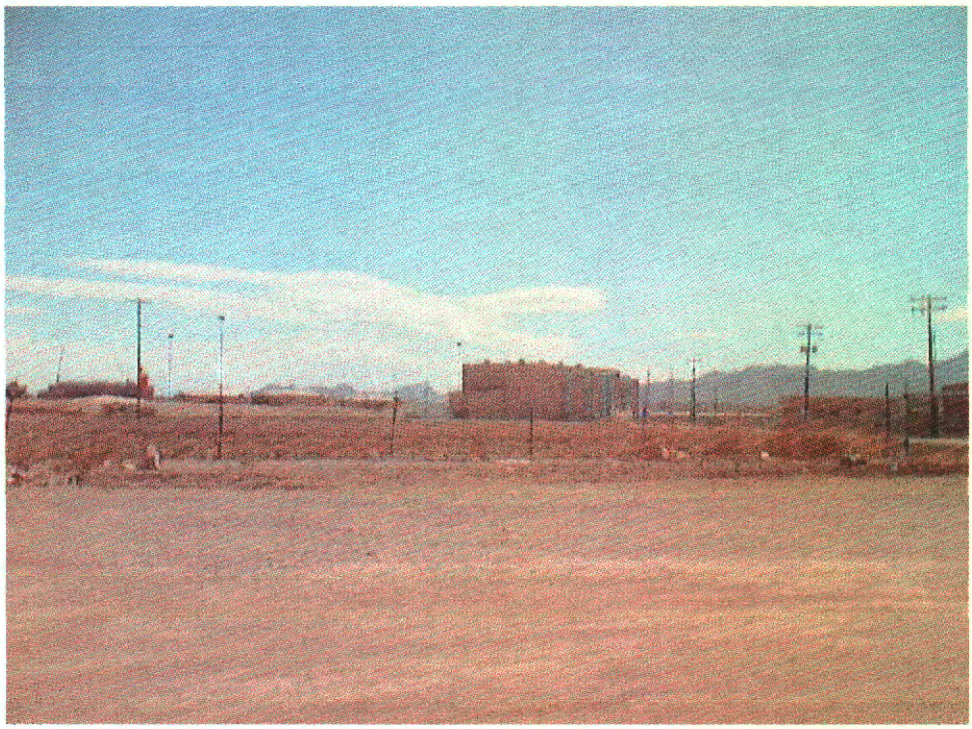


VIEW OF EMISSIONS TESTING FACILITY ON BUSINESS CENTER DRIVE, SOUTH OF COMMERCE DRIVE



VIEW OF VACANT INDUSTRIAL BUILDING ON THE SOUTHWEST CORNER OF BUSINESS CENTER DRIVE AND COMMERCE DRIVE

VIEWING LOOKING EAST FROM SILVERBELL ROAD TOWARDS
TUCSON READY MIX FACILITY

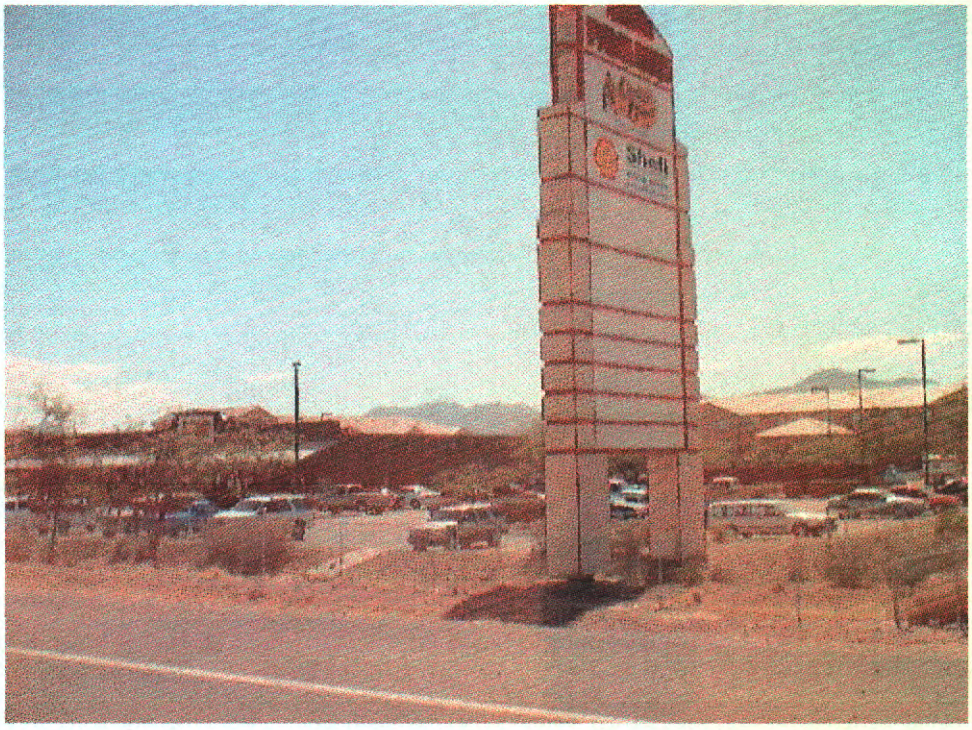


VIEW LOOKING SOUTH AT PIMA COUNTY WASTE MANAGEMENT FACILITY
FROM INA ROAD

VIEW LOOKING NORTH AT THE RED ROOF INN ON INA ROAD

VIEW LOOKING NORTH AT NEIGHBORHOOD SHOPPING CENTER ON THE NORTHEAST CORNER OF SILVERBELL ROAD AND CORTARO ROAD

VIEW LOOKING NORTHEAST AT COYOTE TRAIL ELEMENTARY SCHOOL ON SILVERBELL ROAD



VIEW LOOKING SOUTHWEST AT ARIZONA PAVILIONS FROM THE WEST SIDE INTERSTATE 10 FRONTAGE ROAD

