

APPRAISAL COVER SHEET

TYPE OF REPORT: Appraisal for Market Value

ADOT PARCEL NO.: L-T-013

ORDER NO.: PO 0000595159

OWNER NAME: State of Arizona, by and through its Department of
Transportation

NAME & LOCATION OF PROPERTIES: First Ave – US 89; Portion of Section 31, T11S,
R14E, G&SRB&M, Pima County, Arizona. The property is located on the north side of Tangerine Road, just east of Rancho Vistoso Boulevard, Oro Valley, Arizona 85755. The property has no physical address although has a Tax Identification Number of 223-02-0280.

PROJECT: M6975 01X

HIGHWAY: Tangerine Road Highway

SECTION: First Ave. – U.S. 89

DATE OF APPRAISAL REPORT: November 1, 2023

EFFECTIVE DATE OF VALUE: October 6, 2023

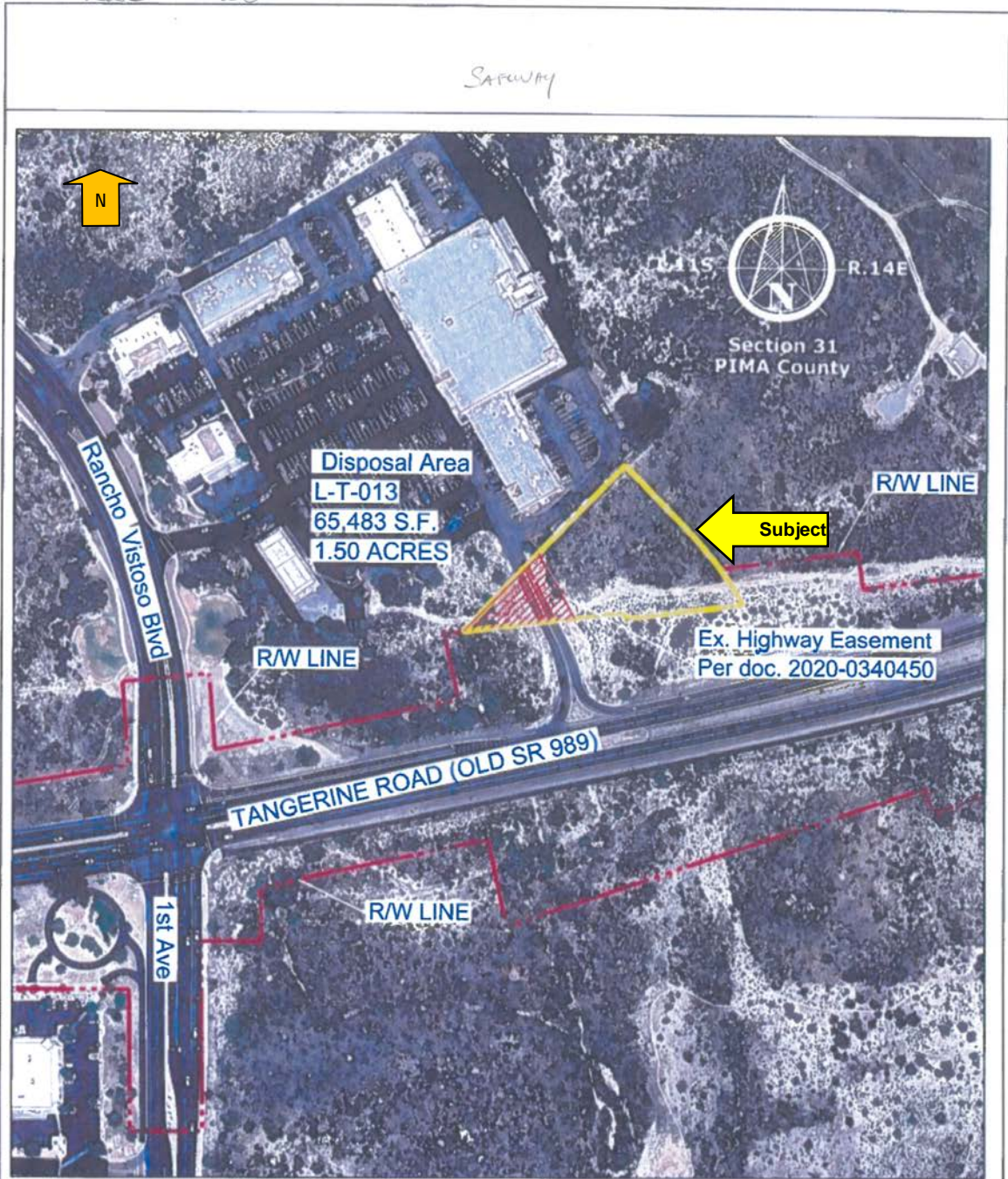
APPRAISERS: John Ferenchak
Certified General Real
Estate Appraiser #30344

Steven R. Cole, MAI, SRA
Certified General Real
Estate Appraiser #30130

AERIAL PHOTOGRAPH – PROPERTY APPRAISED

L-000000

SARAWAY



PLEASE NOTE: This exhibit is intended for Appraisal purposes only. Refer to Final Right-of-Way Plans for additional information

<p style="font-size: 8px; margin: 0;">THIS SKETCH PLAN IS FOR ADOT INTERNAL USE ONLY</p>	PARCEL #	L-T-013	HIGHWAY NAME	TANGERINE ROAD	
	EXHIBIT #		PROJECT NO.	989 PM 000 H0757	
	DATE	07/13/2023	FEDERAL AID NO.	S-483-701	SHEET NO.
ROUTE NO.	LOCATION				
SR 989	FIRST AVE - US 89				

G:\9340\PROJECTS\PIMA (107989 PM 000 H0757 - Tangerine Road\Excess Land\L-T-013\L-T-013 Exhibit.dgn

The lot boundaries in yellow are approximate



P.O. Box 16156
TUCSON, ARIZONA 85732
(520) 327-0000
FAX (520) 327-3974

LETTER OF TRANSMITTAL

November 1, 2023

Mr. Jim Walcutt
Arizona Department of Transportation
205 South 17th Avenue, Mail Drop #612E
Phoenix, Arizona 85007

RE: Appraisal of ADOT Parcel L-T-013 which consists of a vacant parcel of land consisting of approximately 65,483 gross square feet of site area, located on the north side of Tangerine Road (Old SR 989), east of Rancho Vistoso Boulevard, Oro Valley, Pima County, Arizona 85755.

Appraiser's File No.: 23-152-L

Mr. Walcutt:

At your request, we have provided our market value opinion for the subject property referenced above. The subject consists of a 65,483 gross square foot parcel of vacant land, that includes roadway and slope easements. After deducting for those easements, the effective site size equals 52,377 square feet. Due to the sloping terrain of the site particularly in the southeast corner, a usable area of approximately 39,200 square feet is estimated by the appraisers.

This property is located on the north side of Tangerine Road (Old SR 989), east of Rancho Vistoso Boulevard, Oro Valley, Pima County, Arizona, 85755. The property is just south of the Safeway anchored shopping center and is between the center and Tangerine Road. As such, it benefits from its location adjacent to the neighborhood center. The property has no physical address although it has a Tax Identification Number of 223-02-0280.

The purpose of this appraisal is to provide the market value opinion for the subject property as of October 6, 2023, pursuant to Arizona Revised Statute 28-7091, as follows:

"... 'Market Value' means the most probable price estimated in terms of cash in United States dollars or comparable market financial arrangements which the property would bring if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all of the uses and purposes to which it was adapted and for which it was capable."

The intended users of the appraisal include the officials and agents of the Arizona Department of Transportation. No other use or users are intended, and any unintended use may be misleading. The intended use of the appraisal is to utilize the market value estimate to assist in decisions regarding the disposition of the property identified herein.

This appraisal report is intended to comply with the requirements set forth in: (1) the Arizona Department of Transportation Appraisal Standards and Specifications; and (2) the *Uniform Standards of Professional Appraisal Practice 2020-2023* (USPAP), promulgated by the Appraisal Standards Board of the Appraisal Foundation. The Sales Comparison Approach is utilized to support our market value opinion.

This report or any portion thereof is for the exclusive use of the client and is not intended to be used, sold, transferred, given, or relied on by any other person other than the client without the prior, expressed written permission of the authors, as set forth within the Assumptions and Limiting Conditions contained in this report.

Based upon the data, analyses, opinions, and conclusions contained in this report, our market value opinion for the subject property, as of October 6, 2023, is as follows:

ADOT PARCEL L-T-013, MARKET VALUE OPINION\$265,000

**This estimate of Market Value equals approximately \$6.75 Per Sq.Ft.
An exposure time of 12 months or less is estimated for the sale of the subject property.**

PROPERTY HISTORY:

The subject property is not currently listed for sale on the ADOT website and no prior transactions were reported or revealed over the past 3 years.

Extraordinary Assumption:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), the definition of Extraordinary Assumption is as follows:

“An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis”.

This appraisal report is based on the following extraordinary assumptions:

- 1) No archaeological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known archaeological significance on the subject property.*
- 2) No geological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known geological significance on the subject property.*
- 3) The property was inspected by the appraisers. No evidence of environmental risks or hazardous conditions was observed. It is an extraordinary assumption of this appraisal that there are no known environmental risks or hazardous conditions on the subject property.*

- 4) This appraisal relies on the site area obtained from the ADOT Right of Way Disposal Report dated July 13, 2023. It is an extraordinary assumption that the site area provided by ADOT is accurate.
- 5) According to the Exhibits provided by ADOT, the subject property has recorded roadway and slope easements that total 13,106 square feet, indicating an effective site size of 52,377 square feet. Due to the sloping terrain of the site, a usable area near 39,200+- square feet is estimated by these appraisers.

Hypothetical Condition:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), hypothetical condition is defined as follows:

“A hypothetical condition is a condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”¹

There are no hypothetical conditions that apply to this appraisal.

The use of these extraordinary assumptions and hypothetical conditions might have affected the assignment results.

We hereby certify that to the best of our knowledge and belief, all statements and opinions contained in this appraisal report are correct. This transmittal letter is not valid for any purpose unless accompanied by the appraisal referred to herein.

In order to guarantee the authenticity of this report, the designated appraisers have imprinted this letter of transmittal with an embossed seal. Any copy without same is not a certified copy and the appraisers assume no responsibility or liability for such a report.

Respectfully submitted,

Southwest Appraisal Associates, Inc.

By 

John Ferenchak
Certified General Real
Estate Appraiser #30344

By 

Steven R. Cole, MAI, SRA
Certified General Real
Estate Appraiser # 30130

¹ *Uniform Standards of Professional Appraisal Practice, 2020-2022 Ed.*, Appraisal Foundation

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ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraisers appearing in the report is subject to the following conditions, and to such other specific and limiting conditions as are set forth by the Appraisers in the report.

This report is being prepared for the client. This report or any portion thereof is for the exclusive use of the client and is not intended to be used, sold, transferred, given or relied on by any other person than the client without the prior, expressed written permission of the authors, as set forth within the Limiting Conditions contained in this report.

The Appraisers assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the Appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership, competent management, and adequate marketing typical for that type of property. The legal description provided is assumed to be correct. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.

The Appraisers have made no survey of the property. Any sketch or map in the report may show approximate dimensions and is included for illustrative purposes only. It is the responsibility of a certified engineer, architect, or registered surveyor to show by a site plan the exact location of the subject property or any improvements or any proposed improvements thereon, or the exact measurements or calculations of estimated area of the site. In the absence of such a survey, the Appraisers may have utilized Tax Assessor's maps or other maps provided by the client which may not represent the exact measurements of the subject property, or other comparable information utilized to establish an opinion of value of the subject property. Any variation in dimensions or calculations based thereon may alter the value contained within the report.

In determining an opinion of market value of the subject property and in analyzing comparable information, the Appraisers have relied upon information from public and private planning agencies as to the potential use of land or improved properties. This information may include, but is not limited to, Area Plans, Neighborhood Plans, Zoning Plans and Ordinances, Transportation Plans, and the like. In the opinion of market value, the Appraisers may consider the extent to which a knowledgeable and informed purchaser or seller, as of the date of the appraisal, would reflect the reasonable probability of changes in such land uses becoming actualized in the future. To the extent that these plans may change, the value opinions of this report may also change.

In the absence of a professional Engineer's Feasibility Study, information regarding the existence of utilities is made only from a visual inspection of the site. The Appraisers assume no responsibility for the actual availability of utilities, their capacity or any other problem which may result from a condition involving utilities. The respective companies, governmental agencies or entities should be contacted directly by concerned persons. The Appraisers are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question unless prior arrangements have been made and confirmed in writing.

Any allocation of the valuation in the appraisal report between land and improvements applies only under the existing program of utilization. The separate valuation for land and improvements must not be used in conjunction with any appraisal and are invalid if so used. The Appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, potential flooding hazards, hydrology or structures which would render it more or less valuable. The Appraisers assume no responsibility for such conditions or for engineering which might be required to discover such factors. To the extent that published data from public agencies is available on the above, the Appraisers have made an effort to consult this information.

Unless otherwise stated within this report, the existence of hazardous materials, which may or may not be present within or on the property, will not be considered by the Appraisers. The Appraisers assume, and the client warrants, that no such materials adversely affect the utility, usability or developability of the property to the best of their knowledge. The Appraisers are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon gas or other potentially hazardous materials may affect the value of the property. The opinion of value has been predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility will be assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. If at a later time hazardous materials or substances are discovered, the Appraisers reserve the right, for an additional agreed upon fee, to re-analyze and revalue said property, taking into account the discovery of such factor or factors and their effects on the value of the subject property.

The presence of barriers to the disabled, which may or may not be present within or on the subject property, will not be considered by me. The Appraisers assume, and the client warrants, that no such barriers adversely affect the utility, usability, or developability of the property to the best of their knowledge. The Appraisers are not qualified to analyze such barriers. The value opinion has been predicated on the assumption that there are no such barriers on or in the property that would cause a loss in value. No responsibility will be assumed for any such conditions, or for any expertise or architectural knowledge required to identify and analyze them. The client is urged to retain an expert in this field, if desired. If at a later time the presence of such barriers is surveyed by an expert, we reserve the right, for an additional agreed upon fee, to reanalyze and revalue said property, taking into account the discovery of such factors and their effects on the value of the subject property.

Information, estimates, and opinions furnished to the Appraisers and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the Appraisers can be attributed to the Appraisers. Disclosures of the contents of the report by the Appraisers is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraisers are affiliated.

On all reports which are undertaken subject to satisfactory completion of, alterations of or repairs to improvements, the report and value conclusions contained in it are contingent upon completion of the improvements or of the repairs thereto or alterations thereof in a workmanlike manner and consistent with the specifications presented to the Appraisers.

Prospective value opinions are intended to reflect the current expectations and perceptions of market participants along with available factual data. They should be judged on the market support for the forecasts when made, not whether specific items in the forecasts are realized. The appraiser cannot be held responsible for unforeseeable events that alter market conditions prior to the effective date of the report.

The use of this report or its analysis and conclusions by the client or any other party constitutes acceptance of all the above limiting conditions.

EXTRAORDINARY ASSUMPTIONS/HYPOTHETICAL CONDITIONS

Extraordinary Assumption:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), the definition of Extraordinary Assumption is as follows:

“An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis”.

This appraisal report is based on the following extraordinary assumptions:

- 1) No archaeological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known archaeological significance on the subject property.*
- 2) No geological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known geological significance on the subject property.*
- 3) The property was inspected by the appraisers. No evidence of environmental risks or hazardous conditions was observed. It is an extraordinary assumption of this appraisal that there are no known environmental risks or hazardous conditions on the subject property.*
- 4) This appraisal relies on the site area obtained from the ADOT Right of Way Disposal Report dated July 13, 2023. It is an extraordinary assumption that the site area provided by ADOT is accurate.*
- 5) According to the Exhibits provided by ADOT, the subject property has recorded roadway and slope easements that total 13,106 square feet, indicating an effective site size of 52,377 square feet. Due to the sloping terrain of the site, a usable area near 39,200+- square feet is estimated by these appraisers.*

Hypothetical Condition:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), hypothetical condition is defined as follows:

“A hypothetical condition is a condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”²

There are no hypothetical conditions that apply to this appraisal.

The use of these extraordinary assumptions and hypothetical conditions might have affected the assignment results.

EXECUTIVE SUMMARY

General Location:	The subject parcel is vacant un-zoned land. This property is located on the north side of Tangerine Road (Old SR 989), east of Rancho Vistoso Boulevard, Oro Valley, Pima County, Arizona, 85755.
Section, Township & Range:	Portion of Section 31, Township 11 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona
Assessor’s Parcel Number:	The property has no physical address although has a Tax Identification Number of 223-02-0280.
Subject Size:	According to the ADOT Right of Way survey provided, the subject consists of a 65,483 gross square foot parcel of land, with roadway and slope easements that indicate an effective site size of 52,377 square feet. Due to the rolling terrain of the site, a usable area near 39,200+- square feet is estimated by these appraisers.
Legal/Physical Access:	The subject property has direct physical and legal access on Tangerine Road.
Effective Date of Value:	October 6, 2023
Interest Appraised:	Fee Simple Estate.

² *Uniform Standards of Professional Appraisal Practice, 2020-2022 Ed.*, Appraisal Foundation

Intended Use of the Appraisal:	The intended user of the appraisal includes the officials and agents of the Arizona Department of Transportation. No other use or users are intended, and any unintended use may be misleading.
Intended Use of the Appraisal:	The intended use of the appraisal is to utilize the market value estimate to assist in decisions regarding the disposition of the property identified herein.
Flood Insurance Zone:	The subject property identified as being located in Flood Zone X (Unshaded) per FIRM Map Panel No. 04013C1090L, dated June 16, 2011. Zone X (Unshaded), which is an area defined by FEMA as being outside the 100 and 500-year flood plains.
Zoning/General Plan:	The subject site is found within the jurisdiction of Oro Valley although is not currently zoned as it is a right of way parcel owned by ADOT. The subject's zoning would assume the zoning of the adjacent parcels (PAD – Neighborhood Commercial), if ADOT sold the property to a private entity. In fact, the General Land Use Plan for Oro Valley indicates the subject property would be zoned PAD/NC, Neighborhood Commercial.
Highest and Best Use:	Commercial
Market Value Opinion:	ADOT Parcel No.: L-T-013.....\$265,000 This is equal to approximately \$6.75 per sq.ft.

THE APPRAISAL PROCESS

An appraisal is an opinion based upon research, judgment, and an analysis of factors influencing real estate value. These factors consider the four major forces at work in the economy: physical, legal/political, social, and economic forces.

The sections comprising the first portion of the report include: Date, Function and Purpose of the Appraisal, Property Identification, Scope of Work, Regional and Neighborhood Analysis, Site Analysis, and Highest and Best Use. The highest and best use of the subject is the basis upon which market value is determined.

The second portion of the report contains the approaches used to determine an opinion of market value of the fee simple interest in the subject property. The fee simple interest is the unencumbered interest in the property. The three traditional approaches to value are considered. However, since the subject represents vacant land, the only applicable approach to value is the Sales Comparison Approach.

In the Sales Comparison Approach, recent sales of similar commercially zoned sites, known as “comparables”, are analyzed and adjusted to the subject property. This approach best represents the actions of buyers and sellers in the market for this type of property. The degree of similarity between the comparables and the subject determines the reliability of this approach.

PROPERTY IDENTIFICATION

The subject parcel is vacant un-zoned land. This property is located on the north side of Tangerine Road (Old SR 989), east of Rancho Vistoso Boulevard, Oro Valley, Pima County, Arizona, 85755. The property is a portion of Section 31, Township 11 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona. The property has no physical address although has a Tax Identification Number of 223-02-0280.

According to the ADOT Right of Way survey provided, the subject consists of a 65,483 gross square foot parcel of land, with roadway and slope easements that indicate an effective site size of 52,377 square feet. Due to the rolling terrain of the site, a usable area near 39,200+- square feet is estimated by these appraisers. The following legal description for the subject was provided by ADOT.

That portion of the Southwest quarter (SW¼) of Section 31, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at a GLO marker at the Southwest corner of said Section 31, being North 89°36'32" West 2597.59 feet from a ½ inch iron pipe marking the South quarter corner of said Section 31;

thence along the South line of said Section 31 South 89°36'32" East 500.29 feet;

thence departing said South line of Section 31, North 00°23'28" East 534.80 feet to the northerly right of way line of Tangerine Road, the POINT OF BEGINNING;

thence departing said northerly right of way line, North 43°43'51" East 403.43 feet;

thence South 43°43'21" East 154.92 feet;

thence along a curve to the Right having a radius of 720.00 feet, a length of 164.42 feet to said northerly right of way line of Tangerine Road;

thence along said northerly right of way line of Tangerine Road South 83°03'47" West 206.00 feet;

thence continuing along said northerly right of way line of Tangerine Road North 06°56'13" West 10.00 feet;

thence continuing along said northerly right of way line of Tangerine Road South 83°03'47" West 281.60 feet to the POINT OF BEGINNING.

SUBJECT TO a Slope Easement for highway purposes that was part of the abandonment to the Town of Oro Valley by the Resolution No. 2019-09-A-024 recorded in Document No. 2019-2680841, Pima County Recorder, as described below:

That portion of the Southwest quarter (SW¼) of Section 31, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima, Arizona, being more particularly described as follows:

Commencing at the Southwest corner of said Section 31;

thence along the South line of said Section 31 South 89°36'32" East 500.29 feet;

thence departing said South line of Section 31, North 0°23'28" East 534.80 feet to the northerly right of way line of Tangerine Road;

thence along said northerly right of way line North 83°03'47" East 281.60 feet;

thence South 06°56'13" East 10.00 feet;

thence North 83°03'47" East 169.99 feet to the POINT OF BEGINNING;

thence departing said northerly right of way line North 06°56'09" West 70.97 feet;

thence from a Local Tangent Bearing of South 37°00'30" East along a curve to the Right having a radius of 720.00 feet, a length of 79.63 feet to said northerly right of way line of Tangerine Road;

thence South 83°03'47" West 36.01 feet to the POINT OF BEGINNING.

Slope Easement contains 1,336 square feet or 0.0307 acres, more or less.