VIEW LOOKING SOUTHWEST AT THE COCA COLA FACILITY ON THE WEST SIDE INTERSTATE 10 FRONTAGE ROAD

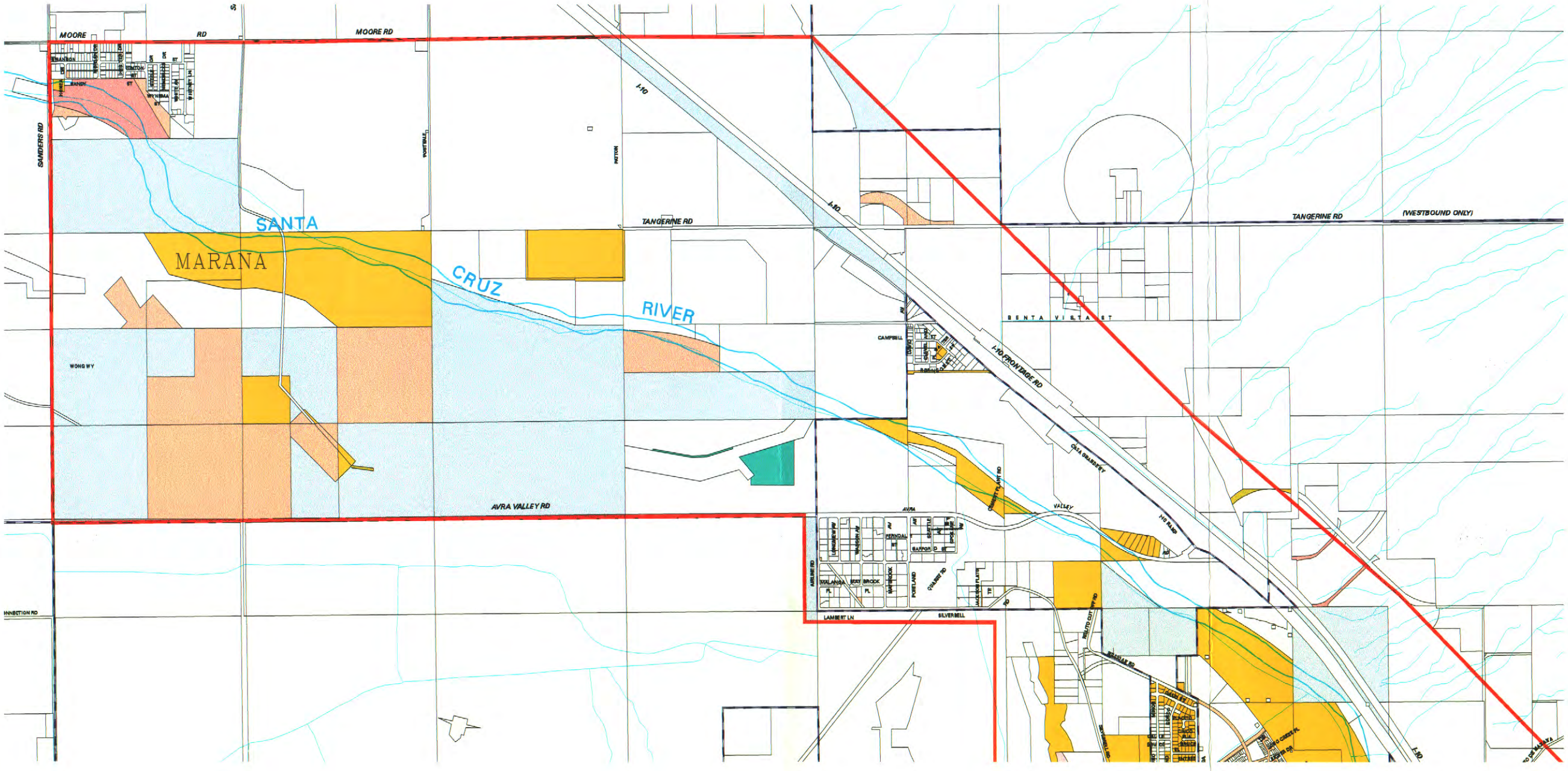
VIEW OF WAFFLE HOUSE ON SOUTH SIDE OF INA ROAD, EAST OF INTERSTATE 10

VIEW OF JACK IN THE BOX, LONG JOHN SILVERS, ETC., ON THE NORTH SIDE OF INA ROAD, EAST OF INTERSTATE 10

VIEW LOOKING EAST ALONG INA ROAD, NOTING COMMERCIAL VENTURES SUCH AS HOOTER'S RESTAURANT, NIGHT CLUBS, ETC.

EXHIBIT 1

TRES RIOS PUBLIC LANDS ~ MAP 1



PIMA COUNTY DEPARTMENT OF TRANSPORTATION

TECHNICAL SERVICES

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Tucson, Arizona 85701-1207
(520)740-6670 - FAX:(520)798-3429
http://www.dot.co.pima.az.us

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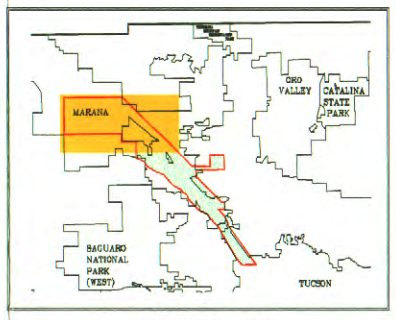
This product is subject to the Department of Transportation Technical Services Division's Use Restriction Agreement.

- Parcel Base (1/14/02)
- Major Washes
- Secondary Washes
- Administrative Boundaries
- Tres Rios Boundary
- Pima County
- City of Tucson
- Town of Marana
- State of Arizona
- United States of America
- Schools
- Libraries

PARCEL NUMBERS 99999999* :

- Public Right of Way /Alley
- Drainageway
- Unknown

Tres Rios Index Map



Index Map Scale 1:250,000

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Scale: 1: 11,500

THE SEAL OF PIMA COUNTY ARIZONA

Plotted: 1/16/02

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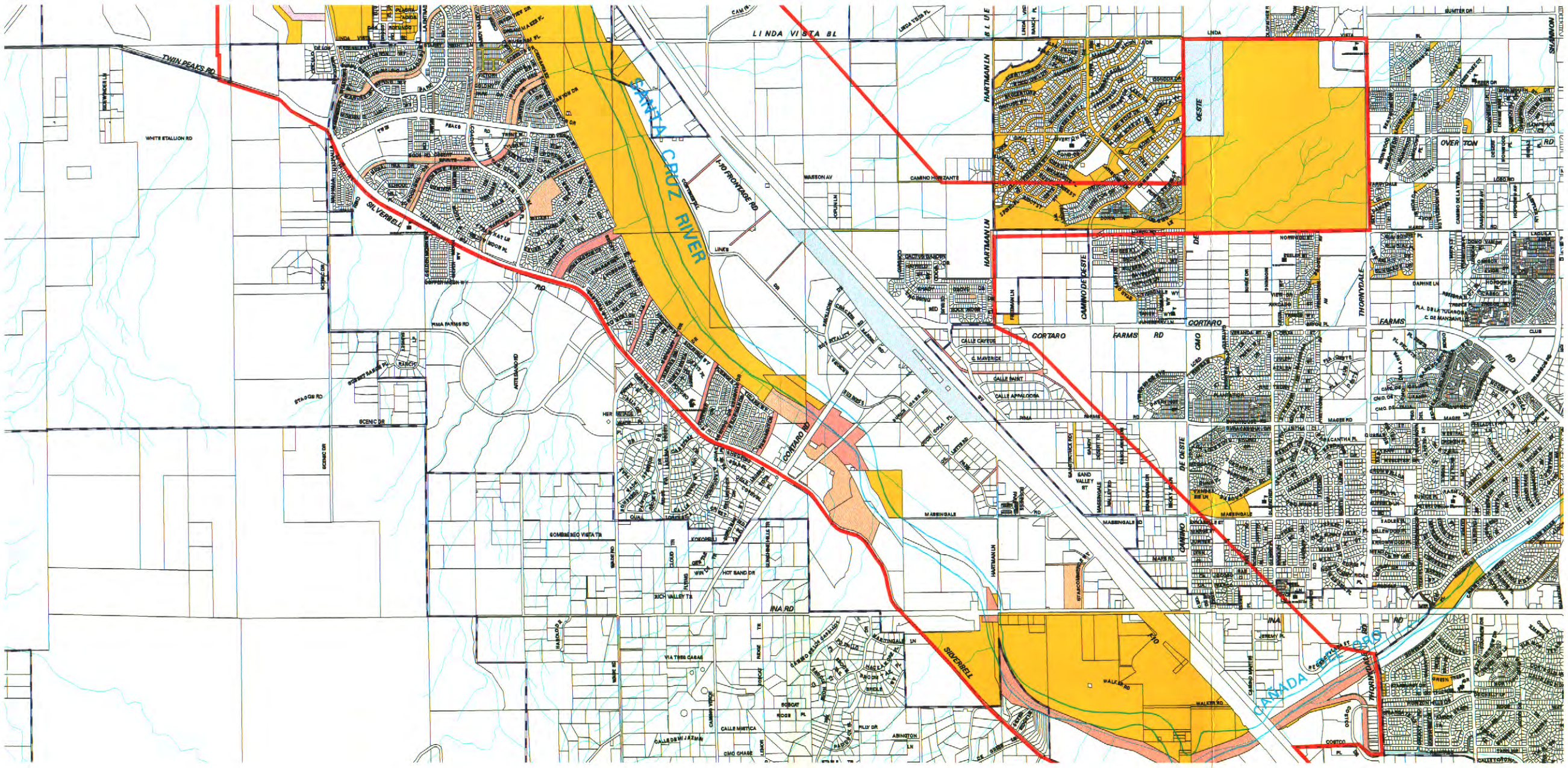
TRES RIOS PUBLIC LANDS ~ MAP 2