ALSO SUBJECT TO an easement for highway purposes granted to the Town of Oro Valley by Document No. 2020-0340450, Pima County Recorder, as described below:

That portion of Lot 4 of Section 31, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at a 3 inch brass cap marking the Southwest corner of said Section 31, being North 89°36'32" West 2597.59 feet from a ½ inch iron pipe marking the South quarter corner of said Section 31;

thence along the West line of said Section 31 North 00°01'11" West 457.59 feet to the northerly right of way line of Tangerine Road;

thence along said northerly right of way line of Tangerine Road North 84°46'30" East 66.30 feet;

thence continuing along said northerly right of way line from a Local Tangent Bearing of North 07°25'39" West along a curve to the Left having a radius of 1075.00 feet, a length of 14.33 feet;

thence continuing along said northerly right of way line of Tangerine Road North 83°03'47" East 443.16 feet to the POINT OF BEGINNING;

thence departing said northerly right of way line, North 43°43'51" East 190.00 feet;

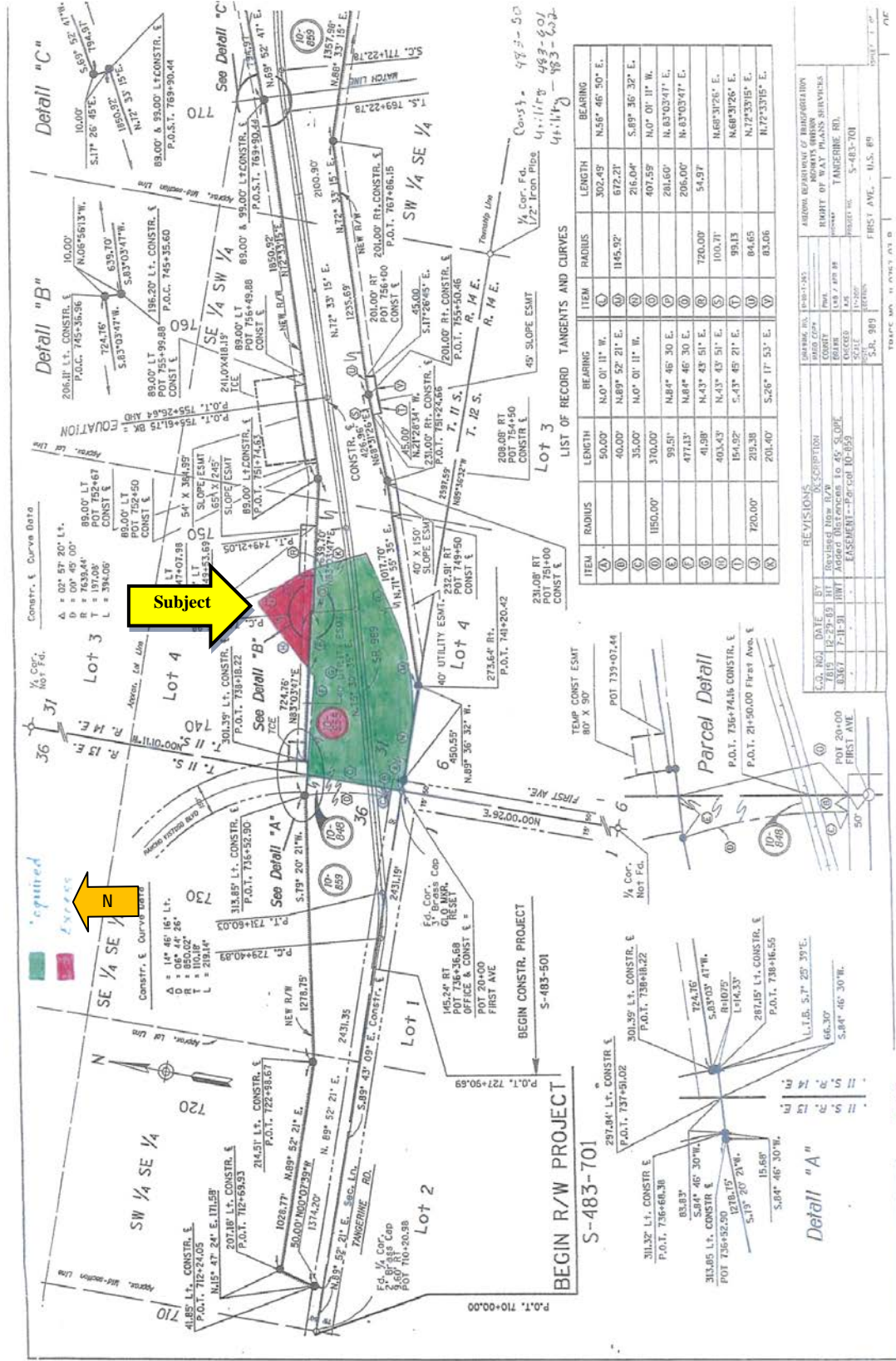
thence South 28°52'38" East 129.83 feet to said northerly right of way line of Tangerine Road;

thence along said northerly right of way line South 83°03'47" West 195.47 feet to the POINT OF BEGINNING.

Roadway easement contains 11,770 square feet, more or less.

GRANTOR RESERVES unto the public and various utility companies, easements for existing utilities, if any, within the above described property, in accordance with Arizona Revised Statute 28-7210. Access to the existing utilities will be by way of what exists at the time of this conveyance and shall be the responsibility of the Grantee herein and of the public or utility companies to show where that access is located.

ADOT MAP - AREA 1



LIST OF RECORD TANGENTS AND CURVES

ITEM	RADIUS	LENGTH	BEARING	ITEM	RADIUS	LENGTH	BEARING
(A)	50.00'	40.00'	N.0° 0' 11" W.	(1)	302.49'	302.49'	N.56° 46' 50" E.
(B)	40.00'	35.00'	N.89° 52' 21" E.	(2)	672.21'	672.21'	N.56° 46' 50" E.
(C)	180.00'	30.00'	N.0° 0' 11" W.	(3)	216.04'	216.04'	S.89° 36' 32" E.
(D)	180.00'	30.00'	N.0° 0' 11" W.	(4)	407.55'	407.55'	N.0° 0' 11" W.
(E)	95.51'	47.13'	N.8° 46' 30" E.	(5)	281.60'	281.60'	N.83° 03' 41" E.
(F)	41.98'	40.43'	N.8° 46' 30" E.	(6)	206.00'	206.00'	N.83° 03' 41" E.
(G)	40.43'	40.43'	N.43° 43' 51" E.	(7)	54.97'	54.97'	N.60° 31' 26" E.
(H)	154.52'	154.52'	N.43° 43' 51" E.	(8)	100.71'	100.71'	N.60° 31' 26" E.
(I)	720.00'	219.38'	S.43° 49' 21" E.	(9)	93.13'	93.13'	N.60° 31' 26" E.
(J)	720.00'	219.38'	S.43° 49' 21" E.	(10)	84.65'	84.65'	N.72° 33' 16" E.
(K)	201.40'	201.40'	S.26° 17' 53" E.	(11)	83.06'	83.06'	N.72° 33' 16" E.

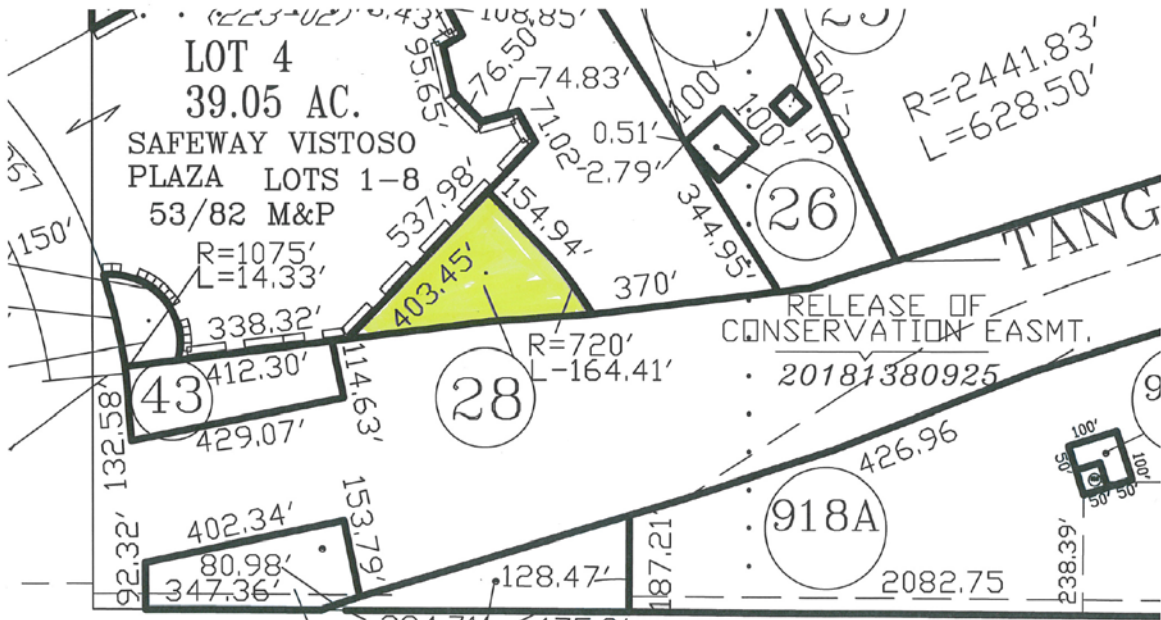
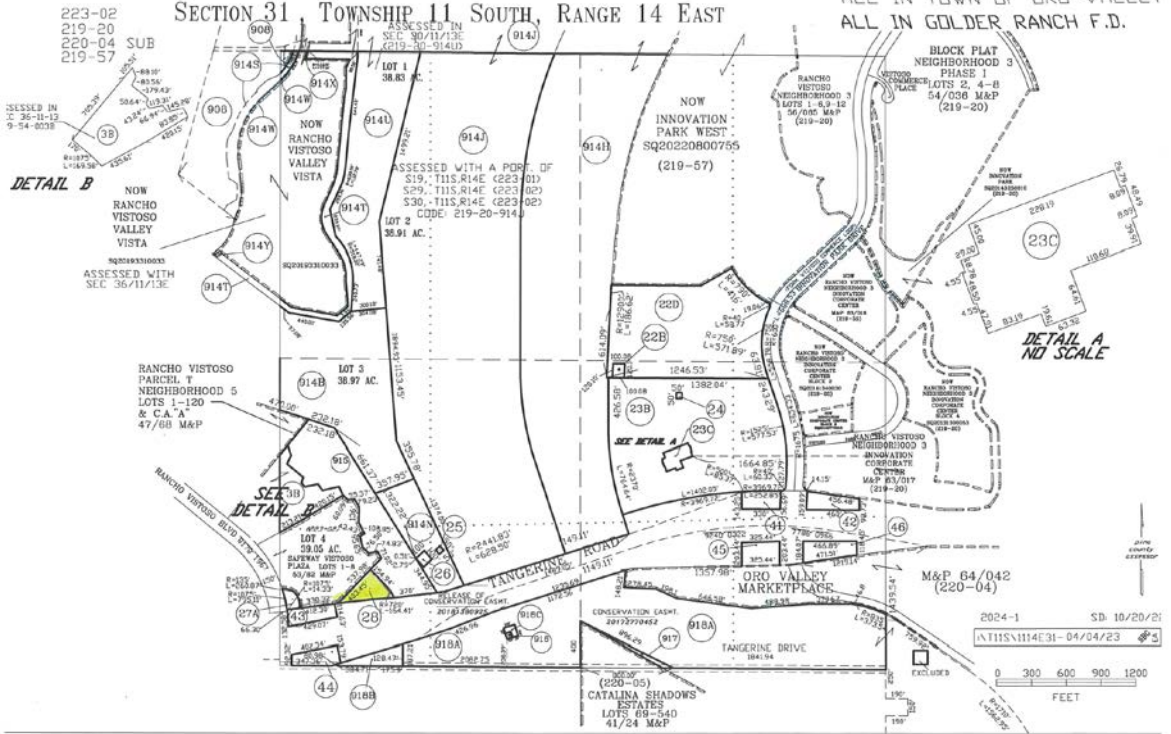
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12-29-00
2	12-29-00
3	12-29-00
4	12-29-00
5	12-29-00
6	12-29-00
7	12-29-00
8	12-29-00
9	12-29-00
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48	12-29-00
49	12-29-00
50	12-29-00

ASSESSOR'S RECORD MAP

SECTION 31, TOWNSHIP 11 SOUTH, RANGE 14 EAST

ALL IN TOWN OF ORO VALLEY
ALL IN GOLDER RANCH F.D.



PURPOSE OF THE APPRAISAL

- Purpose of the Appraisal:*** The purpose of this appraisal is to estimate the market value of the fee simple estate.
- Intended User of the Appraisal:*** The intended user of the appraisal includes the officials and agents of the Arizona Department of Transportation. No other use or users are intended, and any unintended use may be misleading.
- Intended Use of the Appraisal:*** The intended use of the appraisal is to utilize the market value estimate to assist in decisions regarding the disposition of the property identified herein.
- Date of Value Opinion:*** The effective date of the value opinion is October 6, 2023.
- Date of the Appraisal Report:*** The date of the appraisal report is November 1, 2023.

DEFINITIONS

Definition of Market Value:

Pursuant to Arizona Revised Statute 28-7091:

"... 'Market Value' means the most probable price estimated in terms of cash in United States dollars or comparable market financial arrangements which the property would bring if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all of the uses and purposes to which it was adapted and for which it was capable."

Interest To Be Appraised:

The interest to be appraised for the subject is the fee simple estate interest, defined as follows:

Absolute ownership, unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.³

³ *The Dictionary of Real Estate, 6th Ed.*, Appraisal Institute, 2015, p. 90.

OWNERSHIP HISTORY AND FIVE-YEAR CHAIN OF TITLE

ADOT Parcel L-SC-016-H:

Title to subject property is vested in the State of Arizona, by and through its Department of Transportation. This entity has held title for since 1992. Based on our review of the report, public records, and other sources, there have been no other sales, title transfers, or offers to purchase the subject for the five years prior to this appraisal. The subject property is not currently listed for sale on the ADOT website.

SCOPE OF WORK

The Scope of Work for an appraisal is the extent of the process of collecting, confirming, and reporting data, as well as the methods used in supporting the value opinion. The Sales Comparison Approach is employed to estimate the market value of the subject property. The Cost and Income Approaches are excluded since the market does not rely on these approaches when valuing vacant land.

In accordance with *Uniform Standards of Professional Appraisal Practice* (USPAP), effective January 1, 2022, the scope of work for the appraisal includes, but is not limited to, the following:

- Inspection and analysis of the subject property, market conditions, and other restrictions that affect value; and
- Research, analysis, and confirmation of comparable market data.

Research included the examination of sales and listing data published by CoStar COMPS of Arizona, ARMLS, Pima County records, and interviews with real estate participants and brokers. Based on our conclusion of Highest and Best Use, similar land comparables in metro Tucson in the area of the subject were selected.

The comparable sales and other market data that is included in the analysis are considered to be the best available. The data selected is adequate to provide reliable indications of market value for the subject property. Overall, the market value opinion provided in this report is believed well supported.

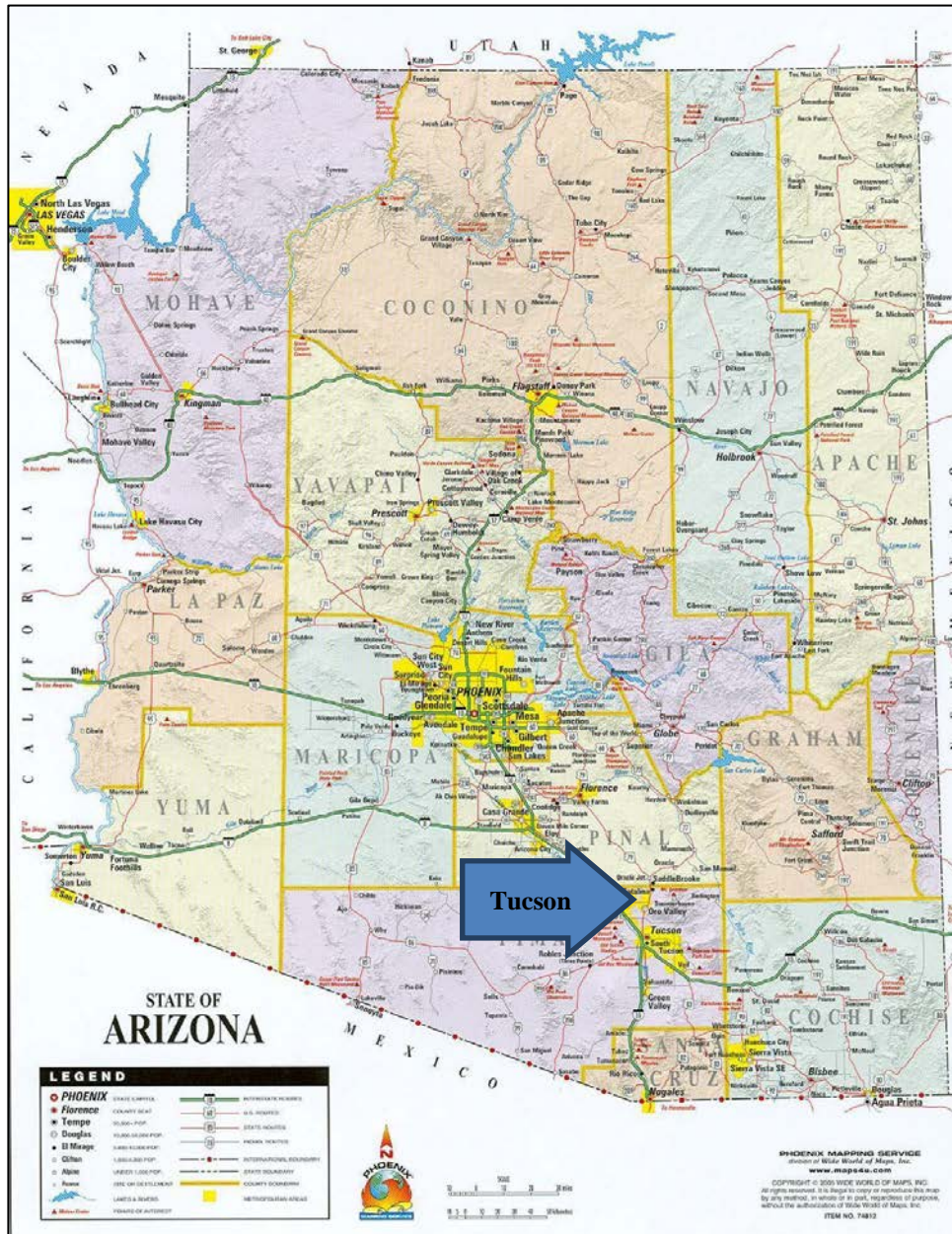
Limitation in Scope:

This report is a narrative appraisal report. There are no other limitations in the scope of the assignment, other than those discussed in the Assumptions and Limiting Conditions, Extraordinary Assumptions, and Hypothetical Conditions.

REGIONAL ANALYSIS

The subject property is located within Pima County in the State of Arizona. This section presents an analysis of Pima County's growth and economic trends. The City of Tucson is also reviewed here. Then, we provide a conclusion relating these area trends to the valuation of the subject property.

ARIZONA COUNTY MAP



OVERVIEW – PIMA COUNTY

Pima County is located in southern Arizona and is about 95 miles south of Phoenix. Mexico is immediately south of Pima County. The county has five incorporated cities including Tucson, South Tucson, Marana, Oro Valley, and Sahuarita. These cities are clustered around Tucson. Green Valley, a large retirement community, is unincorporated and is about 25 miles south of Tucson.

Pima County is within an area known as the Sonora Desert, a unique eco-system. It is the only area in the World where the Saguaro cactus grows naturally. The city of Tucson is located in eastern Pima County and is the largest city in Pima County. It is in a valley surrounded by the Catalina, Rincon, Santa Rita, and Tucson Mountain ranges. Elevations within these ranges climb to over 9,000 feet. Due to its clear night skies, Pima County is home to a number of prominent observatories including the Kitt Peak National Observatory.

POPULATION – PIMA COUNTY

The population for Pima County is detailed in the following table. The County had positive population growth for the past five years. The five-year overall population growth was 4.91%.

Population Pima County			
Year	Total Population	Numerical Increase	Percent Increase
2017	1,021,153	N/A	N/A
2018	1,028,511	7,358	0.72%
2019	1,038,205	9,694	0.94%
2020	1,045,589	7,384	0.71%
2021	1,058,318	12,729	1.22%
2022	1,072,298	13,980	1.32%

Note: All estimates are as of February 2022. 2020 is the actual Census.
Source: State of Arizona, Office of Employment & Population Statistics.
<https://population.az.gov/population-estimates>

GROSS DOMESTIC PRODUCT – TUCSON (MSA)

The primary measure of an area’s economic activity is Gross Domestic Product (GDP). GDP figures for the Tucson Metropolitan Statistical Area are provided in the following table for the past five years. Published data for 2022 County GDP was not available at the time of this report. The figures are in current dollars. Positive GDP growth

was reported for 2015 to 2019. From 2019 to 2020 there was a decrease of 8.75%, an anomaly that was due to the COVID-19 pandemic. As of 2021, the GDP has still not fully recovered to 2019 levels.

Gross Domestic Product Pima County				
Year	Total	Numerical Increase	Percent Increase	
2017	\$ 38,636	N/A	N/A	
2018	\$ 40,011	\$ 1,375	3.56%	
2019	\$ 42,169	\$ 2,158	5.39%	
2020	\$ 38,479	\$ (3,690)	-8.75%	
2021	\$ 41,618	\$ 3,139	8.16%	

Note: Dollars are in millions.
Source: U.S. Bureau of Economic Analysis
https://www.bea.gov/iTable/index_regional.cfm

EMPLOYMENT AND UNEMPLOYMENT – PIMA COUNTY

Total employment and unemployment rates for Pima County are provided in the following tables from 2016 through 2022. Please note that all statistics are as of December. Pima County had positive employment growth from 2016 to 2019. In 2020, there was a large decrease in employment due to the COVID-19 pandemic. As the shock of the pandemic faded, this trend reversed dramatically with a 5.56% increase in 2021 and 1.41% in 2022.

Employment Pima County			
Year	Total Employment	Numerical Increase	Percent Increase
2016	452,436	N/A	N/A
2017	457,092	4,656	1.03%
2018	469,665	12,573	2.75%
2019	480,705	11,040	2.35%
2020	459,909	(20,796)	-4.33%
2021	485,470	25,561	5.56%
2022	492,300	6,830	1.41%

Note: All figures are as of December.
Source: U.S. Bureau of Labor Statistics.
<https://www.bls.gov/regions/west/arizona.htm>

Unemployment as of year-end 2022 was only 3.1%, well below the year-end 2020 figure of 6.4%. Unemployment has recovered from the impact of the jobs lost during the

pandemic. Prior to the pandemic, the unemployment rate was consistently under 5%.

Unemployment Rates Pima County	
Year	Unemployment Rate
2017	4.3%
2018	4.6%
2019	4.3%
2020	6.4%
2021	2.9%
2022	3.1%

Note: All figures are as of December.
 Source: U.S. Bureau of Labor Statistics.
<https://www.bls.gov/regions/west/arizona.htm>

LARGEST EMPLOYERS – PIMA COUNTY

The ten largest employers for Pima County are noted in the following table. The county’s employment base is largely government related. Seven of the top ten employers are government entities. One of three private sector employers noted, Raytheon, is largely dependent on government spending. The University of Arizona is one of the largest employers in the County. It is a nationally recognized undergraduate and graduate school with total enrollment of over 45,900 persons. Davis-Monthan Air Force base is an important defense installation, also located in Tucson.

Ten Largest Pima County Employers		
Name	Jobs	Industry
University of Arizona	10,846	Education
Raytheon	9,600	Defense
Davis Monthan Air Force Base	8,406	Defense
State of Arizona	8,508	Government
Tucson Unified School District	7,688	Education
Walmart	7,450	Retail
US Border Patrol	6,500	Government
University of Arizona Health Network	6,099	Health Care
Pima County	6,076	Government
Freeport-McMoRan Copper & Gold	5,463	Mining

Source: Phoenix Relocation Guide, 2022
<http://www.phoenixrelocationguide.com/Top-25-Tucson-Employers-and-Businesses/>

Davis Monthan jobs represent civilian only

EMPLOYMENT GROWTH PROJECTIONS – PIMA COUNTY

The University of Arizona Eller College of Management tracks the Tucson area economy. Employment figures were obtained from the Eller School of Management and are noted below. Employment growth is projected to continue but at a slower pace than 2021 growth. Please note that the figures exclude agricultural jobs.