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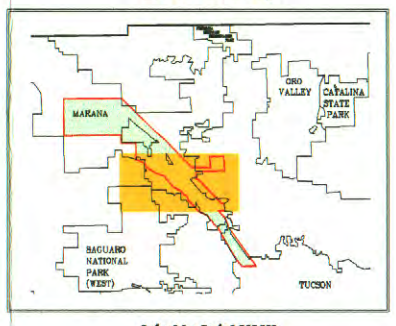
PARCEL NUMBERS 99999999* :

- Public Right of Way /Alley
- Drainageway
- Unknown

Tres Rios Index Map



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Scale: 1: 11,500

THE SEAL OF PIMA COUNTY ARIZONA

Plotted: 1/16/02

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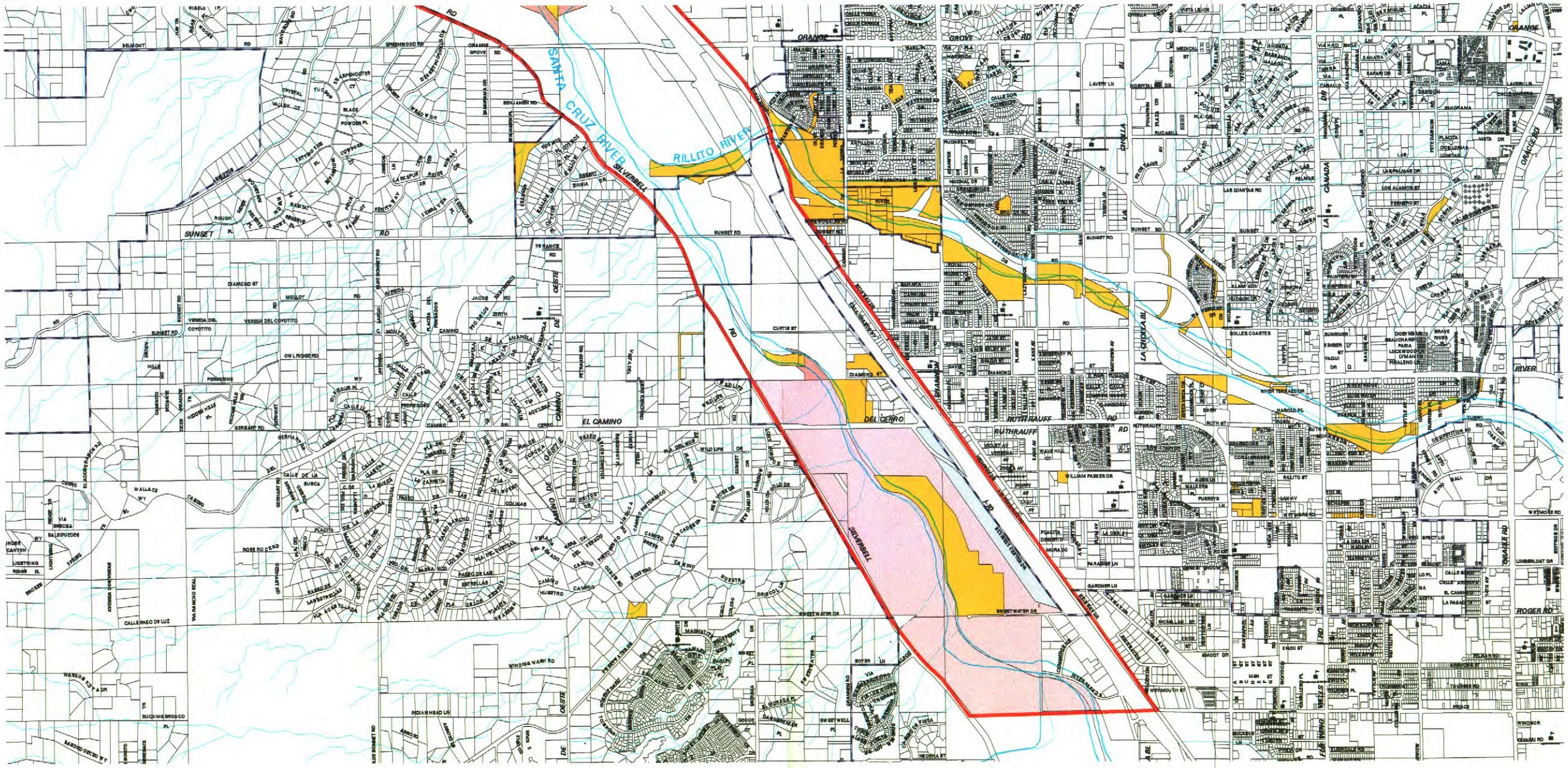
TRES RIOS PUBLIC LANDS ~ MAP 3



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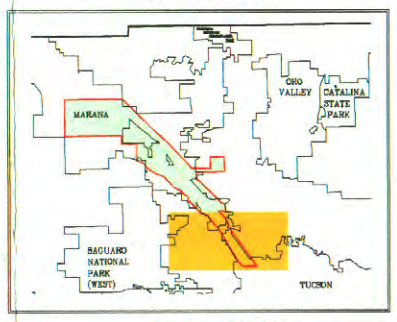
- Libraries

PARCEL NUMBERS 99999999* :

- Public Right of Way /Alley
- Drainageway
- Unknown

Tres Rios Index Map



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Scale: 1: 11,500

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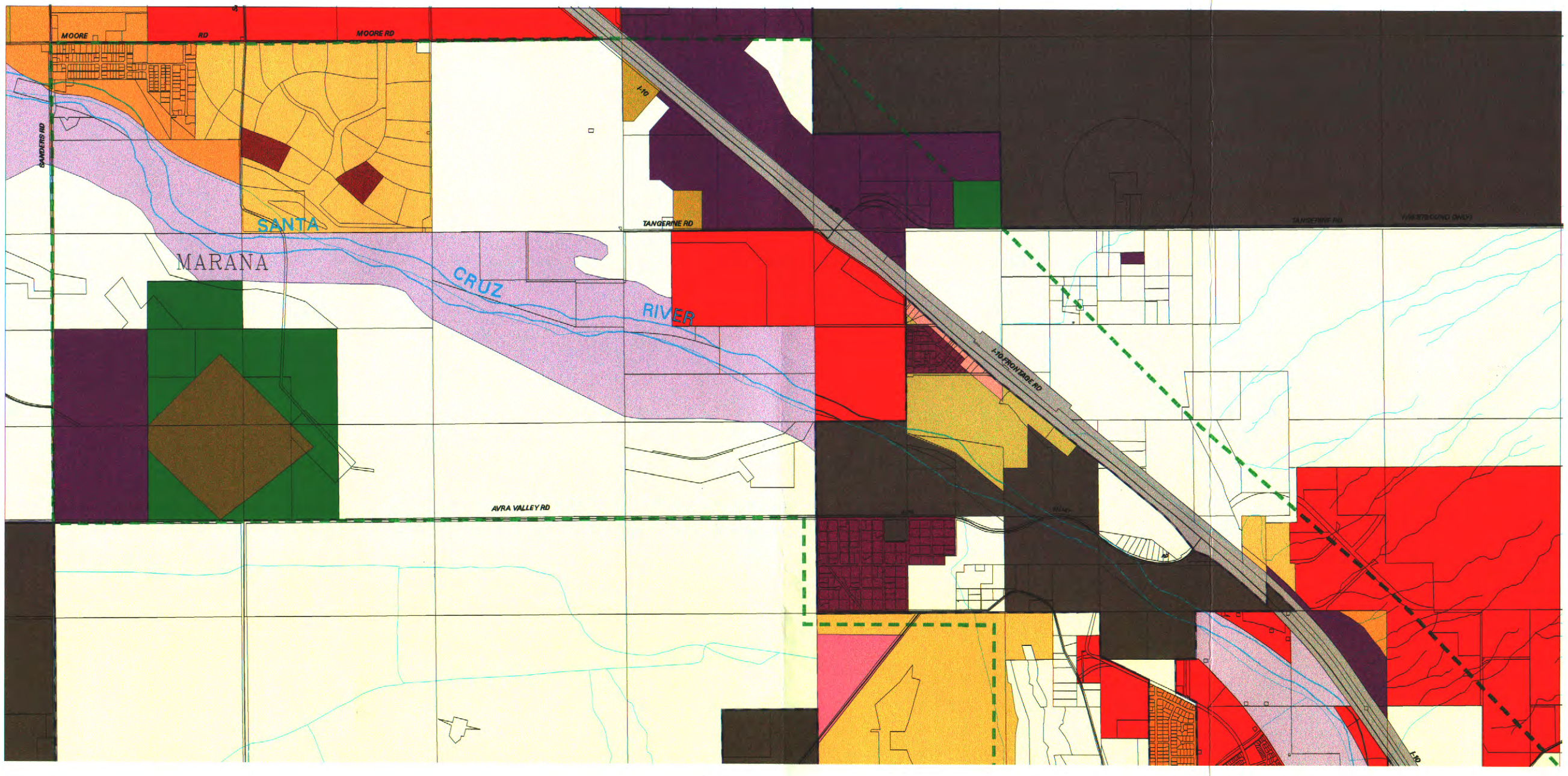
Plotted: 1/16/02