Employment Projections Pima County			
Year	Total Employment	Numerical Increase	Percent Increase
2022	392,900	Not. Applc.	Not. Applc.
2023	403,100	10,200	2.60%
2024	409,600	6,500	1.61%

Note: Excludes agricultural employment.
 Source: Eller College of Management, University of Arizona.
<https://ebr.eller.arizona.edu/economic-forecasts/forecast-data>

PIMA COUNTY COMMERCIAL MARKET TRENDS

The discussion here focuses on the four principal commercial property types. These include office, retail, industrial and apartments. Information from CoStar for each of these four property types is provided in the following table. All data is year-end information for each property type from 2011 through 2022.

Please note that the information reported is for the Tucson Metropolitan area which includes Tucson, South Tucson, Marana, Oro Valley, Sahuarita, and Green Valley. This represents the urban areas of Pima County, also known as the “Tucson Metropolitan Area.” The outlying rural areas are excluded.

Pima County - Metropolitan Tucson Commercial and Multi-Family Markets								
Year	Office		General Retail		Industrial		Apartment	
	Vacancy	Rent Per Sq. Ft.	Vacancy	Rent Per Sq. Ft.	Vacancy	Rent Per Sq. Ft.	Vacancy	Rent Unit
2011	10.7%	\$ 19.07	7.7%	\$ 16.07	12.0%	\$ 6.34	10.3%	\$ 640
2012	11.3%	\$ 18.57	7.0%	\$ 15.87	11.7%	\$ 6.45	9.6%	\$ 648
2013	11.5%	\$ 19.19	6.4%	\$ 15.87	10.0%	\$ 6.65	10.0%	\$ 663
2014	10.7%	\$ 19.06	6.2%	\$ 16.02	9.4%	\$ 6.96	10.0%	\$ 676
2015	10.7%	\$ 19.48	5.9%	\$ 16.18	8.4%	\$ 7.22	9.2%	\$ 699
2016	10.1%	\$ 19.12	5.9%	\$ 16.37	7.0%	\$ 7.48	8.1%	\$ 724
2017	8.3%	\$ 19.92	5.8%	\$ 16.66	6.7%	\$ 7.81	6.8%	\$ 755
2018	7.6%	\$ 20.82	5.3%	\$ 16.89	5.8%	\$ 8.25	6.3%	\$ 794
2019	8.3%	\$ 21.13	5.7%	\$ 17.16	6.8%	\$ 8.64	6.7%	\$ 835
2020	9.9%	\$ 21.59	6.3%	\$ 17.32	6.6%	\$ 9.04	5.0%	\$ 890
2021	10.3%	\$ 22.16	6.1%	\$ 17.68	3.9%	\$ 9.68	5.0%	\$ 1,051
2022	10.5%	\$ 22.71	6.2%	\$ 17.57	3.1%	\$ 10.31	8.2%	\$ 1,088

Source: CoStar respective market reports for each property type.

In 2011, vacancy rates for 3 of the 4 property types exceeded 10%. Since then, economic conditions have slowly improved. By year-end 2017, vacancy rates for all property types fell below 10%. However, the United States national economy has grown at a greater rate than the Pima County area.

At year-end 2022, the industrial and apartment vacancy rates were reported at 3.1% and 8.2%. Apartment vacancies experienced the highest vacancy increase of all categories despite higher interest rates. The office and retail vacancy rates at year-end 2022 increased slightly to 10.3% and 6.2%, respectively. Although there have been increases in vacancy rates, the data shows that rental rates have continued to increase in nearly every category.

OVERVIEW – TUCSON

Tucson was founded in 1775 and incorporated in 1877. Early occupants in the area were Indian tribes. Later the Spanish founded the San Xavier Del Bac Mission, also known as the White Dove of the Desert. This is one of the more famous landmarks in the State of Arizona. The city occupies a valley surrounded by the Catalina, Rincon, Santa Rita, and Tucson Mountain ranges. The city’s elevation is 2,641 at the airport and is desert.

POPULATION – CITY OF TUCSON

Population information for the City of Tucson is provided in the following table for the past six years. Tucson has by far the largest population in Pima County. The city’s current population is 554,021. The six-year population growth totals 4.7% or about 0.8% per year. This is substantially slower than Phoenix which has had an average of 1.2% growth for the past 6 years.

Population City of Tucson			
Year	Total Population	Numerical Increase	Percent Increase
2016	528,931	N/A	N/A
2017	533,694	4,763	0.90%
2018	538,883	5,189	0.97%
2019	541,288	2,405	0.45%
2020	542,629	1,341	0.25%
2021	546,061	3,432	0.63%
2022	554,021	7,960	1.46%

Note: All estimates are as of July. 2020 is the actual Census.
Source: State of Arizona, Office of Employment & Population Statistics.
<https://population.az.gov/population-estimates>

Transportation – Tucson

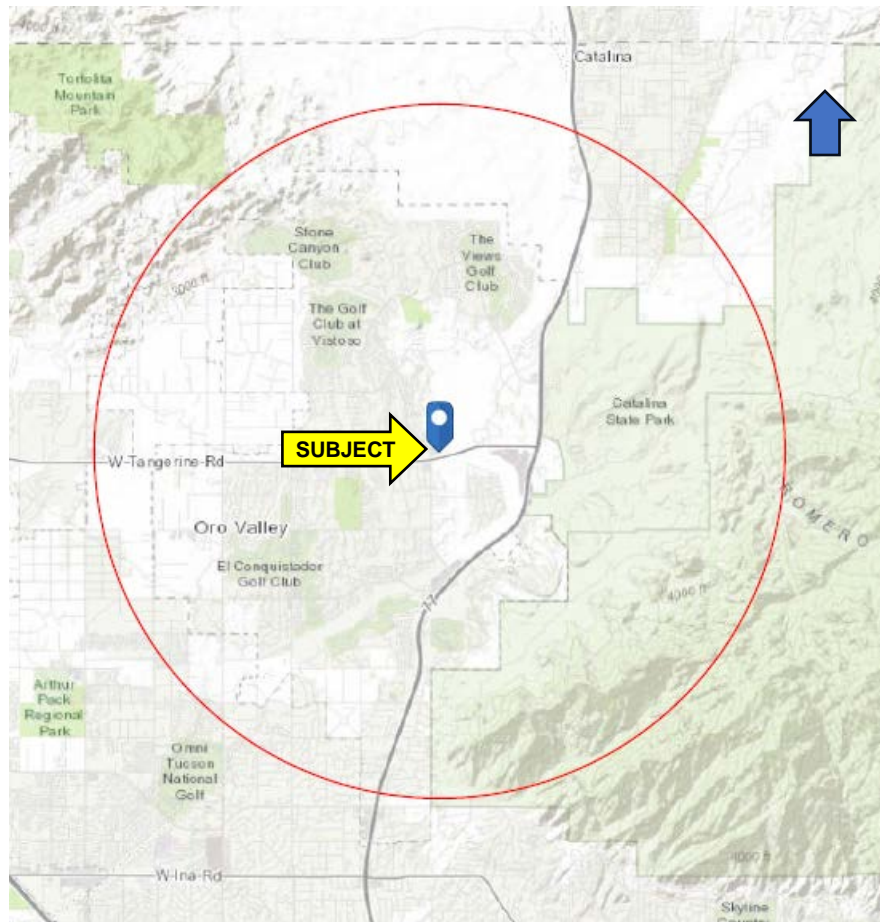
Tucson is adequately served by all major modes of transportation. The Tucson International Airport provides domestic and international air service to 23 different destinations. Interstate 10 connects Tucson with Phoenix and California to the north and New Mexico and Texas to the east. Interstate 19 connects Tucson with Mexico to the south. Greyhound provides local and national bus line service. Union Pacific provides freight rail service connecting with California and Texas. Passenger rail service is provided by Amtrak.

CONCLUSION – REGIONAL IMPACT ON VALUE

Pima County and the City of Tucson have experienced reasonable economic growth in the last 12 months. The effects of the pandemic are still seen in office and retail vacancy rates although pricing has continued to increase showing strong economic conditions. Employment in the area is projected to increase which will continue to stimulate the economy.

During 2022, long term mortgage interest rates more than doubled from 3% in January to over 7%. As of October 15, they have increased to 7.83% for a 30 year fixed rate home mortgage.. However, the effect on demand for all forms of real estate including single family residential homes has been significant. Given the weakened national economic conditions, commercial and residential real estate in Tucson has an uncertain economic future in the near term.

NEIGHBORHOOD ANALYSIS



The value of any property is not solely determined by the physical characteristics of the site. The environmental, social, economic, and governmental forces in the immediate area must also be analyzed as they can have direct and indirect effects on value.

The subject property is located north of Tucson, on the periphery of a neighborhood which is referred to as northwest Tucson. The subject is in Oro Valley, about six miles south of the Pima/Pinal County line. The boundaries of the subject neighborhood are considered to be the Coronado National Forest to the east, Ina Road to the south, Thornydale Road to the west, and the Pima/Pinal County line to the north. These boundaries delineate an area which is predominantly existing residential uses and vacant land. Some commercial uses are found mainly along the major streets.

Tucson continues to grow in a northwesterly direction led by a number of master planned communities. Commercial-oriented uses are being developed in the neighborhood

in response to population increases. Substantial quantities of vacant land do remain in the subject neighborhood. Existing improvements are found predominate in the southern portion of the neighborhood.

Primary north/south access throughout the neighborhood area is provided by the following traffic routes: Oracle Road, La Canada Drive, La Cholla Boulevard, and Thornydale Road. The Oracle Road corridor is one of the primary north/south transportation routes in the entire Tucson metro area, and is also known as State Highway 77. Along with Interstate Highway 10 to the west of the neighborhood, Oracle Road essentially connects the midtown and downtown areas of the city with northwest Tucson. Oracle Road is lined with a variety of commercial land uses including motels, restaurants, professional offices, banks, neighborhood shopping centers, gas stations, and retail stores. Along with the commercial land uses are also apartments and older condominium projects. However, as one travels north from Ina Road, into the subject neighborhood, commercial land uses taper off to the north of Magee Road with the exception of several focal points of new development.

Properties along Oracle Road account for much of the developed commercial sites in the subject neighborhood. Notable developments along Oracle Road include the Hilton El Conquistador Resort, Oro Valley Country Club, Foothills Business Park and Honeywell manufacturing facility. Two major points of commercial development are found near the intersections of First Avenue and Magee Road with Oracle Road. Farther north is the Rancho Vistoso master planned community, with a neighborhood shopping center. At the southern entrance to Rancho Vistoso is a neighborhood center anchored by a Safeway store. As one travels south from Ina Road, commercial uses along Oracle Road become more intense. The Tucson Mall regional shopping center is located south of the subject neighborhood at the intersection of Oracle and Wetmore Road. The Foothills Regional mall is located south of the neighborhood at Ina Road and La Cholla Boulevard and is undergoing a major redevelopment and transformation which will include 500,000 square feet of shopping, 1,000 residential units, 25 food and beverage facilities, 500 hotel rooms and entertainment.



UPTOWN REDEVELOPMENT

La Canada Drive, La Cholla Boulevard and Thornydale Road are also primary north/south routes in the neighborhood. Major east/west traffic arteries which facilitate travel throughout the neighborhood include Magee Road, Cortaro Farms Road, Lambert Lane and Tangerine Road and they serve as access routes to the residential developments located north of Ina Road.



EL CONQUISTADOR RESORT

Several existing commercial developments have a significant impact upon the subject neighborhood. The Hilton El Conquistador Resort was built in the early 1980's and is located on the east side of Oracle Road, about four miles north of Ina Road. The hotel contains 440 rooms, including 180 casitas, and features 18 tennis courts, four indoor racquetball courts, and a nine-hole golf course. Other amenities include pool and spa facilities, riding stables and a health club. This resort draws a variety of conventioners and vacationers. The 36-hole Canada Hills Golf Course and Country Club, located farther to the west, is a course owned and operated by the town of Oro Valley.

The Honeywell (formerly Allied Signal Corporation and Garrett AiResearch) manufacturing facility is located on the east side of Oracle Road, to the north of the Hilton El Conquistador. The facility contains approximately 355,000 square feet and was originally opened in January of 1987.

The Omni Tucson National Golf Resort and Spa is recognized as one of the more affluent settings in Tucson for many years, and the golf course served as the site for the annual Tucson Open PGA golf tournament for over fifteen years. Several years ago, Tucson National was transformed from a private club to a resort with 167 rooms now available. Amenities include 36 holes of championship golf, a European class health spa, swimming pool/Jacuzzi and six lighted tennis courts, and continue to be the location of the annual Senior Tucson Open PGA golf event.

In general, commercial/industrial oriented improvements in the neighborhood have been stabilized for some time. Market conditions for these types of properties continue to improve. Commercial improvements are found along Oracle Road, Ina Road, and near Interstate 10.

The area has an above average income level with the median household income of \$98,196 and an average household income of \$132,609 in 2022. This is well above the Tucson average of \$63,665 according to Point2Homes and a median household income of \$48,058 according to the US Census.

According to the *CoStar Group Reports*, the subject property is within the Foothills Retail Submarket, North Tucson/Oro Valley Office Submarket and Northwest Tucson/Oro Valley Industrial Submarket, and the Northwest Submarket for multi-family properties (PICOR). The following table summarizes the most recent vacancies in these various commercial markets.

VACANCY RATES FOR COMMERCIAL MARKET SEGMENTS (SUBJECT AREA)				
	RETAIL	OFFICE	INDUSTRIAL	MULTI-FAMILY
AGGREGATE VACANCY RATE\EFFECTIVE DATE	3.1% 2 nd Quarter 2023	8.4% 2 nd Quarter 2023	4.6% 2 nd Quarter 2023	6.97% 2 nd Quarter 2023

Sources: CoStar Group/PICOR Commercial Real Estate

Until recently, the subject neighborhood has experienced strong population growth. According to Pima County statistics, the population in northwest Tucson had grown at a significant rate. While growth in the neighborhood has since slowed to more modest levels, it is still expected to lead other areas in future population growth.

Residential growth in the subject neighborhood has been influenced by a number of master planned communities located in or near the neighborhood. These include Canada Hills, Copper Creek, North Ranch, La Reserve, Continental Ranch, Rancho Vistoso, Dove Mountain and SaddleBrooke. Rancho Vistoso, Dove Mountain and SaddleBrooke still have a reasonable amount of inventory remaining.

Four separate governmental entities have jurisdiction in the subject neighborhood. Along with the City of Tucson, there are two other incorporated communities that influence the subject neighborhood. The first is the Town of Oro Valley, with boundaries that extend north to include the Rancho Vistoso development. The second is the Town of Marana, which has also adopted a pro-growth stance and has annexed western and central portions of the neighborhood. Most portions of the subject neighborhood that are not under the jurisdiction of the previously mentioned entities fall under the jurisdiction of Pima County.

Recreational facilities in the neighborhood include a number of golf courses. These are specifically located in SaddleBrooke, one course in Rancho Vistoso, the Oro Valley Country Club, the Hilton El Conquistador Hotel and Resort, the El Conquistador Country Club and the Tucson National Golf and Country Club. There is also a public course, located at Arthur Pack Park. The Catalina State Park is a recreational facility which contains approximately 8,600 acres, located south of the subject along the east side of Oracle Road. Catalina State Park provides visitors numerous trails for hiking and several areas for picnics and camping. Additionally the park has designated open areas that are intended for the preservation of area wildlife.

The neighborhood is served primarily by three separate school districts. They are the Marana School District Number 6, the Amphitheater School District Number 10 and the Flowing Wells School District Number 8. Rancho Vistoso falls within the Amphitheater District. Places of worship for most denominations can also be found throughout the subject neighborhood for the religious needs of the area residents.

Overall, the subject neighborhood continues to become more established due to steady population growth. In fact, northwest Tucson continues to be the fastest growing portion of the Tucson Metropolitan area. The Tucson area as a whole is believed to have grown by 1.1% from 2022. The combination of available land suitable for development, coupled with an expanding economic base, should have a positive influence on future growth trends in the neighborhood. Steady residential growth in northwest Tucson is anticipated over the long term, which in turn will continue motivate commercial development in the form of support services. As the population base increases, commercial development providing support services to area residents is following and shopping alternatives are becoming more convenient. The Rancho Vistoso master planned community is a focal point of new development in northwest Tucson, and has demonstrated an ability to attract home buyers in various price ranges. The location of the subject property on Tucson's northwest side in Oro Valley is a desirable characteristic impacting the use and value of the property.

SUBJECT PHOTOGRAPHS

Photo 1: View of the Subject from Access Road to the Northeast



Photo 2: Interior View of the Subject Looking North



Photo 3: View of the Subject from the East looking Southwest



Photo 4: Interior View of the Subject looking North



Photo 5: Interior View of the Subject looking West



Photo 6: View of Drainage Easement on West Side of Subject Site



Photo 7: Access Road to the South



Photo 8: Access Road to the North



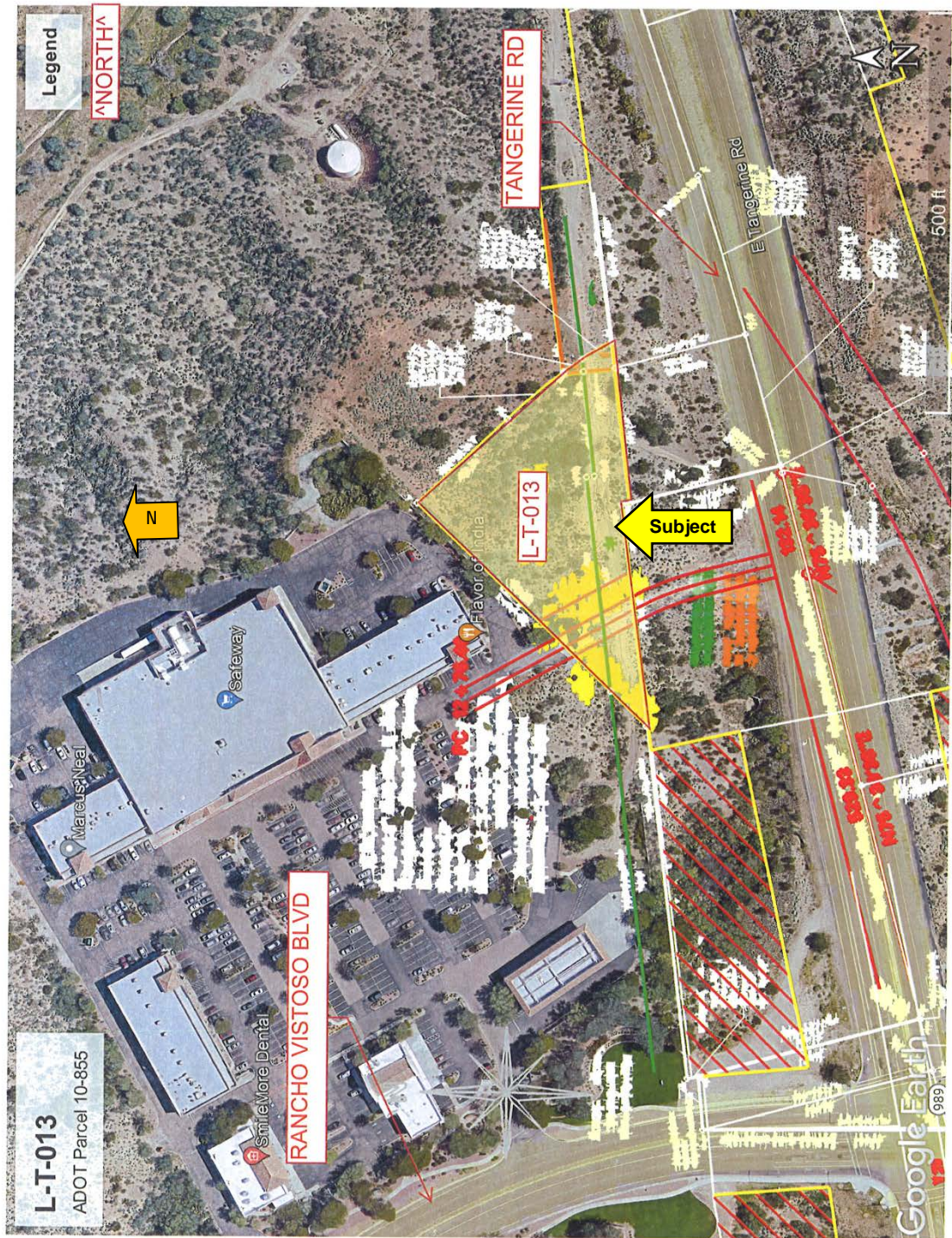
Photo 9: Tangerine Road to the West



Photo 10: Tangerine Road to the East



ADOT AERIAL



SITE ANALYSIS

Location: The subject parcel is vacant un-zoned land. This property is located on the north side of Tangerine Road (Old SR 989), just east of the signalized intersection with Rancho Vistoso Boulevard, Oro Valley, Pima County, Arizona, 85755. The property has no physical address and is a portion of Section 31, Township 11 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel Size/Shape/Topography: According to the ADOT Right of Way survey provided, the subject consists of a 65,483 gross square foot parcel of land, with roadway and slope easements (see recorded easements in Addendum) that indicate an effective site size of 52,377 square feet. Due to the sloping terrain of the site, a usable area of approximately 39,200 square feet is estimated by the appraisers. See following map. The subject enjoys very good Pusch Ridge mountain views to the east.

Ingress/Egress: The subject is located on the north side of Tangerine Road with access to the parcel via an asphalt paved easement road that provides access to the shopping center to the north. This shopping center is situated on 22 acres and contains about 114,000 square feet of leasable area and is anchored by a Safeway Grocery Store. Ingress/Egress to the subject is good with access to the shopping center on the north and to a major street on the south. Overall, traffic counts for Tangerine Road (9,953 vpd) and Rancho Vistoso Boulevard (14,726 vpd) would support a secondary commercial usage for the subject property.

Surrounding Uses: ***North & West:*** Retail shopping center
East: Commercial zoned vacant land
South: Commercial zoned vacant land (Across Tangerine Road)

Utilities:
Electric: Tucson Electric Power
Telephone: Century Link
Water: Oro Valley Water
Sewer: Pima County Wastewater
These utilities are found in the proximity of the subject although the exact location of the services is not known. Any development of the site would require an engineering study to identify the adequacy and

availabilities of utilities to the subject.

Floodplain:

The subject property identified as being located in Flood Zone X (Unshaded) per FIRM Map Panel No. 04013C1090L, dated June 16, 2011. Zone X (Unshaded), which is an area defined by FEMA as being outside the 100 and 500-year flood plains.

Environmental Conditions:

No environmental reports were provided for our review. Lacking environmental reports, this appraisal assumes that there are no environmental conditions on or around the property that would adversely impact its market value.

Soil & Subsoil Conditions:

A soils/engineering report was not provided for our review. Thus, the soil and sub-soil conditions are not known. There is no visual evidence of adverse soil conditions on the site.

Restrictions & Easements:

According to a prior appraisal report provided to these appraisers from ADOT, the subject has a 40' width public utility easement along the Tangerine side of the property. There are no other adverse easements or encroachments identified or that were visually observed during the property inspection.