TRES RIOS ZONING ~ MAP 1



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/simba4/special/tresrios/amls/zone1.aml

- Parcel Base (1/14/02)
- Zoning Boundaries
- Major Streets
- Major Washes
- Secondary Washes
- Administrative Boundaries
- Tres Rios Boundary

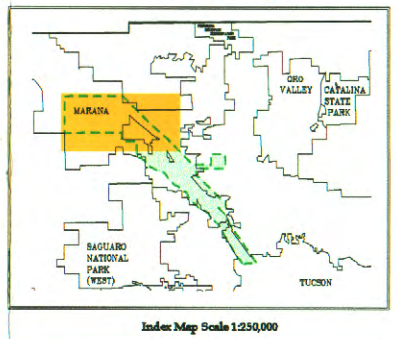
PIMA COUNTY ZONING:

- CB-2 General Business
- CI-2 General Industrial
- GR-1 Rural Residential
- RH Rural Homestead
- SH Suburban Homestead
- TH Trailer Homesite

MARANA ZONING:

- A Small Lot Zone
- AG Agricultural
- B Medium Lot Zone
- C Large Lot Zone
- D Designated Floodplain Zone
- E Transportation Corridor Zone
- F [Specific Plan]
- LI Light Industrial
- HI Heavy Industrial
- MH Manufactured Housing
- R-6, R-7, R-8, R-16, R-36, R-144 Single Family Residential
- VC Village Commercial

Tres Rios Index Map



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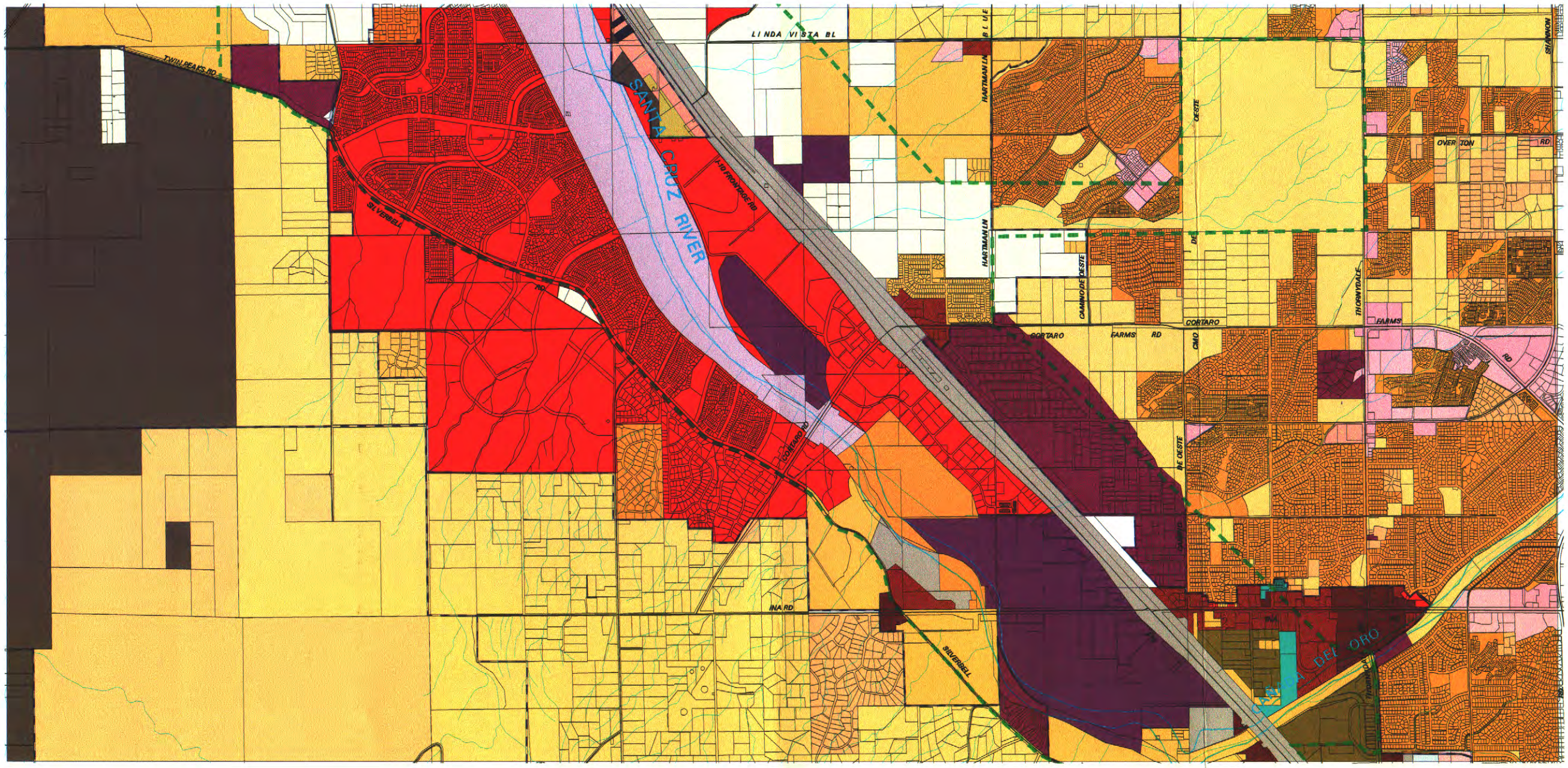
THE SEAL OF PIMA COUNTY ARIZONA