Summary:

The topography and easements on the subject site has a direct influence on the usable area of the site. It appears that the higher north and northeast portions of the site could be usable for development with site work, with the lower south and western portions of the site not usable.



VIEWS OF PUSCH RIDGE

USABLE AREA MAP



Usable area estimated by these appraisers after onsite inspection and viewing of aerial maps.
(Usable area lines are approximate)

ASSESSED VALUATION & TAX DATA

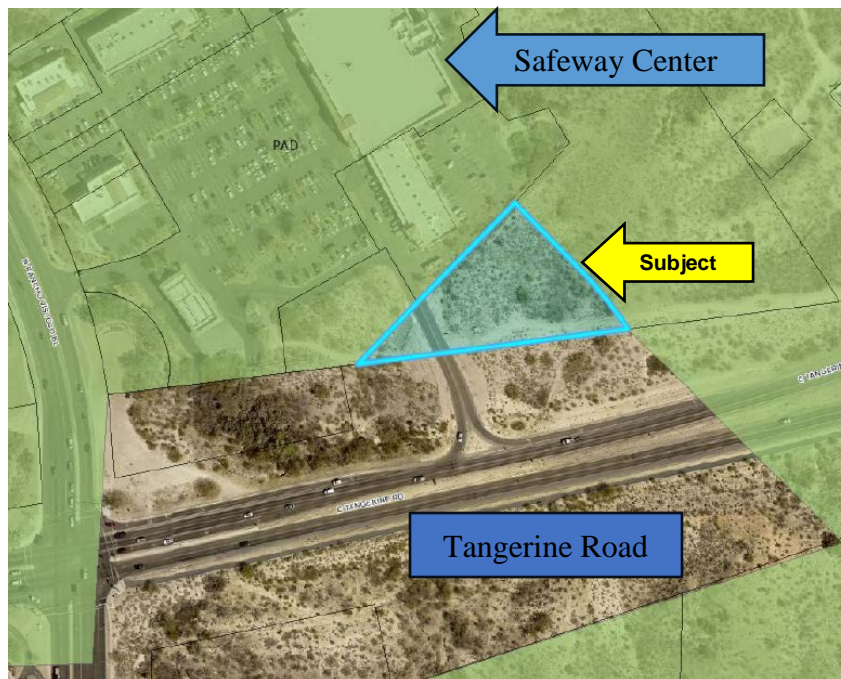
The subject represents a vacant parcel of land and is identified in Pima County as parcel number 223-02-0280. The property owner, State of Arizona, is exempt from property taxation. It is likely that taxes for a non-exempt buyer would be assessed based on valuations and tax rates consistent with other properties in the immediate area.

ZONING & GENERAL PLAN

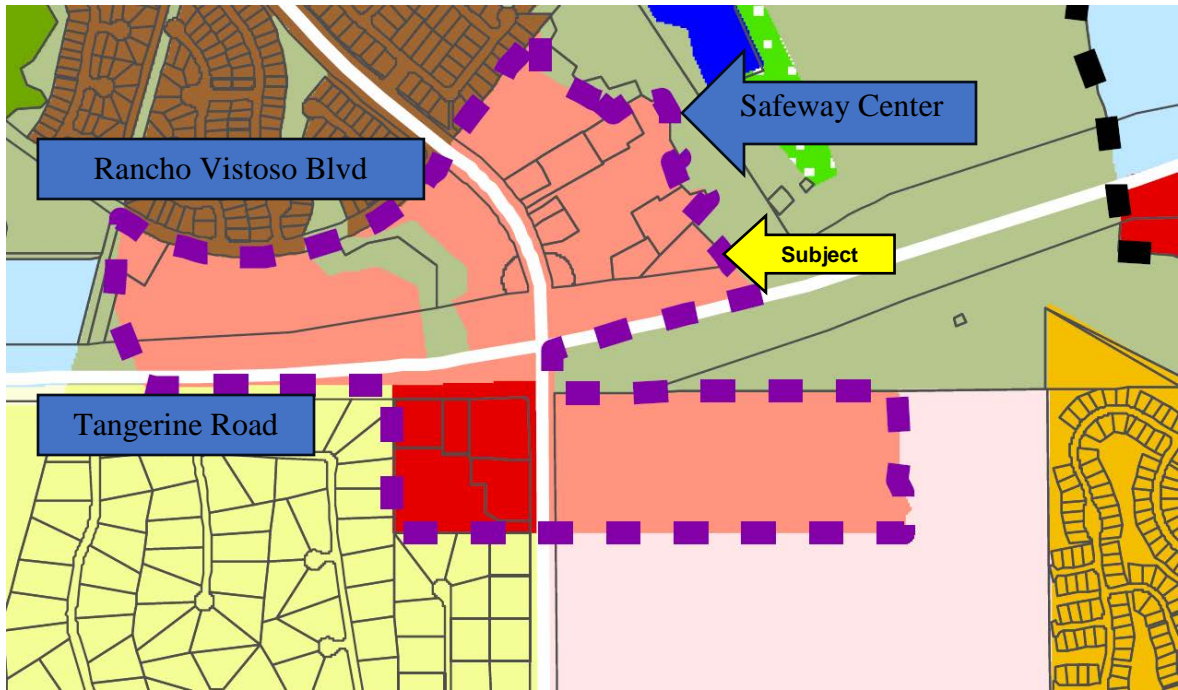
The subject site is found within the jurisdiction of Oro Valley although is not currently zoned as it is a right of way parcel owned by ADOT. The subject is found adjacent south of an anchored shopping center that is zoned under a PAD for Neighborhood Commercial (NC). The subject's zoning would assume the zoning of the adjacent parcels, NC, if ADOT sold the property to a private entity. The General Land Use Plan for Oro Valley indicates that the subject property could be rezoned to NC, Neighborhood Commercial. A rezoning plan would have to be submitted and approved by the Town prior to a permanent rezoning.

Therefore, it is believed that a Neighborhood Commercial (NC) designation would be the most intensive use allowed for the subject property.

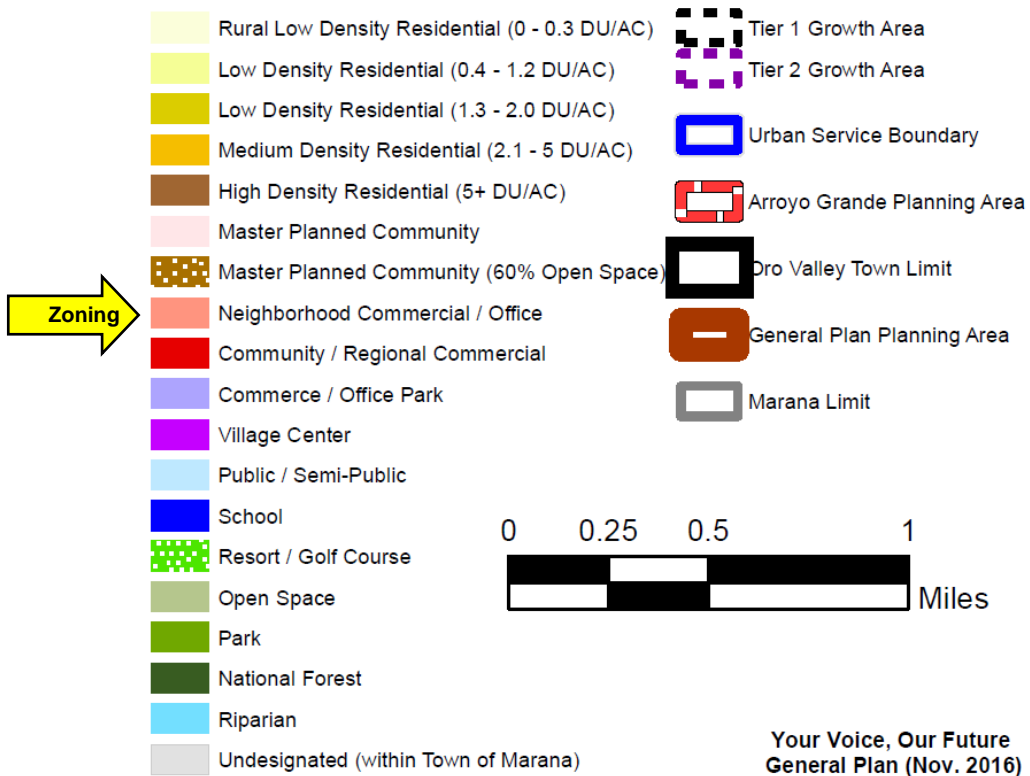
CURRENT ZONING (UNZONED)



ORO VALLEY GENERAL PLAN



Town of Oro Valley Land Use



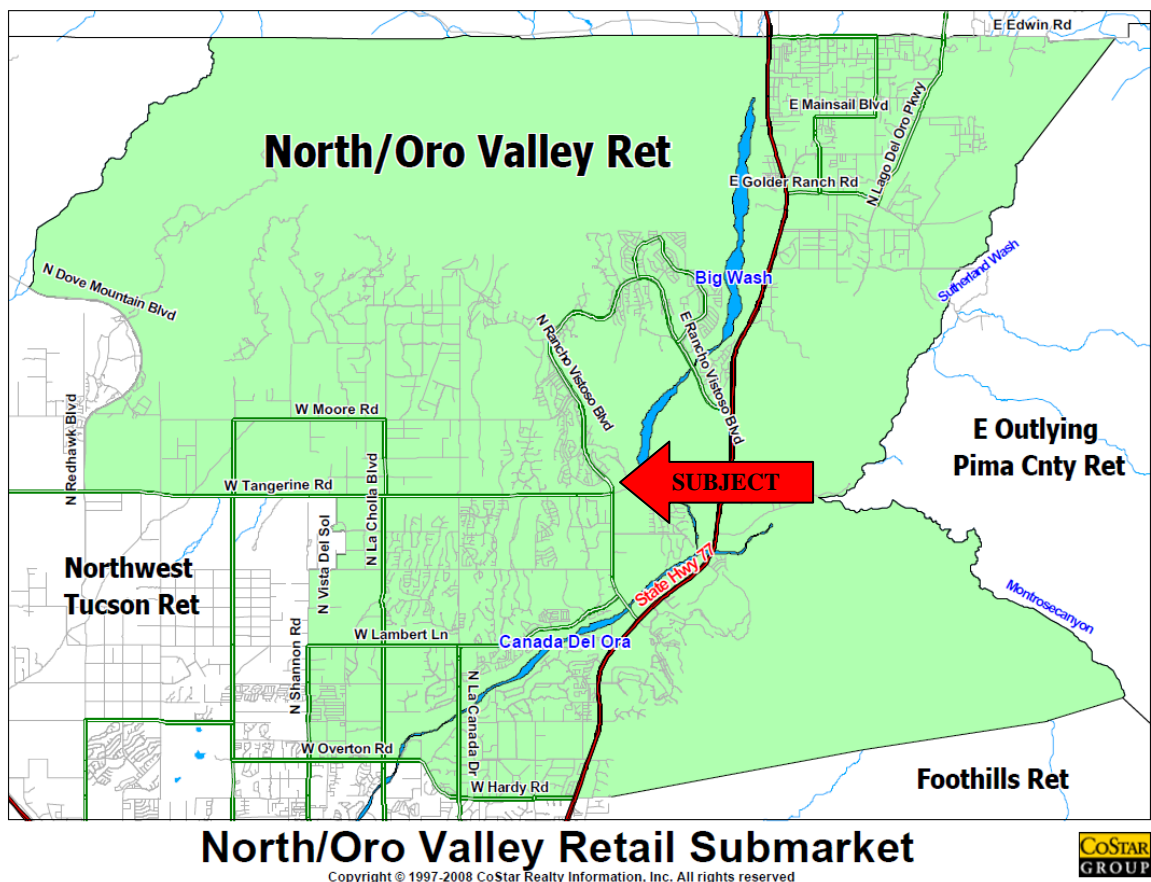
MARKET ANALYSIS - RETAIL

“Market analysis is a process for the examination of the demand for, and supply of, a property type and the geographic market area for the property type.”⁴

The purpose of market analysis is to show how the interaction of supply and demand affects the property’s value. The overall market in which the subject competes is the Class B/C retail market.

NORTH/ORO VALLEY RETAIL SUBMARKET, (MICRO ANALYSIS)

The subject property is located within the North/Oro Valley Retail submarket, as defined by CoStar Group, Inc. and shown on the following map:



The following data compares the Total Retail statistics for the North/Oro Valley Retail submarket and the overall Metro Tucson retail market.

⁴ *The Appraisal of Real Estate, 14th Edition*, Appraisal Institute, P 299

<i>Source: CoStar</i>	2Q23 N/OV Retail	2Q23 Metro Tucson
No. of Buildings:	188	5,552
Total GLA (SF):	2,567,623	56,511,085
Total Vacancy (SF):	160,110	3,250,639
Vacancy Rate (%):	8.1%	5.8%
YTD Net Absorption	(12,557)	281,284
Under Construction (SF):	10,500	75,000
Quoted Rental Rates (FS):	\$22.89	\$18.38

SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Central East	1,118	8,885	15.8%	2	8	26	0.3%	4	0	-	-	-
2	Central West	765	7,387	13.1%	3	0	0	0%	-	0	-	-	-
3	Downtown Tucson	324	1,925	3.4%	10	0	0	0%	-	0	-	-	-
4	E Outlying Pima Cnty	1	6	0%	15	0	0	0%	-	0	-	-	-
5	East Tucson	783	9,665	17.2%	1	3	3	0%	10	4	14	0.1%	1
6	Foothills	301	5,787	10.3%	5	3	6	0.1%	8	1	4	0.1%	5
7	North/Oro Valley	188	2,568	4.6%	8	1	4	0.2%	9	2	11	0.4%	2
8	Northeast Tucson	27	324	0.6%	13	1	7	2.3%	6	0	-	-	-
9	Northwest Tucson	305	4,643	8.2%	6	9	43	0.9%	3	0	-	-	-
10	South Tucson	1,029	6,956	12.3%	4	13	51	0.7%	2	1	4	0.1%	4
11	South/SW Outlying	168	1,965	3.5%	9	2	8	0.4%	5	1	3	0.2%	6
12	Southeast Tucson	152	1,912	3.4%	11	1	6	0.3%	7	0	-	-	-
13	Southwest Tucson	219	3,110	5.5%	7	6	74	2.4%	1	1	7	0.2%	3
14	W Outlying Pima Cnty	40	322	0.6%	14	0	0	0%	-	0	-	-	-
15	West Tucson	136	889	1.6%	12	0	0	0%	-	0	-	-	-



Subject

SUBMARKET RENT

No.	Submarket	Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Central East	\$16.56	13	2.8%	11	4.7%	12
2	Central West	\$16.68	12	3.4%	8	5.1%	9
3	Downtown Tucson	\$18.34	10	3.2%	9	5.2%	7
4	E Outlying Pima Cnty	\$23.85	1	4.0%	6	7.0%	1
5	East Tucson	\$17.73	11	2.5%	12	4.4%	13
6	Foothills	\$22.87	3	3.5%	7	5.2%	8
7	North/Oro Valley	\$22.89	2	2.0%	14	4.4%	14
8	Northeast Tucson	\$20.03	7	1.3%	15	3.4%	15
9	Northwest Tucson	\$20.81	4	2.9%	10	4.8%	10
10	South Tucson	\$15.87	14	4.1%	5	5.8%	5
11	South/SW Outlying	\$19.18	9	4.2%	4	5.6%	6
12	Southeast Tucson	\$19.62	8	2.5%	13	4.8%	11
13	Southwest Tucson	\$20.62	5	5.3%	2	6.1%	3
14	W Outlying Pima Cnty	\$15.68	15	5.4%	1	6.7%	2
15	West Tucson	\$20.07	6	4.7%	3	5.9%	4



Subject

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Central East	686,895	7.7%	10	24,943	0.3%	6	0.7
2	Central West	389,085	5.3%	9	37,476	0.5%	4	-
3	Downtown Tucson	51,996	2.7%	3	36,037	1.9%	5	-
4	E Outlying Pima Cnty	-	-	-	0	0%	-	-
5	East Tucson	840,957	8.7%	12	55,209	0.6%	3	-
6	Foothills	209,265	3.6%	6	(48,417)	-0.8%	15	-
7	North/Oro Valley	209,141	8.1%	11	(41,807)	-1.6%	14	-
8	Northeast Tucson	62,681	19.3%	13	7,183	2.2%	8	1.0
9	Northwest Tucson	103,091	2.2%	2	235,516	5.1%	1	0.2
10	South Tucson	278,737	4.0%	8	(7,772)	-0.1%	12	-
11	South/SW Outlying	68,193	3.5%	5	(10,289)	-0.5%	13	-
12	Southeast Tucson	53,298	2.8%	4	18,387	1.0%	7	0.3
13	Southwest Tucson	49,168	1.6%	1	86,409	2.8%	2	0.9
14	W Outlying Pima Cnty	-	-	-	2,000	0.6%	9	-
15	West Tucson	34,570	3.9%	7	937	0.1%	10	-



The aforementioned data indicates that the North/Oro Valley Retail submarket has a higher vacancy rate although it exhibits the second highest average quoted rental rate (PSF) in the Metropolitan Tucson Retail market, as a whole. There were only 4,400 square feet of new inventory added over past eight quarters, with 10,500 square feet of new inventory currently under construction. The North/Oro Valley Retail submarket is stable and is performing adequately. Speculative new development with substantial pre-leasing would be required to be financially viable under current market conditions.

The above data indicates the subject's North/Oro Valley Retail submarket has the one of the higher vacancy rates at 8.1%, out of 15 submarkets identified by *Costar*. The overall Tucson retail market vacancy rate is 5.8%. Absorption in the subject submarket over the past four quarters was a negative (12,557) square feet compared to a positive 281,284 square feet posted for metro. Overall, retail demand within the larger Tucson MSA is subdued, which is largely a result of a mild recovery compared to other major markets.

SALES/RENTS

The following data compares the total retail statistics for the Foothills Retail and the overall Metro Tucson Retail Market as of the current date. CoStar reports retail rental rates in Triple Net lease terms.

According to CoStar, the overall retail market has been effected by higher interest rates as real estate sales volume has slowed nearly every quarter. There were 209 retail deals in the past year totaling \$301 million, although the prediction is that sales will be

slower in the coming year, particularly for net lease deals. Private buyers are the primary driver of transaction activity, accounting for 70% of deal volume over the past 5 years. According to CoStar, over the past 12 months the average sales price was \$1,440,962 for a 7,143 square foot property (\$234/sf), with an average year built of 1977, and an average capitalization rate of 6.1%. The cap rate for the 2nd quarter 2023 indicates a slight increase from one year earlier when cap rates were reported at 5.4%, indicating a lower price trend.

This capitalization rate trend was confirmed by NNNet Advisors, a national commercial real estate reporting service. NNNet Advisors reported that the national cap rate trend has fluctuated for national net lease retail properties from 6.41% in 2020, to 6.03% in 2021, to 5.48% in 2022, and increasing for the first two quarters of 2023 to 5.95%.

One trend ushered in by the pandemic that is here to stay is the importance of having a drive-thru of restaurants. One local retail broker noted that retail centers that feature a drive-thru will receive stronger investor interest because these tenants are typically able to pay higher rents.

After experiencing minimal disruption throughout the pandemic, Tucson retail rents plateaued and then declined throughout 2022. Rates have begun to rebound and are up 2.9% in 2023. Many of Tucson's wealthiest residents live in the northern suburbs of Catalina Foothills and Oro Valley. According to CoStar, these submarkets boast the highest retail rents in the metro area, with properties commanding a 25% premium over the market average. Overall, CoStar is predicting that rent growth will remain steady over the coming quarters with vacancy steadily improving in 2023. Average rent growth is expected to reach 2-3% range by the end of 2023.

CONCLUSION

The overall retail market in Tucson has slowed since the peak in 2021, mostly due to the rise in interest rates. Sales volumes are down, with vacancy, rental rates, and cap rates remaining mostly stable. The retail market is anticipated to return to improving levels in 2023 provided there is no recession.

The overall sales price per square foot has increased slightly over the past three years although the overall cap rates have increased slightly over that time frame. The date of value is October 5, 2023 and the transaction dates for the closed sales analyzed are from June, 2020 through April, 2023. None of the five comparable sales included in the Sales

Comparison Approach section of this report provided sale and re-sale data within this period to derive a paired-sale analysis. Overall, values over the past 2-3 years have typically remained stable and no adjustment was made for market conditions.

This market analysis will be used throughout this report where appropriate.

HIGHEST AND BEST USE

According to *The Appraisal of Real Estate, 14th Edition*, published by the Appraisal Institute, highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

The highest and best use of the land as vacant must meet four criteria. The highest and best use must be:

- 1) ***Legally Permissible:*** What uses are permitted by zoning, private restrictions, historic districts, and environmental regulations on the site?
- 2) ***Physically Possible:*** Based on the physical characteristics of the site, what uses are physically possible?
- 3) ***Financially Feasible:*** Which uses meeting the first two criteria will produce a positive return to the owner of the site?
- 4) ***Maximally Productive:*** Among the feasible uses, which use will produce the highest price, or value, consistent with the rate of return warranted by the market? This use is the highest and best use.

AS VACANT

Legally Permissible

The subject parcel is vacant un-zoned land. This property is located on the north side of Tangerine Road (Old SR 989), just east of the signalized intersection with Rancho Vistoso Boulevard, Oro Valley. The subject has ingress/egress to the north via an asphalt paved easement road that provides access to the shopping center to the north and to Tangerine Road to the south. This shopping center is anchored by a Safeway Grocery Store. Overall ingress/egress to the subject is good with access to the shopping center on the north and to a major street on the south, with traffic counts supporting a secondary commercial usage for the subject property.

According to the ADOT Right of Way survey provided, the subject consists of a 65,483 gross square foot parcel of land, with roadway and slope easements that indicate an effective site size of 52,377 square feet. Due to the sloping terrain of the site, a usable area near 39,200+- square feet is estimated by these appraisers. . Direct access is only available from west bound Tangerine Road traffic. The subject enjoys very good Pusch Ridge mountain views to the east although this is not of great importance to most retail users.

The subject site is within the jurisdiction of Oro Valley although is not currently zoned as it is a right of way parcel owned by ADOT. The subject is found adjacent south of an anchored shopping center that is zoned under a PAD for Neighborhood Commercial, NC. The subject's zoning would assume the zoning of the adjacent parcels, NC, if ADOT sold the property to a private entity.

Physically Possible

The subject's size with a usable area of an estimated 39,200 square feet could accommodate a variety of retail uses. However, the topography of the site would require significant site work prior to any development of the site. With site work, the parcel could accommodate a commercial or retail use similar to the development to the north.

Financially Feasible & Maximally Productive

Current market conditions in the subject area must also be considered to determine if development of the site would be financially feasible. The preceding Neighborhood and Market Overview sections of this report analyzed the retail submarket in Tucson and the subject neighborhood. While total vacancy for Northwest Tucson / Oro Valley is slightly higher than the metro area, leasable retail inventory is steady with a lack of areas to expand into. However, most of the new inventory has resulted from user demand. Most projects have been significantly pre-leased prior to beginning construction.

Therefore, the data available suggests that investment or future commercial oriented development of the subject site would be a financially feasible and maximally productive use of the property. The subject parcel is considered an investment property which benefits from its proximity to the adjacent Safeway center. However, it has direct access only from west bound Tangerine Road traffic. It is in a more remote area relative to the remainder of the Safeway center. A secondary retail user which does not require the highest volumes of vehicular traffic and that is allowed under the current General Plan of Oro Valley represents its highest and best use.

LAND VALUATION

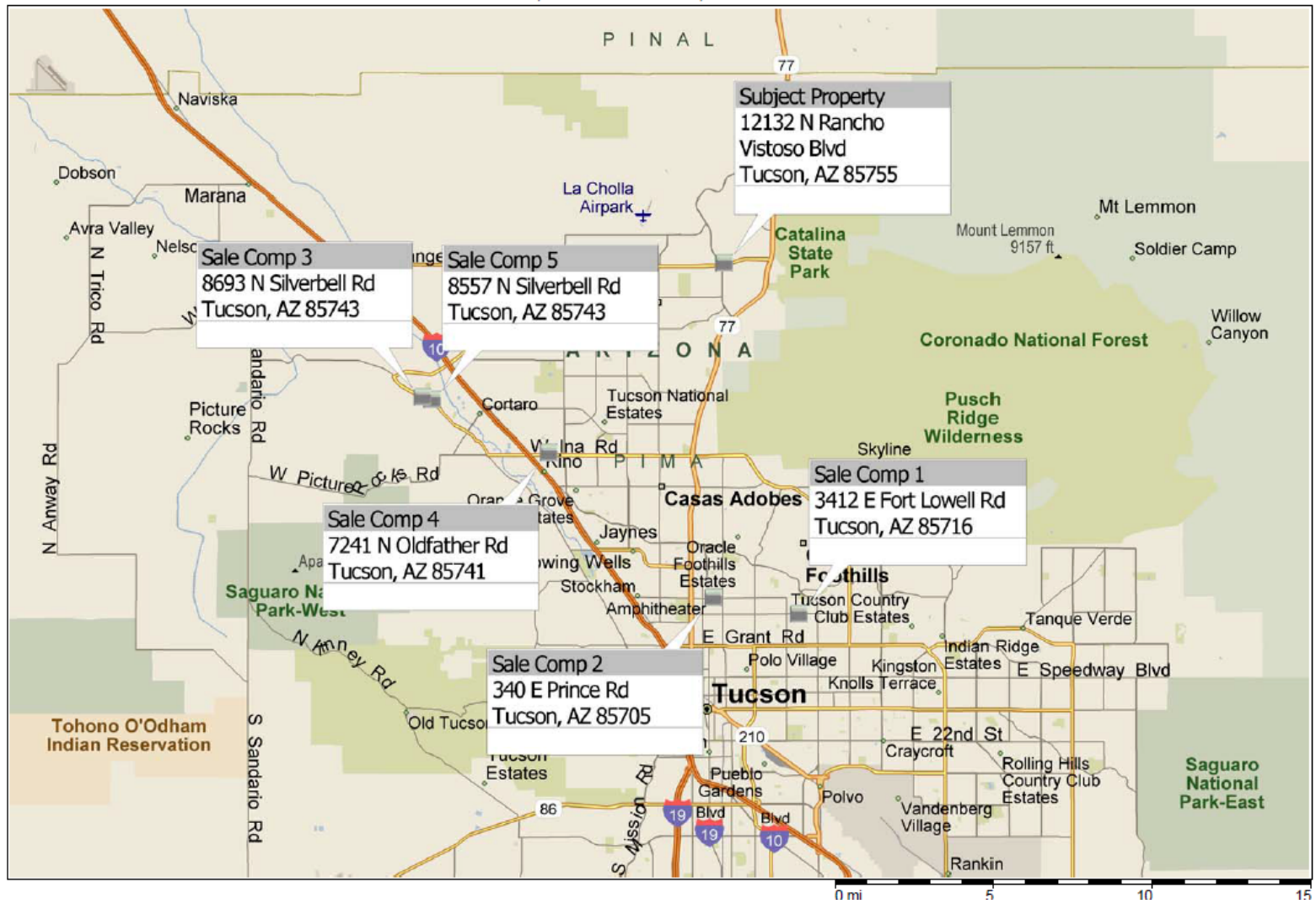
The Sales Comparison Approach is used to provide a market value opinion for the subject as vacant land. This approach applies the principle of substitution which affirms that when a property can be replaced, its value tends to be set by the cost of acquiring an equally desirable substitute property without undue or costly delay.

Adjustments are made to the comparable sales based on the following elements of comparison: property rights conveyed, financing terms, conditions of sale, market conditions or date of sale, location, physical characteristics and zoning/intended use. The sale price per square foot is the appropriate unit of comparison for the analyses. This is derived by dividing the sale price by the total square footage of the site.

Search parameters for comparable land sales focused on land sales that are similar in size, physical characteristics and potential use. There has been adequate land sales activity over the last three years. We have selected secondary retail sales locations in keeping with our opinion of highest and best use. The market data that is included in the analysis is considered the best available and provides a credible opinion of value.

A location map showing the comparable sales relative to the subject and individual sale data sheets with aerial parcel maps are presented on the following pages. The adjustment matrix follows the land value analysis.

LAND COMPARABLE MAP

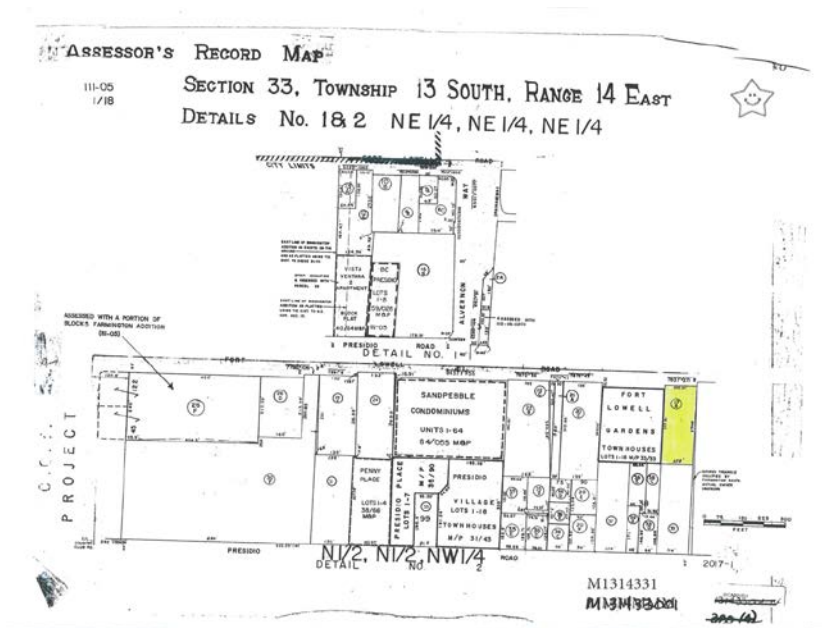


COMPARABLE:	LAND SALE 1
LOCATION:	3412 E. Fort Lowell Road, Tucson, AZ 85716
TAX CODE NUMBER(S):	111-05-017A
RECORDS:	
Instrument:	Special Warranty Deed
Date Recorded:	December 30, 2020
Affidavit of Fee No's:	20213510973
SELLER:	Tac 5 Properties
BUYER:	Empowered Freedom P4, LLC
SALE PRICE:	\$213,444
INTEREST CONVEYED:	Fee Simple
TERMS:	Cash
CONDITIONS OF SALE:	Arm's Length
SITE AREA IN SQ. FT.	30,541
SITE AREA IN ACRES:	0.70
SALE PRICE PER SQ. FT:	\$6.99
PHYSICAL DESCRIPTION	
Location:	Good / Central Tucson
Access/Traffic vpd:	Good / 26,850 vpd
Topography / Shape:	Level / Rectangular
Utilities:	All to site
Flood Plain:	Zone X
ZONING / PLANNED USE:	C-1; Commercial
THREE YEAR HISTORY:	No prior sales
MARKETING TIME:	6 months
CONFIRMED WITH:	Kelly Doty; Long Realty 520/577-7400
DATE CONFIRMED:	November, 2022
COMMENTS:	

This parcel has about 110' of frontage along Fort Lowell Road, west of Dodge Boulevard. The buyer plans to develop the property for multi-family uses.

23-152-L.LS1



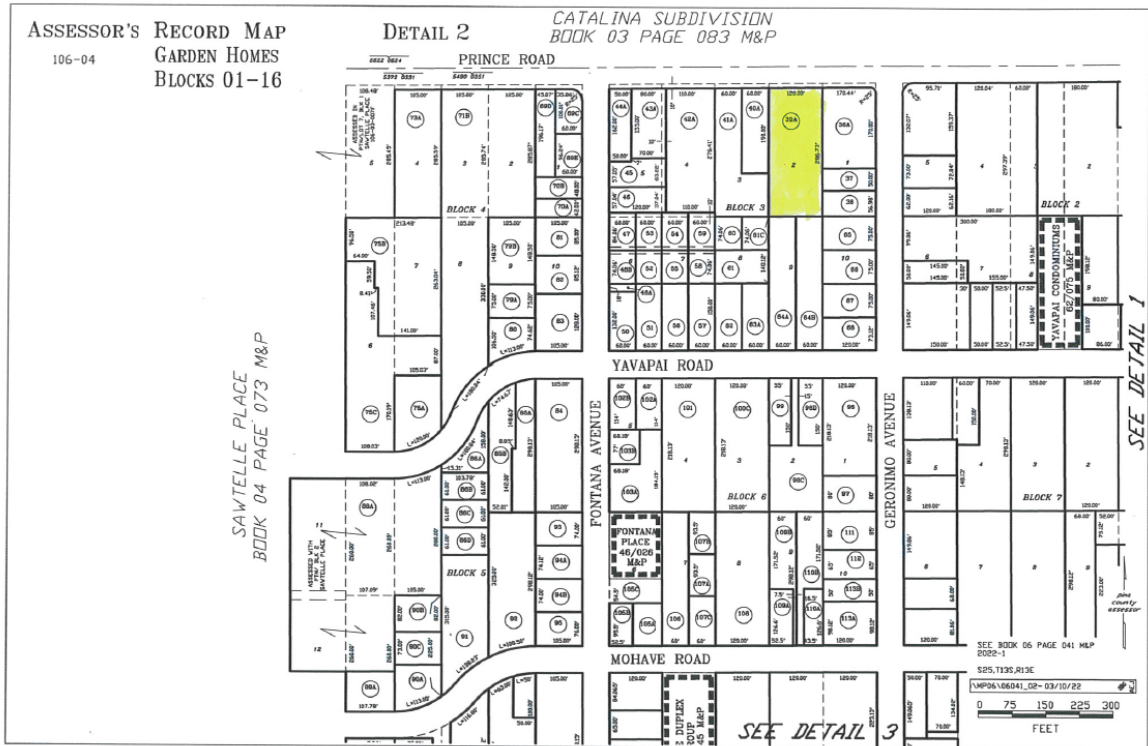


COMPARABLE:	LAND SALE 2
LOCATION:	340 E. Prince Road, Tucson, AZ 85705
TAX CODE NUMBER(S):	106-04-039A
RECORDS:	
Instrument:	Warranty Deed
Date Recorded:	March 3, 2022
Affidavit of Fee No:	20220810199
SELLER:	Enrique Diaz
BUYER:	Hussein Alhakeem
SALE PRICE:	\$210,000
INTEREST CONVEYED:	Fee Simple
TERMS:	Cash
CONDITIONS OF SALE:	Arm's Length
SITE AREA IN SQ. FT.	34,398
SITE AREA IN ACRES:	0.79
SALE PRICE PER SQ. FT.:	\$6.11
PHYSICAL DESCRIPTION	
Location:	Good / Central Tucson
Access/Traffic vpd:	Good / 15,376 vpd
Topography / Shape:	Level / Rectangular
Utilities:	All to site
Flood Plain:	Zone X
ZONING / PLANNED USE:	C-2; Commercial
THREE YEAR HISTORY:	This property sold previously in February, 2021 for \$135,000.
MARKETING TIME:	2 months
CONFIRMED WITH:	George Hayduke; Broker 520/229-3313
DATE CONFIRMED:	October, 2023
COMMENTS:	

This parcel has about 120' of frontage along Prince Road, west of Geronimo Avenue. The buyer plans to develop the property in the future or resell.

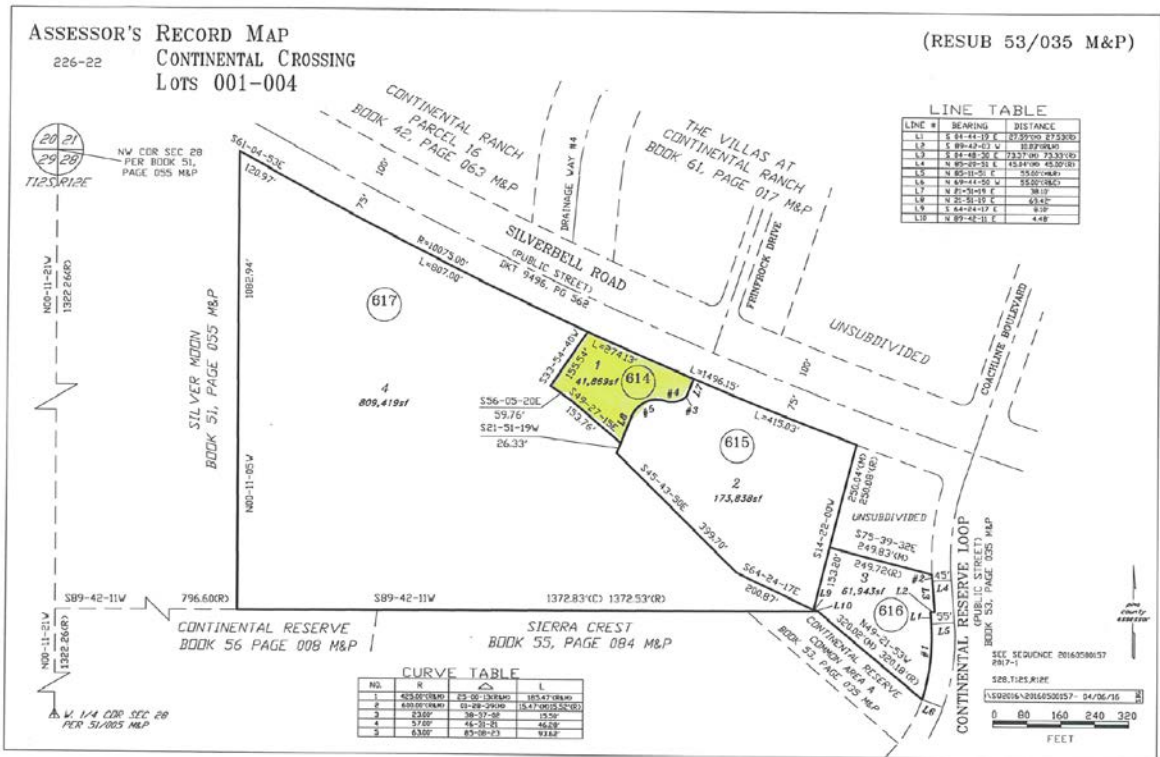
23-152-L.LS2





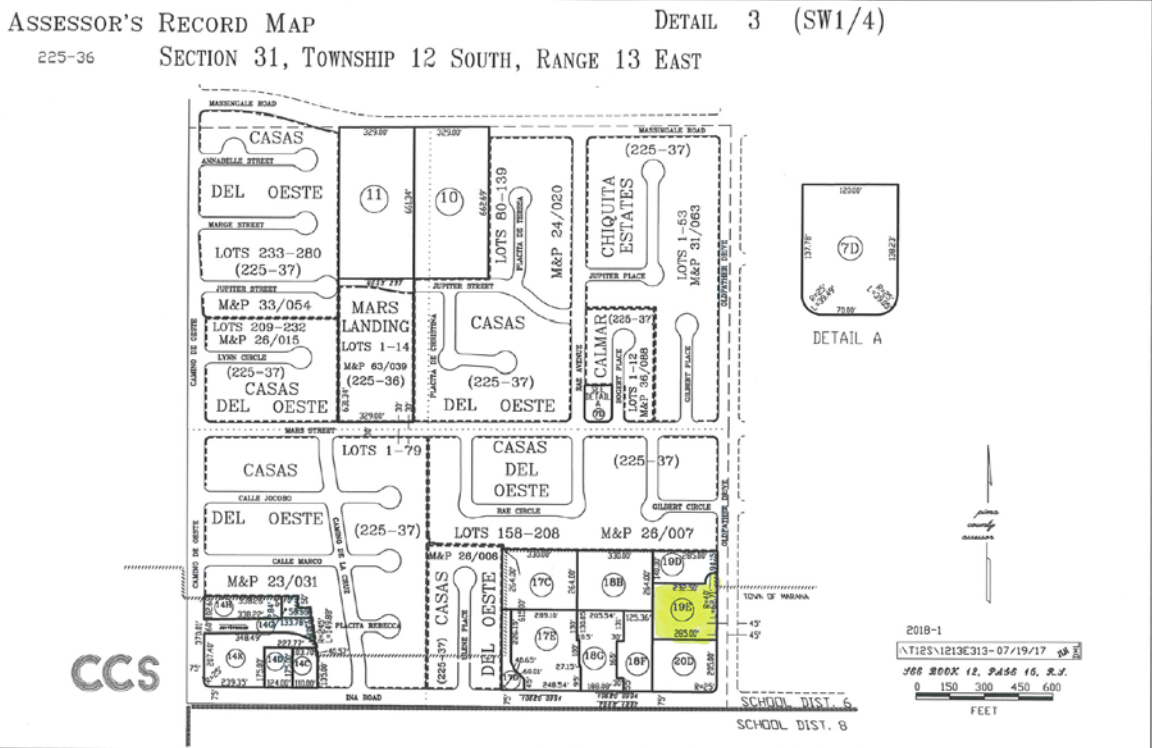
COMPARABLE:	LAND SALE 3
LOCATION:	8693 N. Silverbell Road, Marana, AZ 85743
TAX CODE NUMBER(S):	226-22-6140
RECORDS:	
Instrument:	Special Warranty Deed
Date Recorded:	October 14, 2022
Affidavit of Fee No:	20222870172
SELLER:	Daz 7 Sombrero Peak, LLC
BUYER:	ELC Silverbell, ELC
SALE PRICE:	\$265,000
INTEREST CONVEYED:	Fee Simple
TERMS:	Cash
CONDITIONS OF SALE:	Arm's Length
SITE AREA IN SQ. FT.	41,869
SITE AREA IN ACRES:	0.96
SALE PRICE PER SQ. FT:	\$6.33
PHYSICAL DESCRIPTION	
Location:	Good / NW Tucson
Access/Traffic vpd:	Good / 15,600 vpd
Topography / Shape:	Level / Irregular
Utilities:	All to site
Flood Plain:	Zone X
ZONING / PLANNED USE:	F; Commercial
THREE YEAR HISTORY:	No prior sales
MARKETING TIME:	9 months
CONFIRMED WITH:	Pat Welchert; Broker 520/360-9394
DATE CONFIRMED:	October, 2023
COMMENTS:	
<p>This parcel has about 274' of frontage along Silverbell Road, west of Continental Reserve Loop. The buyer is constructing a day care center on this property.</p>	
23-152-L.LS3	





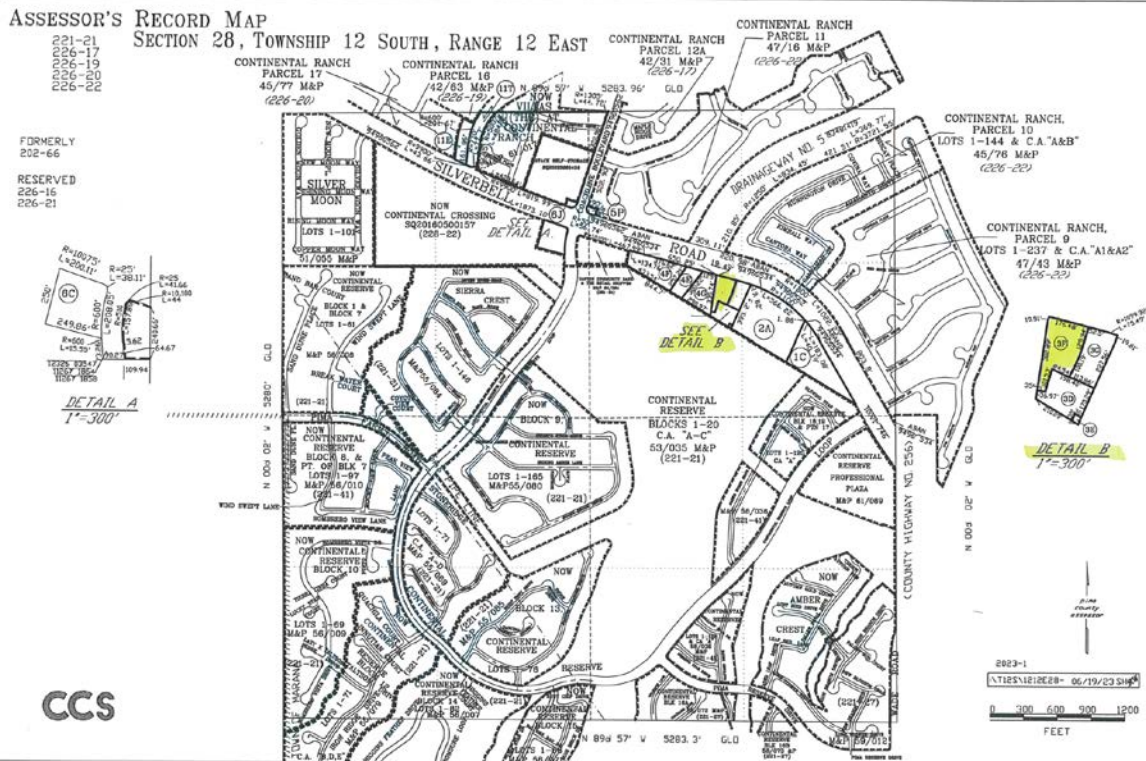
COMPARABLE	LAND SALE 4
LOCATION:	7241 N. Oldfather Road, Marana, AZ 95751
TAX CODE NUMBER(S):	225-36-019E
RECORDS:	
Instrument:	Special Warranty Deed
Date Recorded:	March 10, 2023
Affidavit of Fee Number	20230720602
SELLER:	Ina & Oldfather, LLC
BUYER:	316 Ina, LLC
SALE PRICE:	\$350,000
INTEREST CONVEYED:	Fee Simple
TERMS:	Cash
CONDITIONS OF SALE:	Arm's-Length
SITE AREA IN SQ. FT.	71,664
SITE AREA IN ACRES:	1.65
SALE PRICE PER SQ. FT:	\$4.88
PHYSICAL DESCRIPTION	
Location:	Good / NW Tucson
Access/Traffic vpd:	Good / 8,400 vpd
Topography / Shape:	Level / Rectangular
Utilities:	All to site
Flood Plain:	Zone X
ZONING / PLANNED USE:	NC; Commercial
THREE YEAR HISTORY:	No prior sales
MARKETING TIME:	5 months
CONFIRMED WITH:	Lynn Tayler; Broker 520/546-9003
DATE CONFIRMED:	October, 2023
COMMENTS:	
This parcel has about 290' of frontage along OldFather Road, just north of Ina Road. The site was vacant at the time of sale and the buyer is holding for investment or development.	
23-152-LLS4	





COMPARABLE:	LAND SALE 5
LOCATION:	8557 N. Silverbell Road, Marana, AZ 85743
TAX CODE NUMBER(S):	221-21-003F
RECORDS:	
Instrument:	Warranty Deed
Date Recorded:	April 28, 2023
Affidavit of Fee No:	20231180593
SELLER:	Aljaar Investment Corp.
BUYER:	Goldman Ventures, LLC
SALE PRICE:	\$315,000
INTEREST CONVEYED:	Fee Simple
TERMS:	Cash
CONDITIONS OF SALE:	Arm's-Length
SITE AREA IN SQ. FT.	39,280
SITE AREA IN ACRES:	0.90
SALE PRICE PER SQ. FT.:	\$8.02
PHYSICAL DESCRIPTION	
Location:	Good / NW Tucson
Access/Traffic vpd:	Good / 15,600 vpd
Topography / Shape:	Level / Irregular
Utilities:	All to site
Flood Plain:	Zone X
ZONING / PLANNED USE:	NC; Commercial
THREE YEAR HISTORY:	No prior sales
MARKETING TIME:	9 months
CONFIRMED WITH:	Bruce Suppes; Broker 520/979-2967
DATE CONFIRMED:	October, 2023
COMMENTS:	
<p>This parcel has about 197' of frontage along Silverbell Road, just west of Continental Reserve Loop. The site was vacant at the time of sale and the buyer is developing a 2-tenant retail building on the property.</p>	
23-152-L,LS5	





LAND VALUE ANALYSIS

In accordance with the client’s request, the intended use for this assignment is to provide an “as is” market value opinion for the subject property. Data sources included CoStar Group, Data Tree, Tucson Association of Realtors’ Multiple Listing Service, Pima County Assessor’s records, and local real estate brokers and market participants. Search parameters for comparable sales focused on land sales that are similar in size and potential use. The search for recent land sales included immediate and surrounding areas that have similar demographics and are planned for similar potential developments.