Plotted: 1/16/02

TRES RIOS ZONING ~ MAP 2



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PIMA COUNTY DEPARTMENT OF TRANSPORTATION
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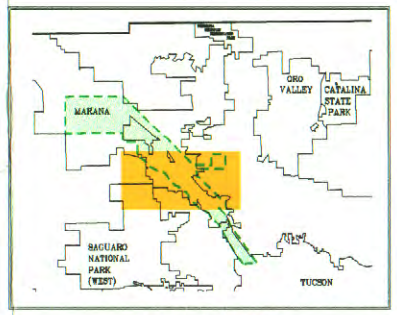
/simba4/special/tresrios/amls/zone2.aml

- Parcel Base (1/14/02)
- Zoning Boundaries
- Major Streets
- Major Washes
- Secondary Washes
- Administrative Boundaries
- Tres Rios Boundary

PIMA COUNTY ZONING:
- IR Institutional Reserve
- RH Rural Homestead
- GR-1 Rural Residential
- SR Suburban Ranch
- SH Suburban Homestead
- CR-1 Single Residence
- CR-2 Single Residence
- CR-3 Single Residence
- CR-4 Mixed Dwelling Type
- CR-5 Multiple Residence
- TR Transitional
- TH Trailer Homesite
- CB-1 Local Business
- CB-2 General Business
- CI-1 Light Industrial/Warehouse
- CI-2 General Industrial

MARANA ZONING:
- A Small Lot Zone
- C Large Lot Zone
- CO Commercial (Office)
- D Designated Floodplain Zone
- E Transportation Corridor Zone
- F [Specific Plan]
- HI Heavy Industrial
- LI Light Industrial
- MR-1 Multi-Family (High Density)
- MR-2 Multi-Family (Med/High Density)
- NC Neighborhood Commercial
- R-6, R-7, R-8, R-36, R-144 Single Family Residential
- RV Recreational Vehicle
- VC Village Commercial

Tres Rios Index Map



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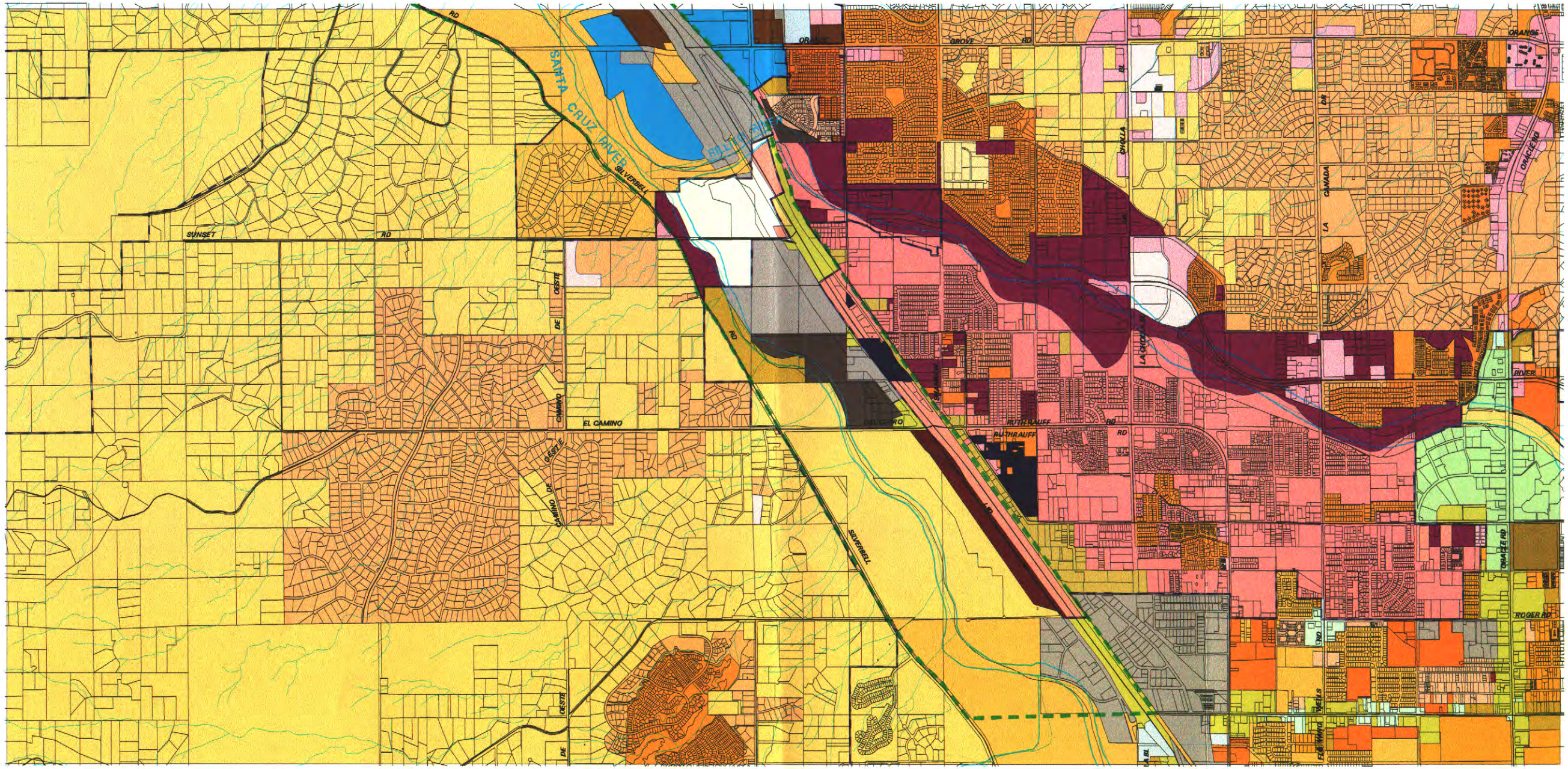
Plotted: 1/16/02

TRES RIOS ZONING ~ MAP 3



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/simba4/special/tresrios/amls/zone3.aml

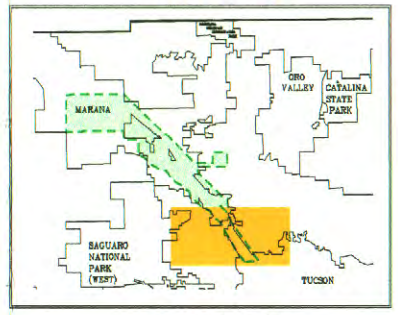
- Parcel Base (1/14/02)
- Zoning Boundaries
- Major Streets
- Major Washes
- Secondary Washes
- Administrative Boundaries
- Tres Rios Boundary

PIMA COUNTY ZONING:
- CB-1 Local Business
- CB-2 General Business
- CI-1 Light Industrial/Warehouse
- CI-2 General Industrial
- CMH-1 Mobile Home-1
- CMH-2 Mobile Home-2
- CPI Campus Park Industrial
- CR-1 Single Residence
- CR-2 Single Residence
- CR-3 Single Residence
- CR-4 Mixed Dwelling Type
- CR-5 Multiple Residence
- GR-1 Rural Residential
- MU Multiple Use
- SH Suburban Homestead
- SP Specific Plan
- SR Suburban Ranch
- SR-2 Suburban Ranch Estate
- TH Trailer Homesite
- TR Transitional

MARANA ZONING:
- HI Heavy Industrial
- LI Light Industrial
- MR-1 Multi-Family (High Density)
- NC Neighborhood Commercial
- R-36, R-144 Single Family Residential
- RV Recreational Vehicle

TUCSON ZONING:
- C-1 Local Commercial
- C-2 General Commercial
- C-3 Intensive Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial
- MH-1 Mobile Home
- MH-2 Mobile Home Park
- MU Multiple Use
- O-3 Office
- OCR-2 Office Commercial/Residential
- P Parking
- P-I Park Industrial
- R-1 Single Family Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- RV Recreational Vehicle Park
- RX-1, RX-2, SR Low Density Residential
- SH Suburban Homesite

Tres Rios Index Map



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Plotted: 1/16/02