These appraisers examined over 20 recent sales found either within the subject neighborhood or within the metropolitan Tucson area. Lower intensity commercial uses were considered the most similar to the subject. From this extensive search, the five most similar land comparables are included in this analysis. The transactions occurred between December 2020 and April 2023. The land comparables were selected for their similarity in locations, physical characteristics, and zoning/planned use.

LAND COMP	SALE DATE	PROPERTY LOCATION	SALE PRICE	ADJUSTED SALE PRICE ¹	SITE AREA (SQ. FT.)	PRICE PER SQ. FT.	ZONING / PLANNED USE
1	12/30/20	3412 E. Fort Lowell Road, Tucson, AZ 85716	\$213,444	\$213,444	30,541	\$6.99	C-1; Commercial
2	03/03/22	340 E. Prince Road, Tucson, AZ 85705	\$210,000	\$210,000	34,398	\$6.11	C-2; Commercial
3	10/14/22	8693 N. Silverbell Road, Marana, AZ 85743	\$265,000	\$265,000	41,869	\$6.33	F; Commercial
4	03/10/23	7241 N. Oldfather Road, Marana, AZ 95751	\$350,000	\$350,000	71,664	\$4.88	NC; Commercial
5	04/28/23	8557 N. Silverbell Road, Marana, AZ 85743	\$315,000	\$315,000	39,280	\$8.02	NC; Commercial

¹ Adjusted sale price for cash equivalency and/or development costs (where applicable)

Quantitative adjustments have been considered for elements of comparison including property rights conveyed, financing terms, conditions of sale, and date of sale, location, and physical differences. Here follows the analysis of the sales by each element of comparison. An adjustment matrix summarizing the adjustments as they apply to the comparable sales precedes the conclusion of this analysis.

Property Rights Conveyed

No price adjustments to any of the five land comparables are made for property rights conveyed. The fee simple interest was transferred for all comparable sales and for the subject property.

Financing Terms

In accordance with the definition of market value, adjustments for financing terms assume all cash or cash to the seller with the buyer obtaining new conventional financing at prevailing interest rates. All five of the land comparables were cash transactions and no price adjustments were necessary to any of the sales for financing terms.

Conditions of Sale

A price adjustment for conditions of sale is made if the transaction was influenced by factors not reflective of the definition of market value such as financial duress, lack of a sales commission, a related-party transaction, or extraordinary motivations of the buyer or seller. The five comparables represent arm's-length transactions with brokers involved and sales commissions being paid in these transactions. Thus, no price adjustments are necessary for conditions of sale to any of the comparables.

Market Conditions (Time)

An adjustment for market conditions considers any changes that occur in the marketplace over time. These changes include fluctuations in supply and demand, inflation, or deflation. Since the subject property is appraised as of a specific date, the sales must be analyzed to determine the direction of change, if any, during the period between the sale date and the date of valuation. None of the sales included in this analysis provide sale and re-sale data within this time frame to derive a paired-sale analysis.

The subject property represents a parcel that has a highest and best use with a present or future commercial use. The overall retail market in Tucson has slowed since the peak in 2021, mostly due to the rise in interest rates. Sales volumes are down, with vacancy, rental rates, and cap rates remaining mostly stable. The retail market is anticipated to improve in 2023 provided there is no national recession.

The overall sales price per square foot has increased slightly over the past three years although the overall cap rates have increased slightly over that time frame. The effective date of value is October 6, 2023, and the transaction dates for the closed sales analyzed are from June 2020 through April 2023. None of the five comparable sales included in the Sales Comparison Approach section of this report provided sale and re-sale

data within this period to derive a paired-sale analysis. Overall, commercial retail prices over the past 2-3 years have not made any sustained price movements. No adjustment to the comparable sale prices was made to reflect current market conditions.

Location/Access/Topography/Views

This property is located on the north side of Tangerine Road (Old SR 989), just east of the signalized intersection with Rancho Vistoso Boulevard, Oro Valley. The subject has ingress/egress to the north via an asphalt paved easement road that provides access to the shopping center to the north and to Tangerine Road to the south. This shopping center is anchored by a Safeway Grocery Store. Ingress/egress to the subject is average with access to the shopping center on the north and to right in right out traffic on Tangerine Road, a major street, on the south. Traffic counts and access support a secondary commercial usage for the subject property. The subject enjoys good mountain views to the east.

Land Sales One, Two, Three, and Four have inferior locations due to their surrounding land uses being less commercially oriented than the subject's location adjacent to an anchored neighborhood shopping center. All of these sales prices were adjusted upward. Sale Five has good traffic counts and similar surrounding land uses. It's price was adjusted downward.

Physical Characteristics

Price adjustments for physical characteristics include the site size, site utility (shape/utility), zoning/planned use, availability of utilities, and floodplain issues.

Site Size

Generally, due to economies of scale, smaller parcels tend to sell at higher prices per acre than larger ones this, as there are more potential buyers competing for smaller parcels. According to the ADOT Right of Way survey provided, the subject consists of a 65,483 gross square foot parcel of land, with roadway and slope easements that indicate an effective site size of 52,377 square feet. Due to the rolling terrain of the site, a usable area near 39,200+- square feet is estimated by these appraisers.

Four of the five sales are mostly similar to the subject in size ranging from 30,541 to 41,869 square feet. However, Sale Four is a larger parcel (71,664 square feet) and this sale was adjusted upward for size.

Site Utility (Shape/Utility)

The subject's usable area has been estimated at 39,200 square feet and could accommodate a variety of retail uses. However, the topography of the site would require significant site work prior to any development of the site. With site work, the parcel could accommodate a secondary commercial use. All of the comparable sales are superior to the subject in regards to topography. These sales' prices were all adjusted downward.

Zoning / Planned Use

The subject site is found within the jurisdiction of Oro Valley although is not currently zoned as it is a right of way parcel owned by ADOT. The subject is found adjacent south of an anchored shopping center that is zoned under a PAD for Neighborhood Commercial (NC). The subject's zoning would assume the zoning of the adjacent parcels, NC, if ADOT sold the property to a private entity. All of the sales selected have a similar retail use, and no adjustments were made for zoning.

Utilities (Offsites)

Electric, sewer and water utilities are found in the proximity to the subject although the exact location or capacity of the services is unknown. Any development of the site would require an engineering study to identify the adequacy and availabilities of utilities to the subject. All of the sales were considered similar to the subject in terms of availability of utilities.

Floodplain

The subject property identified as being located in Flood Zone X, which is an area defined by FEMA as being outside the 100 and 500-year flood plains. There is a wash area that traverses the west side of the site that is not considered adverse to any potential development. All of the land comparables have similar flood designations with no or curable flood issues.

Here follows an Adjustment Matrix summarizing the adjustments as they apply to the four land comparables.

LAND COMPARABLE ADJUSTMENT MATRIX

ELEMENTS OF COMPARISON	SUBJECT	LAND SALE 1		LAND SALE 2		LAND SALE 3		LAND SALE 4		LAND SALE 5	
	Tangerine Road, Rancho Vistoso Boulevard, Oro Valley	3412 E. Fort Lowell Road, Tucson, AZ 85716	Price / sq ft Adjustments	340 E. Prince Road, Tucson, AZ 85705	Price / sq ft Adjustments	8693 N. Silverbell Road, Marana, AZ 85743	Price / sq ft Adjustments	7241 N. Oldfather Road, Marana, AZ 95751	Price / sq ft Adjustments	8557 N. Silverbell Road, Marana, AZ 85743	Price / sq ft Adjustments
SALE PRICE / PER SQUARE FOOT	N/A	\$213,444	\$6.99	\$210,000	\$6.11	\$265,000	\$6.33	\$350,000	\$4.88	\$315,000	\$8.02
PROPERTY RIGHTS CONVEYED <i>Adjustment</i>	Fee Simple	Fee Simple 0%	\$0.00	Fee Simple 0%	\$0.00	Cash 0%	\$0.00	Fee Simple 0%	\$0.00	Fee Simple 0%	\$0.00
FINANCING TERMS <i>Adjustment</i>	Assume cash to seller	Cash 0%	\$6.99	Cash 0%	\$6.11	Cash 0%	\$6.33	Cash 0%	\$4.88	Cash 0%	\$8.02
CONDITIONS OF SALE <i>Adjustment</i>	Assume Arm's -Length	Arm's Length 0%	\$0.00	Arm's Length 0%	\$0.00	Arm's Length 0%	\$0.00	Arm's-Length 0%	\$0.00	Arm's-Length 0%	\$0.00
MARKET CONDITIONS (TIME) <i>Adjustment</i>	October 6, 2023 Date of Value	December 30, 2020 0%	\$6.99	March 3, 2022 0%	\$6.11	October 14, 2022 0%	\$6.33	March 10, 2023 0%	\$4.88	April 28, 2023 0%	\$8.02
ADJUSTED SALE PRICE PER SF			\$6.99		\$6.11		\$6.33		\$4.88		\$8.02
LOCATION General Access/Traffic vpd <i>Net Location Adjustment</i>	Good / NW Tucson Good / 24,325 vpd N/A	Good / Central Tucson Good / 26,850 vpd 5%	\$0.35	Good / Central Tucson Good / 15,376 vpd 10%	\$0.61	Good / NW Tucson Good / 15,600 vpd 10%	\$0.63	Good / NW Tucson Good / 8,400 vpd 20%	\$0.98	Good / NW Tucson Good / 15,600 vpd -5%	(\$0.40)
PHYSICAL CHARACTERISTICS Site Size in SF Site Size in Acres <i>Adjustment</i>	39,200 0.90	30,541 0.70 0%	\$0.00	34,398 0.79 0%	\$0.00	41,869 0.96 0%	\$0.00	71,664 1.65 5%	\$0.24	39,280 0.90 0%	\$0.00
Topography / Shape <i>Adjustment</i>	Rolling / Irregular	Level / Rectangular -5%	(\$0.35)	Level / Rectangular -5%	(\$0.31)	Level / Irregular -5%	(\$0.32)	Level / Rectangular -5%	(\$0.24)	Level / Irregular -5%	(\$0.40)
Zoning / Planned Use <i>Adjustment</i>	NC; Commercial	C-1; Commercial 0%	\$0.00	C-2; Commercial 0%	\$0.00	F; Commercial 0%	\$0.00	NC; Commercial 0%	\$0.00	NC; Commercial 0%	\$0.00
Utilities <i>Adjustment</i>	All to Site	All to site 0%	\$0.00	All to site 0%	\$0.00	All to site 0%	\$0.00	All to site 0%	\$0.00	All to site 0%	\$0.00
Floodplain <i>Adjustment</i>	FEMA Zone X; Outside Flood Hazard Area	Zone X 0%	\$0.00	Zone X 0%	\$0.00	Zone X 0%	\$0.00	Zone X 0%	\$0.00	Zone X 0%	\$0.00
Site Improvements <i>Adjustment</i>	As if Vacant	Vacant 0%	\$0.00	Vacant 0%	\$0.00	Vacant 0%	\$0.00	Vacant 0%	\$0.00	Vacant 0%	\$0.00
ADJUSTED SALE PRICE / SF			\$6.99		\$6.41		\$6.65		\$5.86		\$7.22

Conclusion – ADOT Parcel L-T-013

After making adjustments for all of the appropriate elements of comparison, the adjusted price range from the comparable land sales is \$5.86 to \$7.22 per square foot. With equal weight given to each of the five sales presented is given, it is our opinion that the market value of the subject’s 39,200 usable square feet of site is approximately \$6.75 per square foot. Then, 39,200 square feet times \$6.75/sf = \$264,600, rounded to \$265,000.

ADOT PARCEL L-T-013, MARKET VALUE OPINION\$265,000
This estimate of Market Value equals approximately \$6.75 Per Sq.Ft.

EXPOSURE TIME

Exposure time is the estimated length of time the appraised property would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The marketing times from the comparable sales are analyzed to estimate the exposure time for the subject.

A review of several comparable land sales reported marketing periods ranging from 2 to 9 months. Given the current market conditions, the estimated exposure time is 12 months or less if the property is priced in accordance with the appraised value.

AUDITING BREAKDOWN

The following is the Auditing Breakdown for the subject property.

ADOT PARCEL L-T-013, MARKET VALUE OPINION\$265,000
This estimate of Market Value equals approximately \$6.75 Per Sq.Ft.

PROJECT: M6975 01X
HIGHWAY: Tangerine Rd Highway
ORDER NO: PO 0000595159
SECTION: First Ave – U.S. 89
PARCEL: L-T-013
CONTRACT: CTR 054974-2

We hereby certify:

That we personally inspected the property herein appraised. We made a personal field inspection of each the comparables relied upon in making said appraisal. The subject and the comparables relied upon in making the appraisal were represented by the photographs, and aerials and plat maps contained in the appraisal.

To the best of our knowledge and belief, the statements contained in said appraisal are true and the opinions, as expressed therein, are based upon correct information; subject to the limiting conditions therein set forth.

That no hidden or unapparent conditions of the subject property, subsoil, or structures were found or assumed to exist which would render the property more or less valuable; and we assume no responsibility for such conditions, or for engineering which might be required to discover such factors. That, unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present in the property, were not observed by us or acknowledged by ownership. The appraisers, however, are not qualified to detect such substances, the presence of which may affect the values of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

That our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Arizona Department of Transportation Appraisal Standard and Specifications and the Uniform Standards of Professional Appraisal Practice.

That this appraisal has further been made in conformity with the appropriate State and Federal laws, regulations, policies, and procedures applicable to appraisal.

That we understand this appraisal may be used in connection with the potential disposal of the property by the State of Arizona.

That neither our employment nor our compensation for making the appraisal and report are in any way contingent upon the values reported herein.

That we have no direct or indirect present or contemplated future personal interest in the property that is the subject of this report, or any benefit from the potential disposal of the property appraised herein.

That we have not revealed the findings and result of such appraisal to anyone other than the property officials of the Arizona Department of Transportation, and we will not do so unless so authorized by property State officials, or until we are required to do so by due

process of law, or until we are released from this obligation by having publicly testified as to such findings.

That our opinion of the MARKET VALUE for the subject property as of the 6th day of October, 2023, based upon our independent appraisal and the exercise of our professional judgment is as follows:

ADOT PARCEL L-T-013, MARKET VALUE OPINION\$265,000

This estimate of Market Value equals approximately \$6.75 Per Sq.Ft.

Date: November 1, 2023

By 

John Ferenchak
*Certified General Real
Estate Appraiser #30344*

By 

Steven R. Cole, MAI, SRA
*Certified General Real
Estate Appraiser # 30130*

CERTIFICATION

THE APPRAISERS CERTIFY TO THE BEST OF THEIR KNOWLEDGE AND BELIEF:

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

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

The reported valuations, assumptions and limiting conditions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

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

We previously appraised the property that is the subject of this report in November, 2022, with a different value conclusion than contained within this appraisal report.

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

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

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

Steven Cole, MAI, AI-GRS, and John Ferenchak, have made a personal inspection of the property that is the subject of this report, and have the knowledge and experience necessary to complete the assignment competently.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The use of this report is also subject to the requirements of the Arizona Board of Appraisal. The reader is referred to appraisers' Statement of Qualifications.

We hereby certify that we are competent to complete the appraisal assignment

All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser".

No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.


As of the date of this report, Steve Cole, MAI, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report, John Ferenchak has completed the continuing education program for Practicing Affiliates of the Appraisal Institute.

Date: October 16, 2023

By 

John Ferenchak
*Certified General Real
Estate Appraiser #30344*

By 

Steven R. Cole, MAI, SRA
*Certified General Real
Estate Appraiser # 30130*

QUALIFICATIONS OF STEVEN R. COLE, MAI, SRA, AI-GRS

FORMAL EDUCATION:

Bachelor of Arts Degree with high honors, University of California,
Santa Barbara, 1971

Master's Degree in Business Administration, University of California,
Los Angeles, 1973. Concentration: Urban Land Economics

PROFESSIONAL EDUCATION:

Successful Completion of Examinations for the following courses given by the
Appraisal Institute:

"Real Estate Appraisal Principles" and "Basic Valuation Procedures"

"Capitalization Theory & Techniques", Parts 1, 2, and 3

"Case Studies in Real Estate Valuation"

"Introduction to Real Estate Investments Analysis"

"Litigation Valuation"

"Standards of Professional Practice", Part A, B & C

"Market Analysis"

"Review Theory - General"

Attendance at Numerous Educational Seminars:

PROFESSIONAL MEMBERSHIPS:

Member, Appraisal Institute (MAI), Certification Number 6080. The institute conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic educational certification. As of this date, I have completed the requirements under the continuing education program of the Appraisal Institute. I am currently certified through December 31, 2021.

Senior Residential Appraiser (SRA), of the Appraisal Institute. This designation signifies expertise in the valuation of residential properties of 1 to 4 units.

General Review Specialist (AI-GRS), of the Appraisal Institute. This designation signifies expertise in the review of appraisals of general real estate properties.

EXPERIENCE:

Includes valuation of most types of urban real property: single and multi-family residential, commercial, industrial, and vacant land. Experience also includes special purpose properties, feasibility studies, Fee Simple and leasehold interest, counseling, and appraisal for condemnation since 1975.

ADDITIONAL EDUCATIONAL AND PROFESSIONAL ACTIVITY:

Publication of articles in Professional Journals:

“A New Methodology for Estimating Highest and Best Use”,
Real Estate Appraiser and Analyst, Summer, 1987

“Estimating the Value of Proposed Developments by Discounting
Cash Flow”, *Real Estate Review*, Summer, 1988.

Formerly a Certified Instructor with the Appraisal Institute for “Highest and Best Use Applications”, “Feasibility Analysis and Highest and Best Use- Nonresidential Properties”, and “Principals and Procedures of Real Estate Appraisal”.

Associate Faculty, Pima Community College for “Real Estate Appraisal Principals” and “Basic Valuation Procedures”, 2000-2006.

Instructor for Tucson Board of Realtors, American Bar Association, Brodsky School of Real Estate, and Hogan School of Real Estate. Appraisal Principles, Appraisal Procedures, Market Analysis. Using the Internet for Due Diligence.

President of Southern Arizona Chapter #116, Appraisal Institute, 1983-84.

President for the Arizona State Chapter #41, Appraisal Institute, 1990.

Chairman, Pima County Real Estate Council, 2003-2004, Director 1989-2007.

Chairman, Tucson Airport Authority Chairman, 2015.
Board of Directors, 2011-2016. Member, Tucson Airport Authority, 2007-2016.

APPROVED APPRAISER:

With most major commercial banks and mortgage companies in Arizona.

STATE CERTIFICATION:

Arizona Certified General Real Estate Appraiser Number 30130. Currently certified through August 31, 2024

Department of Insurance and Financial Institutions
State of Arizona

CGA - 30130

This document is evidence that:
Arizona Revised Statutes, relating to the establishment and operation of a: has complied with the provisions of

STEVEN R. COLE

Certified General Real Estate Appraiser

and that the Deputy Director of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

Certified General Real Estate Appraiser

STEVEN R. COLE

This license is subject to the laws of Arizona and will remain in full force and effect until expired, surrendered, revoked or suspended as provided by law.

Expiration Date : **August 31, 2024**

QUALIFICATIONS OF JOHN FERENCHAK III

PROFESSIONAL MEMBERSHIPS

State of Arizona Certified General Real Estate Appraiser #30344 (August, 2024; since August, 1991)

PROFESSIONAL EXPERIENCE

March, 2006 – Present	Ferenchak Appraisal Services of Tucson, Co-owner
September, 2022 – Present	Southwest Appraisal Associates, Inc., as an Associate Appraiser
June, 1995 – February, 2021	Burdick & Ferenchak, Inc. - Real Estate Appraising and Consulting, as Partner
June, 1987 - June, 1995	The Pagel Company, Real Estate Appraisers and Consultants, as an Associate Appraiser

EDUCATION:

Bachelor of Arts Degree in Management University of Phoenix	March, 1993
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APPRAISAL COURSEWORK SUCCESSFULLY COMPLETED

Real Estate Appraisal Principles: 1A-1, 1B-1	Fall, 1987
Capitalization Theory and Techniques, Part A	Spring, 1988
Capitalization Theory and Techniques, Part B	Spring, 1990
Case Studies in Real Estate Valuation	Summer, 1991
Report Writing and Valuation Analysis	Spring, 1992
Standards of Professional Practice (USPAP - Update)	December, 2021

PARTIAL LIST OF SEMINARS ATTENDED

▶ Fair Lending and Appraisers	October, 1993
▶ NAFTA Seminar	April, 1994
▶ Subdivision Analysis Seminar	March, 1996
▶ Loss Prevention Program	October, 1997
▶ New Industrial Valuation Seminar	May, 1998
▶ How Stigmas Affect Property	July, 2000
▶ Fair Housing in Property Management	July, 2000
▶ Residential Lot Valuation Issues	May, 2002
▶ Pricing Small Apartments	July, 2002
▶ Appraisal Consulting	October, 2003
▶ Building Operation Costs	May, 2004
▶ Re-Appraising, Re-Addressing, Re-Assigning	April, 2005
▶ Water in Arizona: Laws, Agencies & Issues	July, 2006
▶ Condominiums, Co-Ops, and PUDs	October, 2006
▶ Legal Aspects of Foreclosures	February, 2007
▶ Practical Issues in Fair Housing	May, 2008

▶ Supervising Appraisers	June, 2008
▶ Disclosure	July, 2008
▶ The Appraiser as an Expert Witness	March, 2012
▶ Residential Report Writing	July, 2013
▶ Residential Comparable Sales Analysis	July, 2013
▶ Extreme Appraising: Valuing Unstable Properties	January, 2014
▶ Regression Analysis for Residential Appraisers	August, 2015
▶ Residential and Commercial Valuation of Solar	February, 2016
▶ Advanced Land Valuation	August, 2017
▶ Housing and Land: Market Perspective	May, 2018
▶ Business Practice and Ethics	June, 2018
▶ Supporting Your Adjustments: Residential Appraisers	July, 2018
▶ Property and Valuation Analysis for FHA	July, 2019
▶ Commercial Land Valuation	September, 2019
▶ Property and Land Valuation	September, 2019
▶ New Construction Essentials: Luxury Homes	May, 2020
▶ The Fundamentals of Appraising Luxury Homes	May, 2020
▶ Understanding Luxury Home Features	May, 2020
▶ Depreciated Replacement Cost	October, 2021
▶ Measuring with ANSI	February, 2022
▶ Supervisor Appraiser/Trainee Appraiser Course	April, 2022
▶ The Cost Approach	June, 2022

PROFESSIONAL AFFILIATIONS

A Practicing Affiliate of the Appraisal Institute.

SCOPE OF APPRAISAL ACTIVITY

Appraisal/consulting assignments have included a wide variety of residential and commercial appraisals, subdivision analysis, market trend studies, and land appraisals.

Department of Insurance and Financial Institutions
State of Arizona

CGA - 30344

This document is evidence that: **JOHN A FERENCHAK** has complied with the provisions of Arizona Revised Statutes, relating to the establishment and operation of a:

Certified General Real Estate Appraiser

and that the Deputy Director of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

Certified General Real Estate Appraiser

JOHN A FERENCHAK

This license is subject to the laws of Arizona and will remain in full force and effect until expired, surrendered, revoked or suspended as provided by law.

Expiration Date : **August 31, 2024**

ADDENDA

RECORDED EASEMENT

* E RECORDING * Page 1 of 5

SEQUENCE: 20200340450
No. Pages: 5
2/3/2020 2:53 PM

WHEN RECORDED RETURN TO:
DEPARTMENT OF PUBLIC WORKS
TOWN OF ORO VALLEY
ATTN: PAUL KEESLER, P.E.
11000 N. LA CAÑADA DR.
ORO VALLEY, AZ 85737

F. ANW RODRIGUEZ, RECORDER
Recorded By: AMH(e-recording)



EXEMPT FROM AFFIDAVIT
BY A.R.S. §11-1134-A-3

ARIZONA DEPARTMENT OF TRANSPORTATION EASEMENT

STATE OF ARIZONA, acting by and through its **Department of Transportation**, Grantor, for and in consideration of the sum of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATION**, does hereby quitclaim to the **TOWN OF ORO VALLEY**, a municipal corporation of the State of Arizona, the Grantee, an exclusive easement for highway purposes in accordance with A.R.S. § 28-7095 (C), including all incidents appurtenant thereto, and the right to authorize, permit, or license any other facilities which may be necessary or convenient for public purposes over, beneath, and across that certain real property situated in Pima County, Arizona, described as:

SEE EXHIBIT "A" ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

Subject to the Conditions to Easement contained in Exhibit "B" attached hereto and reference made a part hereof.

The re-recording of this official document is prohibited without the consent of the Grantor herein as evidenced by an additional notarized execution.

PROJECT: --989 PM 035 H0757 03R SECTION: 1st Ave - U.S. 89 (Now SR 77) EXCESS LAND #: L-T-013A
483-701 (10-855) pth 02/03/2020

IN WITNESS WHEREOF this instrument is executed this 3rd day of February, 2020.

ARIZONA DEPARTMENT OF TRANSPORTATION

Paula I. Gibson

Paula I. Gibson, Right of Way Administrator

NOTARY CERTIFICATION

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 3rd day of February, 2020, by Paula I. Gibson, the Right of Way Administrator of the Arizona Department of Transportation, who acknowledged that she executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

David E. Edwards

Notary Public in and for said County and State



My commission expires:
11/15/22

EXHIBIT "A"

Description for Roadway Easement

That portion of Lot 4 of Section 31, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at a 3 inch brass cap marking the Southwest corner of said Section 31, being North 89°36'32" West 2597.59 feet from a ½ inch iron pipe marking the South quarter corner of said Section 31;

thence along the West line of said Section 31 North 00°01'11" West 457.59 feet to the northerly right of way line of Tangerine Road;

thence along said northerly right of way line of Tangerine Road North 84°46'30" East 66.30 feet;

thence continuing along said northerly right of way line from a Local Tangent Bearing of North 07°25'39" West along a curve to the Left having a radius of 1075.00 feet, a length of 14.33 feet;

thence continuing along said northerly right of way line of Tangerine Road North 83°03'47" East 443.16 feet to the POINT OF BEGINNING;

thence departing said northerly right of way line, North 43°43'51" East 190.00 feet;

thence South 28°52'38" East 129.83 feet to said northerly right of way line of Tangerine Road;

thence South 83°03'47" West 195.47 feet along said northerly right of way line to the POINT OF BEGINNING.

11,770 square feet, more or less.

PROJECT: --989 PM 035 H0757 03R	SECTION: 1 st Avenue– U.S. 89	PARCEL: L-T-013A
483-701		CG 12/30/2015

EXHIBIT "B"
Conditions to Easement (page 1 of 2)

This "Conditions to Easement" is between the Town of Oro Valley, hereafter known as the Grantee, and the Arizona Department of Transportation (ADOT), hereafter known as the Grantor.

1. If the property described herein is not used for a specific highway purpose or designated for such a use by the Grantee, this Easement may be terminated by the Grantor upon Arizona State Transportation Board approval as to any portion of the property not being utilized for said specific highway purpose, provided Grantor provides Grantee with a written notice one-hundred eighty (180) days prior to the intended date of termination, and allows Grantee to cure any alleged default during said one-hundred eighty day notice period, and in such case agrees to nullify the termination notice.
2. This Easement shall terminate upon Arizona State Transportation Board approval after at least ninety (90) days prior notice, if the Director of the Arizona Department of Transportation determines that the property is needed by the Department for a highway purpose.
3. Grantee has no authority to transfer this Easement to a third party. Grantee has no fee ownership and shall not attempt to sell or exchange any portion herein, however, the Grantee is not prohibited from entering into a lease with a third party, and the Grantor's permission is not required for any lease transaction.
4. Grantee shall have all permitting authority and shall notify Grantor of any permits issued by the Grantee while the described property is in its possession.
5. The Grantee shall bear all liability that may be attributed to Grantor for incidents that occur during the period of this Easement and the Grantee shall bear all costs of maintaining the property.
6. Prior to its use of this Easement property for highway purposes, if Grantee desires to construct additional improvements, make alterations to and/or demolish or remove any existing improvements, Grantee shall first notify Grantor, providing plans for the proposed changes and obtain Grantor's written concurrence prior to the start of any such activities. Grantor shall not unduly withhold its concurrence. Grantor shall arrange for removal of any existing improvements and will coordinate these activities with Grantee, who shall have the opportunity to review and concur with Grantor's selection of contractors for this purpose. Grantee shall be responsible for payment of all fees charged by the selected contractors.
7. The Easement is granted to Grantee without payment to the Grantor per ARS 28-7095(C).

(Continued)

Conditions to Easement (page 2 of 2)

8. In the event this Easement is terminated, all or in part, the property returned to the Grantor shall be in the same or better condition as it was at the time of transfer to the Grantee. Notwithstanding the foregoing, Grantee may remove improvements that existed on said property prior to the date of conveyance without liability to Grantor in the event of termination. On or before termination, Grantee at Grantee's expense shall remove any and all improvement placed on said property by Grantee. If removal of said improvements defaces the subject property, Grantee at Grantee's expense shall be responsible for replacing or repairing any damage caused by such removal prior to termination of the Easement. Should Grantee desire to abandon the improvements and Grantor does not object to said abandonment, the improvements shall become the sole and separate property of the Grantor at no cost to the Grantor. Grantor reserves the right to waive any or all portions of this paragraph.
9. Grantee shall, at Grantee's expense, comply with all present and hereinafter enacted environmental laws and any amendments thereto, affecting Grantee's operation on the property described herein. In order to document compliance, the Grantee shall, at three (3) month intervals, perform a physical inspection of the property conveyed by this Easement. Each inspection shall be performed by a person suitably qualified in environmental laws and issues and shall adequately document the current status of the property. Inspection results shall be submitted annually to Grantor together with a description of any remedial action taken. Grantee shall immediately notify Grantor should Grantee receive any correspondence or communication from any governmental entity regarding the application of environmental laws to the premises or Grantee's operation on the premises.
10. Grantee shall indemnify and hold harmless Grantor, its employees and agents from and against any and all loss, damage, and expense (including, but not limited to, reasonable investigation, legal fees, and expenses) including but not limited to any claim or actions brought by any person, firm, governmental body, or other entity, alleging or resulting from or arising from or in connection with, contamination of, or adverse effects on the environment, or violation of any ordinance, rule, regulation, judgement, or order of any government or judicial entity to the extent such contamination, adverse effects or violation occurred in or upon the property subsequent to conveyance of the Easement and then only to the extent such contamination, adverse effects or violation was not caused solely by the Grantor, and from and against any damages, liabilities, costs, and penalties assessed as a result of any activity or operation on the property during the term of this Easement. Grantee's failure to abide by the terms of this paragraph shall be restrainable by injunction.
11. Grantee shall keep the property described herein free from any liens arising from work performed, materials furnished or obligations incurred by Grantee and shall indemnify, hold harmless and defend Grantor from any liens and encumbrances arising from any work performed or materials furnished by or at the direction of Grantee. Upon completion of any approved construction activity, copies of signed lien waivers shall be supplied to Grantor by Grantee.



PURCHASE ORDER

PHOENIX, on 9/21/2023
CTR054974/ JW-23-028/ M697501X/ L-T-013/ Appraisal due 30 days from approval-SOUTHWEST APPRAISAL ASSOCIATES INC

SUPPLIER

SOUTHWEST APPRAISAL ASSOCIATES INC
Attn: STEVEN COLE
Address: Legal Address
PO BOX 16156
UNITED STATES
TUCSON, Arizona 85732-6156
Phone: 5203270000
E-mail: STEVE@SWAA.BIZ

ORDER No. PO0000595159

(please refer to this number on all documents)
Amendment:
Requestor: ESTHER VALENCIA
Agency: Department of Transportation
Division: Infrastructure Delivery & Operations
Division Construction
Department: Right Of Way
Site: RIGHT OF WAY
Phone: 6027128793
Email: EVALENCIA@AZDOT.GOV

DELIVER TO

(unless specified differently per item)
Address: RIGHT OF WAY
1801 W Jefferson St
UNITED STATES
Phoenix, Arizona 85007
Deliver To:
Requested Delivery Date:
(Unless specified differently per item in section delivery details)

BILL TO

Address: RIGHT OF WAY
205 S 17TH AVE
MD 612E RM 331
UNITED STATES
PHOENIX, Arizona 85007-3212
Payment Terms: Net 30

ITEM	CONTRACT ID	CODE/SKU	REFERENCE AND DESCRIPTION	QTY	UNIT	UNIT PRICE (USD)	TOTAL (USD)
1	CTR054974-2	703212-1	CTR054974/ JW-23-028/ M697501X/ L-T-013/ Appraisal due 30 days from approval Commentaire : L-T-013	1.0000	Total Cost		

Total before Tax ~~1,000.00~~ USD
 Non-Taxable - 0 % 0.00 USD
Total after Tax ~~1,000.00~~ USD



DELIVERY CONDITIONS

Delivery Conditions	Date	Type	%	Amount	Item

PURCHASE ORDER TERMS AND CONDITIONS

State of Arizona
PURCHASE ORDER TERMS AND CONDITIONS
Applied to APP Purchase Orders on or after 11/10/2022

- 1. Modification.** No modification of the purchase order shall bind State of Arizona Buyer (Buyer) unless Buyer agrees to the modification in writing.
- 2. Packing and Shipping.** Seller shall be responsible for industry standard packing which conform to all legal requirements. Containers must be clearly marked with any required identifying information such as the lot number, destination address, and purchase order number.
- 3. Title and Risk of Loss.** The title and risk of loss of the materials shall not pass to Buyer until Buyer physically receives the materials at the point of delivery.
- 4. Invoice and Payment.** A separate invoice shall be issued for each shipment. No invoice shall be issued prior to shipment of materials and no payment will be made prior to receipt and acceptance of materials and correct invoice. Payment due dates, including discount periods, will be computed from date of receipt of materials or date of receipt of correct invoice (whichever is later) to date Buyer's warrant as mailed. Unless freight and other charges are itemized, any discount provided will be taken on full amount of invoice. Payment shall be subject to the provisions of Title 35 of Arizona Revised Statutes (A.R.S.), subject to the requirements and limitations of A.R.S. § 35-154. The Buyer's obligation is payable solely from funds appropriated for the purpose of acquiring the materials or services referred to in this Purchase Order; should Buyer's funding change, no legal liability on the part of the Buyer for any payment may arise under this Purchase Order until funds are made available for performance.
- 5. Inspection.** All materials are subject to final inspection and acceptance by Buyer. Material failing to meet the requirements of this Purchase Order will be held at Seller's risk and may be returned to Seller. If so returned, the cost of transportation, unpacking, inspection, repacking, reshipping, or other similar expenses are the responsibility of the Seller.
- 6. No Replacement of Defective Tender.** Every tender of materials must fully comply with all provisions of Purchase Order as the time of delivery, quantity, quality and the like. If a tender is made which does not fully conform, it shall constitute a breach and Seller shall not have the right to substitute a conforming tender.
- 7. Gratuities.** The buyer may, by written notice to the Seller, cancel this Purchase Order if it is found by Buyer that gratuities, in the form of entertainment, gifts, or otherwise, were offered or given by the Seller, or any agent or representative of the Seller, to any officer or employee of the State of Arizona with the purpose of securing an order or securing favorable treatment with respect to the awarding or amending, or the making of any determinations with the respect to the performing, of such order. In the event this Purchase Order is canceled by Buyer pursuant to this provision, Buyer shall be entitled to recover or withhold from the Seller the amount of the gratuity, in addition to any other rights and remedies available under Arizona state law.
- 8. Warranties.** Seller warrants that all materials and services delivered under this Purchase Order will conform to the requirements of this Purchase Order (including all applicable descriptions, specifications, drawing and samples) will be free from defects in material and workmanship and will be free from defects in design and fill for the intended purposes. Any inspection or acceptance of the materials or services by Buyer shall not alter or affect the obligations of Seller or the right of Buyer under the foregoing warranties.

9. E-Verify. In accordance with A.R.S. § 41-4401, Seller warrants compliance with all Federal immigration laws and regulations relating to employees and warrants its compliance with Section A.R.S. § 23- 214, Subsection A.

10. Protection of State Cybersecurity Interests. Seller shall comply with State Executive Order No. 2023-10, which includes, but is not limited to, a prohibition against (a) downloading and installing of TikTok on all State-owned and State-leased information technology; and (b) accessing TikTok through State information technology.

11. Assignment and Delegation. No right or interest in this Purchase Order shall be assigned by Seller without the written permission of Buyer, and no delegation of any duty of Seller shall be made without written permission of Buyer.

12. Third Party Antitrust Violations. Seller assigns to Buyer any claim for overcharges resulting from antitrust violations to the extent that those violations concern materials or services supplied by third parties to the Seller toward fulfillment of this Purchase Order

13. Interpretation – This Purchase Order is intended by the parties as a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of their agreement. No course of prior dealings between the parties and no course of dealing or usage of the trade shall supplement or explain any terms used in this document and no other understanding either oral or in writing shall be binding. Whenever a term defined by the Uniform Commercial Code (U.C.C.) is used in the Purchase Order, the definition contained in the U.C.C. is to control.

14. Non-Discrimination. The Seller shall comply with State Executive Orders No. 2023-09, 2023-01, 2009-09, and any and all other applicable Federal and State laws, rules and regulations, including the Americans with Disabilities Act.

15. Indemnity. Seller agrees to indemnify and save Buyer harmless from any loss, damage or expense whatsoever resulting to the Buyer from any and all claims and demands on account of infringement or alleged infringement of any patent in connection with the manufacture or use of any product included in this Purchase Order and upon written request, Seller will defend at its own expense any legal action or suit against Buyer involving any such alleged patent infringement and will pay and satisfy any judgments rendered or settlements reached in any such legal actions or suits. Seller will indemnify Buyer against all claims for damages to persons or property resulting from defects in materials or workmanship

16. Liens. All delivered materials and services performed under this Purchase Order shall be free of all liens and if Buyer requests, a formal release of all liens shall be delivered to Buyer.

17. Contract Number. If an Arizona contract number appears on the face of this Purchase Order or the Purchase Order was placed against an existing Arizona contract, the terms of that contract are incorporated herein by this reference.

18. Taxes. Seller shall be responsible for paying any and all applicable taxes, including but not limited to state and local transaction privilege taxes.

19. Conflict of Interest. Pursuant to A.R.S. § 38-511, this Purchase Order is subject to cancellation by the buyer if any person significantly involved in initiation negotiating securing drafting or creating the contract on behalf of the State is at any time while the contract is in effect, an employee or any other party to the contract in any capacity or a consultant to any other party of the contract will respect to the subject matter of the contract.

20. Remedies and Applicable Law. This Purchase Order shall be governed by the law of the State of Arizona and suits pertaining to this Purchase Order may only be brought under Article 9 of the Arizona Procurement Code (A.R.S. §§ 41-2501 et

seq., and the rules thereunder, A.A.C. R2-7-101 et seq.)

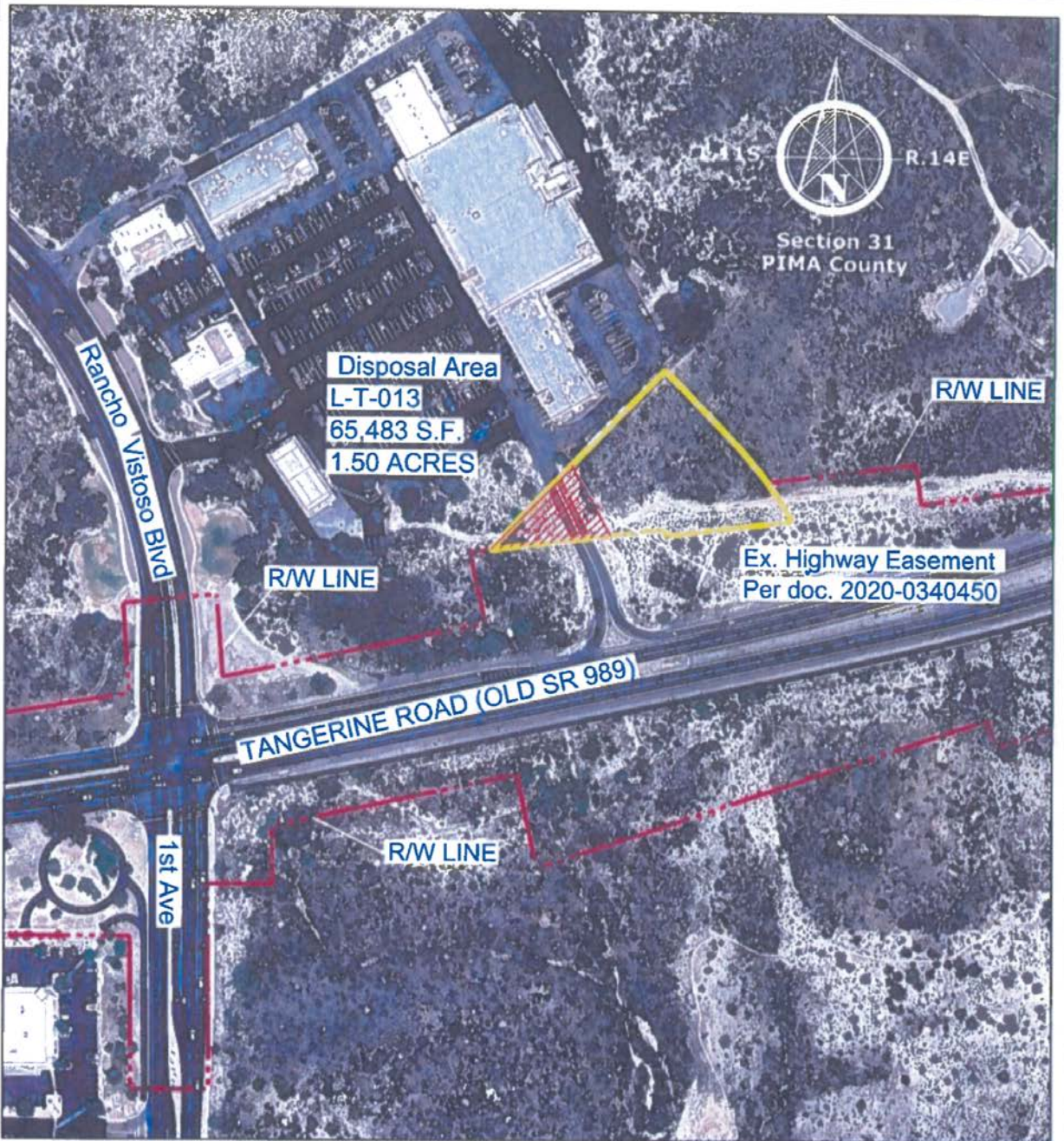
21. Books and Records. Under A.R.S. § 35-214 and § 35-215, the Seller shall retain all books, accounts, reports, files and other records relating to the Purchase Order for five years after completion of the Purchase Order. These books and records shall be available at all reasonable times for inspection and audit by the State at such state offices designated by the State.

22. State Law Certifications. If Seller is a Company as defined in A.R.S. § 35-393, Contractor Seller certifies that it shall comply with A.R.S. § 35-394, regarding use of forced labor of ethnic Uyghurs, as applicable. If this purchase order is over \$100,000, Seller further certifies that it is not currently engaged in a boycott of Israel as described in A.R.S. §§ 35-393 et seq. and will refrain from any such boycott for the duration of this Purchase Order.

23. Arbitration. The Buyer and Seller agree to use arbitration as required by A.R.S. § 12-1518.

22002020

Safety



PLEASE NOTE: This exhibit is intended for Appraisal purposes only. Refer to Final Right-of-Way Plans for additional information.

 ADOT Right Of Way <small>THIS SKETCH PLAN IS FOR ADOT INTERNAL USE ONLY</small>		PARCEL #	L-T-013	HIGHWAY NAME	TANGERINE ROAD
		EXHIBIT #		PROJECT NO.	989 PM 000 H0757
		DATE	07/13/2023	FEDERAL AID NO.	S-483-701
ROUTE NO.	SR 989	LOCATION	FIRST AVE - US 89	SHEET NO.	1 OF 1

G:\9340\PROJECTS\PIMA (10)\989 PM 000 H0757 - Tangerine Road\Excess Land\L-T-013L-T-013 Exhibit.dgn

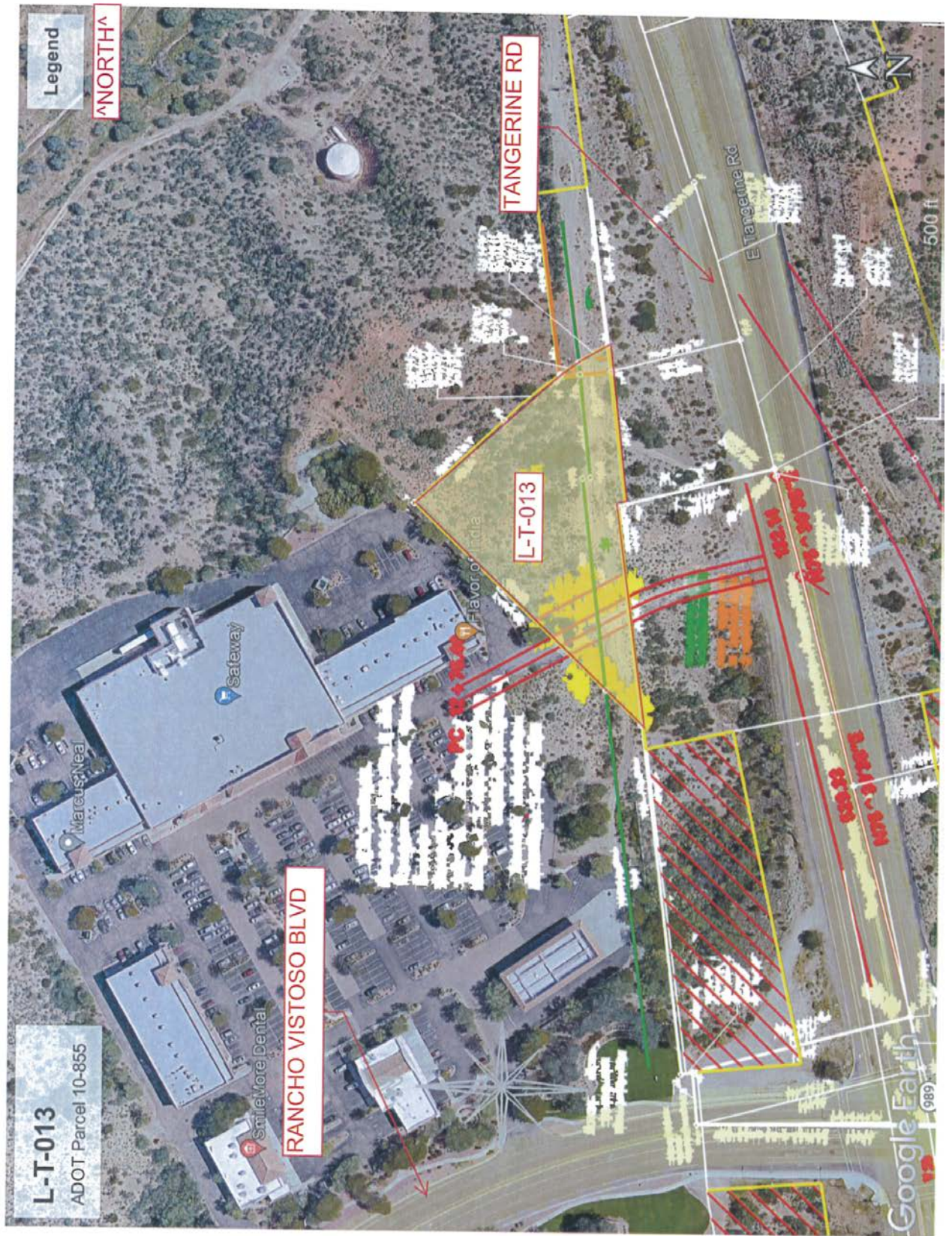


EXHIBIT "A"

That portion of the Southwest quarter (SW¼) of Section 31, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at a GLO marker at the Southwest corner of said Section 31, being North 89°36'32" West 2597.59 feet from a ½ inch iron pipe marking the South quarter corner of said Section 31;

thence along the South line of said Section 31 South 89°36'32" East 500.29 feet;

thence departing said South line of Section 31, North 00°23'28" East 534.80 feet to the northerly right of way line of Tangerine Road, the POINT OF BEGINNING;

thence departing said northerly right of way line, North 43°43'51" East 403.43 feet;

thence South 43°43'21" East 154.92 feet;

thence along a curve to the Right having a radius of 720.00 feet, a length of 164.42 feet to said northerly right of way line of Tangerine Road;

thence along said northerly right of way line of Tangerine Road South 83°03'47" West 206.00 feet;

thence continuing along said northerly right of way line of Tangerine Road North 06°56'13" West 10.00 feet;

thence continuing along said northerly right of way line of Tangerine Road South 83°03'47" West 281.60 feet to the POINT OF BEGINNING.

SUBJECT TO a Slope Easement for highway purposes that was part of the abandonment to the Town of Oro Valley by the Resolution No. 2019-09-A-024 recorded in Document No. 2019-2680841, Pima County Recorder, as described below:

That portion of the Southwest quarter (SW¼) of Section 31, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima, Arizona, being more particularly described as follows:

Commencing at the Southwest corner of said Section 31;

(continued)

PAGE 1

PROJECT: 989 PM 035 H0757	SECTION: 1 st Avenue – U.S.89	PARCEL: L-T-013
483-701	Disposal	CG 7/18/2023

thence along the South line of said Section 31 South 89°36'32" East 500.29 feet;

thence departing said South line of Section 31, North 0°23'28" East 534.80 feet to the northerly right of way line of Tangerine Road;

thence along said northerly right of way line North 83°03'47" East 281.60 feet;

thence South 06°56'13" East 10.00 feet;

thence North 83°03'47" East 169.99 feet to the POINT OF BEGINNING;

thence departing said northerly right of way line North 06°56'09" West 70.97 feet;

thence from a Local Tangent Bearing of South 37°00'30" East along a curve to the Right having a radius of 720.00 feet, a length of 79.63 feet to said northerly right of way line of Tangerine Road;

thence South 83°03'47" West 36.01 feet to the POINT OF BEGINNING.

Slope Easement contains 1,336 square feet or 0.0307 acres, more or less.

ALSO SUBJECT TO an easement for highway purposes granted to the Town of Oro Valley by Document No. 2020-0340450, Pima County Recorder, as described below:

That portion of Lot 4 of Section 31, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at a 3 inch brass cap marking the Southwest corner of said Section 31, being North 89°36'32" West 2597.59 feet from a ½ inch iron pipe marking the South quarter corner of said Section 31;

thence along the West line of said Section 31 North 00°01'11" West 457.59 feet to the northerly right of way line of Tangerine Road;

thence along said northerly right of way line of Tangerine Road North 84°46'30" East 66.30 feet;

thence continuing along said northerly right of way line from a Local Tangent Bearing of North 07°25'39" West along a curve to the Left having a radius of 1075.00 feet, a length of 14.33 feet;

(continued)

EXHIBIT "A"

PAGE 2

PROJECT: 989 PM 035 H0757	SECTION: 1 st Avenue - U.S.89	PARCEL: L-T-013
483-701	Disposal	CG 7/18/2023

thence continuing along said northerly right of way line of Tangerine Road North 83°03'47" East 443.16 feet to the POINT OF BEGINNING;

thence departing said northerly right of way line, North 43°43'51" East 190.00 feet;

thence South 28°52'38" East 129.83 feet to said northerly right of way line of Tangerine Road;

thence along said northerly right of way line South 83°03'47" West 195.47 feet to the POINT OF BEGINNING.

Roadway easement contains 11,770 square feet, more or less.

GRANTOR RESERVES unto the public and various utility companies, easements for existing utilities, if any, within the above described property, in accordance with Arizona Revised Statute 28-7210. Access to the existing utilities will be by way of what exists at the time of this conveyance and shall be the responsibility of the Grantee herein and of the public or utility companies to show where that access is located.

EXHIBIT "A"

PAGE 3

PROJECT: 989 PM 035 H0757	SECTION: 1 st Avenue - U.S.89	PARCEL: L-T-013
483-701	Disposal	CG 7/18/2023

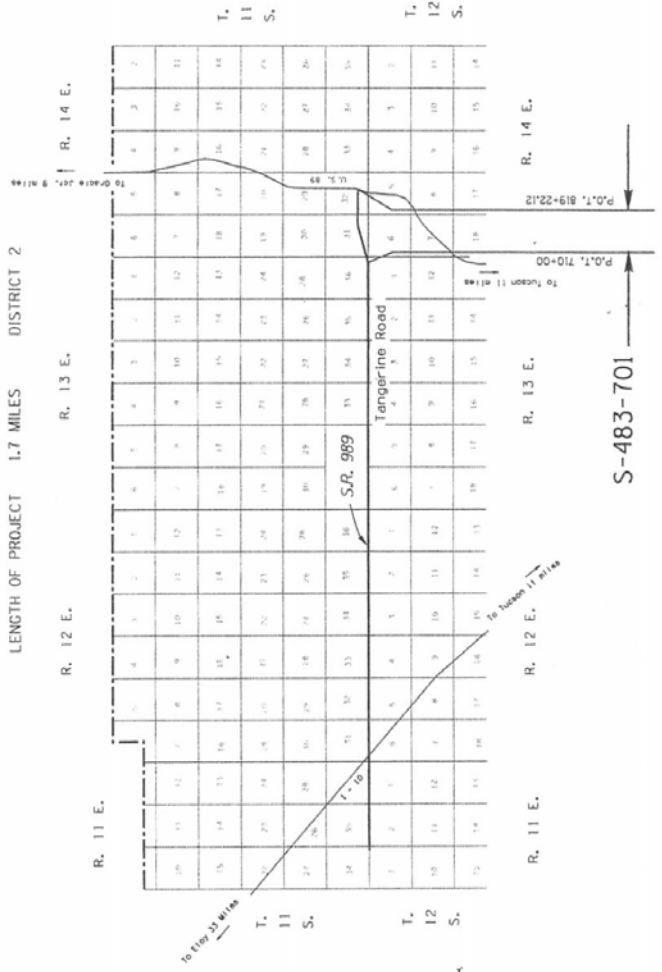
DATE	BY	PROJECT NO.	SHEET NO.	TOTAL SHEETS
9/14/12	AMZ	S-483-701	1	6



STATE OF ARIZONA
DEPARTMENT OF TRANSPORTATION

HIGHWAYS DIVISION
RIGHT OF WAY PLAN OF THE
TANGERINE RD. HWY
FIRST AVE. - U.S. 89
S-483-701

989 PM 000
LENGTH OF PROJECT 1.7 MILES DISTRICT 2



ALL RIGHTS WAST OF P.O.T. 710-00
RESERVED BY RESOLUTION 2015-01-4-020
REASON FOR
PER RESOLUTION 2015-06-4-020,
DOC. 2015-1-00350, P.C.R.
P.O.T. 710-00 (ADDRESS) 207514
P.O.T. 819-22

APPROVED IN ACCORDANCE WITH BULKHEAD PLANS
DEPUTY STATE ENGINEER DATE 9/16/12
ARIZONA DEPARTMENT OF TRANSPORTATION BOARD
APPROVED FOR RIGHT OF WAY ACQUISITION IN ACCORDANCE
WITH THE BULKHEAD ACT, CHAPTER 11, ARTICLE 1, SECTION 1-115,
TERRAS & BROWN, INC. STATE ENGINEER

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

DIVISION ADMINISTRATOR DATE
DRAWING NO. D-10-1-365
SHEET NO. 1 OF 6
TRACTS NO. H 0757 03R



PUBLIC HEARING REQUIREMENTS CERTIFIED _____ NOT REQUIRED
ENVIRONMENTAL CLEARANCE _____ 5.1.17

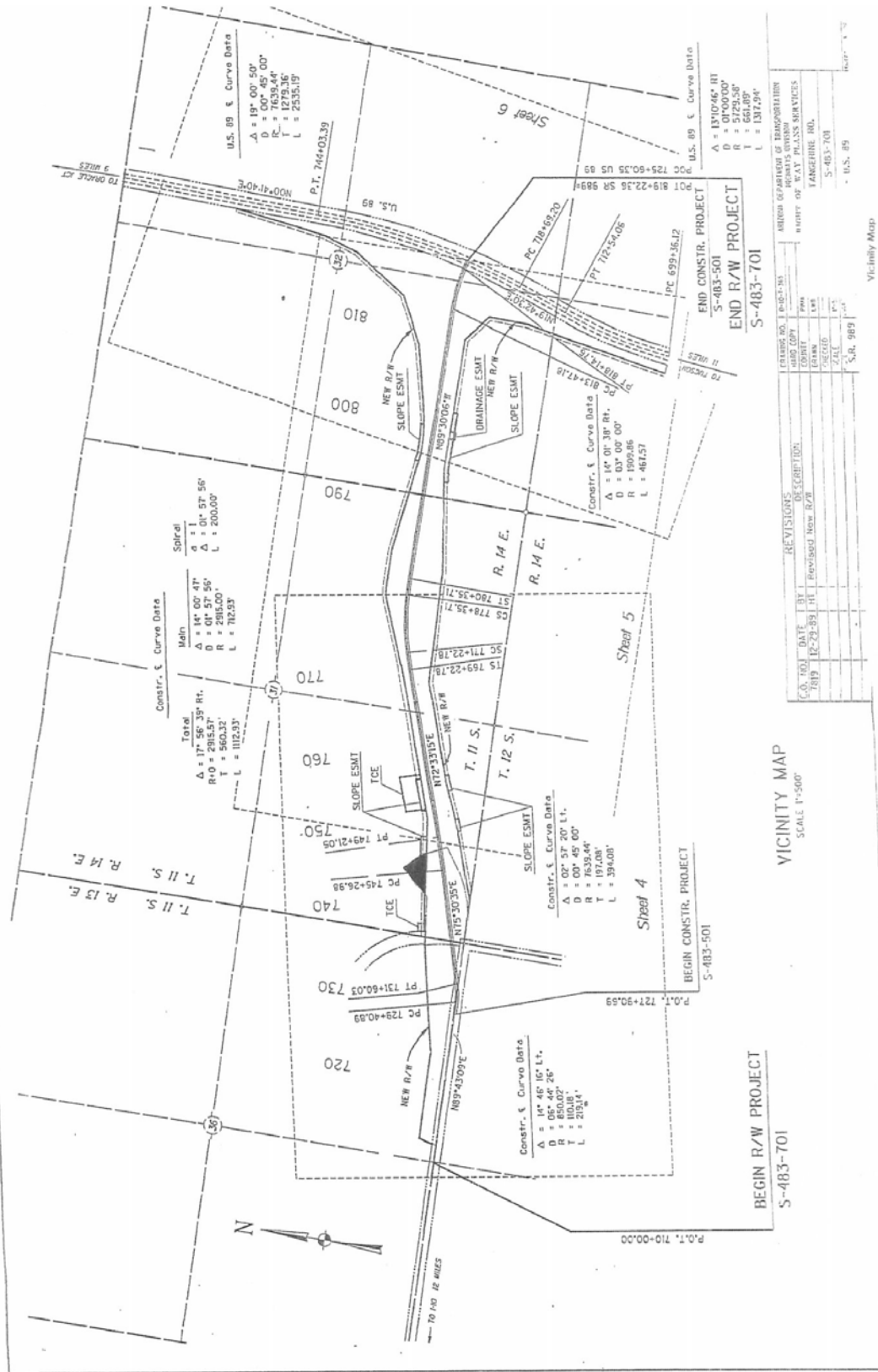
PARCEL NUMBER		OWNER	DESCRIPTION	TOTAL AREA	AREA INCLUDING EXISTING DISTURBANCE	REQUIRED EXISTING DISTURBANCE	EASEMENT AREA	REMAINDER LEFT	REMAINDER RIGHT	SHEET NUMBER	BOARD APPROVAL	TYPE & DATE OF INSTRUMENT	RECORDED DATE	BOOK	PAGE
10-048		LAWERS TITLE OF AZ, TR 7057	P1. SE 1/4 SE 1/4 SEC 36, T. 11 S., R. 13 E.	0.54 Ac.	0.54 Ac.	0.54 Ac.				4		UD	11/11/11	1711	11
10-055		PROCES TRUST CO. OF AZ, TR 11075	P1. SW 1/4 SW 1/4 SEC 31, T. 11 S., R. 14 E.	18.08 Ac.	18.08 Ac.	18.08 Ac.				4		UD	11/11/11	1711	11
		Chicago Trust Co. Trustee TR 11075	P1. SE 1/4 SE 1/4 SEC 36, T. 11 S., R. 13 E.	12.50 Ac.	12.50 Ac.	12.50 Ac.				4					
			P1. SW 1/4 SEC 31, T. 11 S., R. 14 E.	42.00 Ac.	42.00 Ac.					4, 5					
										4, 5					
										4, 5					
										5, 6					
										5, 6					
										5, 6					
										6					
10-059		WGI, INC.	P1. SEC 32, T. 11 S., R. 14 E.	50.79 Ac.	50.79 Ac.	50.79 Ac.				4, 5					
										4, 5					
										4, 5					
										5, 6					
										5, 6					
										6					
										6					
										6					

NOTE: To be acquired as a Total Take R/W Required from Wolfswille Group is to be donated as fee title in accordance with Inter governmental Agreement 87-53

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12-31-09	TRM	PROPOSED NEW R/W
2	1-1-10	TRM	ADJUSTED R/W
3	1-1-10	TRM	ADJUSTED R/W
4	1-1-10	TRM	ADJUSTED R/W
5	1-1-10	TRM	ADJUSTED R/W
6	1-1-10	TRM	ADJUSTED R/W
7	1-1-10	TRM	ADJUSTED R/W
8	1-1-10	TRM	ADJUSTED R/W
9	1-1-10	TRM	ADJUSTED R/W
10	1-1-10	TRM	ADJUSTED R/W
11	1-1-10	TRM	ADJUSTED R/W
12	1-1-10	TRM	ADJUSTED R/W
13	1-1-10	TRM	ADJUSTED R/W
14	1-1-10	TRM	ADJUSTED R/W
15	1-1-10	TRM	ADJUSTED R/W
16	1-1-10	TRM	ADJUSTED R/W
17	1-1-10	TRM	ADJUSTED R/W
18	1-1-10	TRM	ADJUSTED R/W
19	1-1-10	TRM	ADJUSTED R/W
20	1-1-10	TRM	ADJUSTED R/W

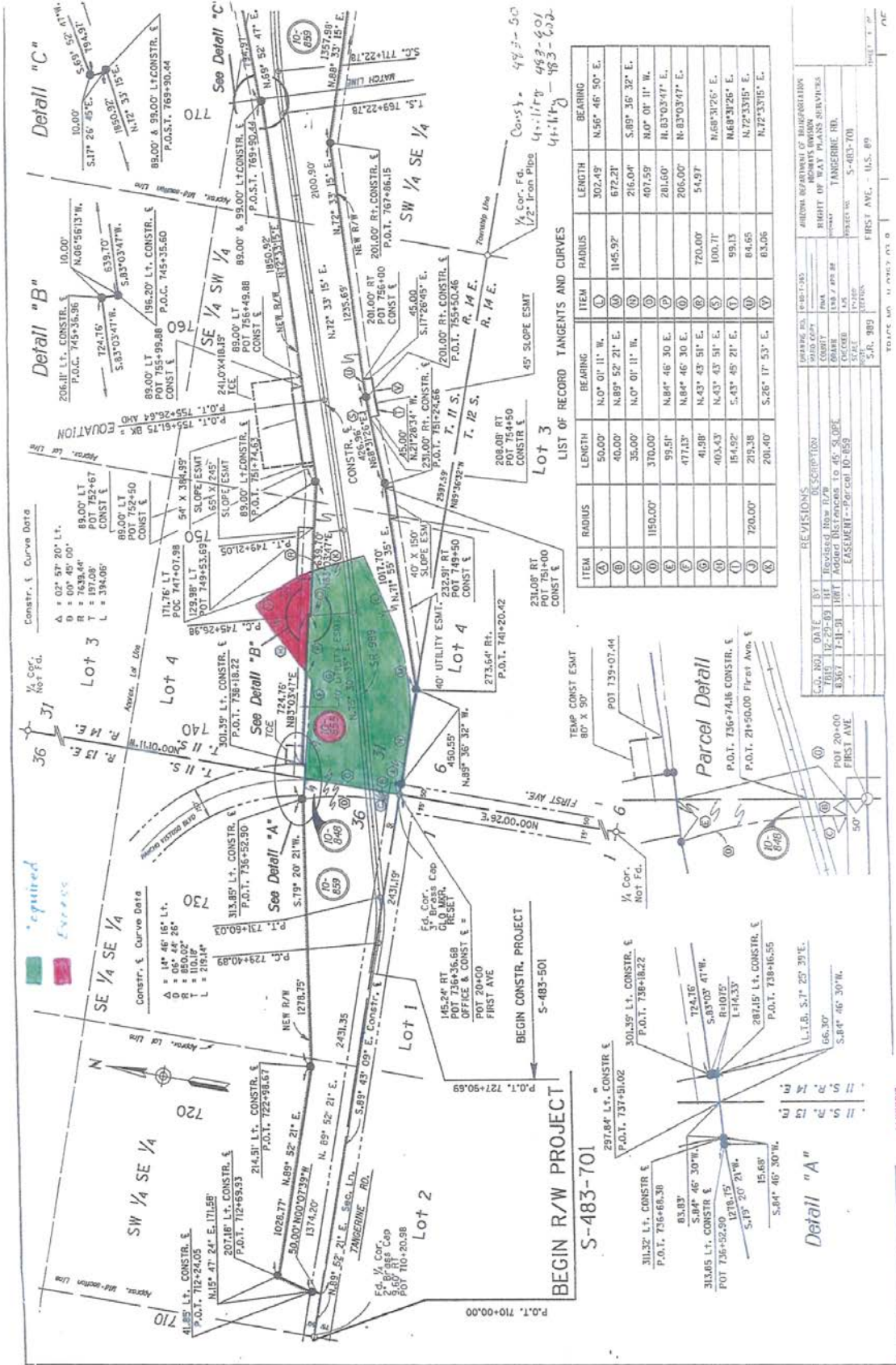
DRIVING NO. 10-01-1-583
 HARD COPY
 COUNTY
 DATE
 SCALE
 S.R. 989
 TRACS NO. M 0751 03 H
 FIRST AVE. - U.S. 89
 10/11/11



STATE OF ILLINOIS
 COUNTY OF WAYNE PLANS SERVICES
 LANGEHEIM, ILL.
 S-483-701
 U.S. 89

NO.	DATE	BY	REVISIONS OR DESCRIPTION
1	12-21-93	HT	Revised New R/W
2			
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SCALE 1"=500'
 VICINITY MAP
 S-483-701
 BEGIN R/W PROJECT
 S-483-501
 END CONSTR. PROJECT
 S-483-701
 END R/W PROJECT
 S-483-701





Infrastructure Delivery and Operations

Katie Hobbs, Governor

Jennifer Toth, Director

Greg Byres, Deputy Director for Transportation/State Engineer

Steve Boschen, Division Director

Iqbal Hossain, PE, Group Manager

205 S. 17th Ave. Room: 331
Mail Drop: 612E
Phoenix, AZ 85007

August 17, 2023

Steven Cole
Southwest Appraisal Associates, Inc
P.O. Box 16156
Tucson, AZ. 85732-6156

RE: Appraisal Assignment No.: JW-23-028
PROJECT: M6975 01X
HIGHWAY: TANGERINE ROAD HIGHWAY
SECTION: First Avenue - U.S. 89
PARCEL: L-T-013

Dear Steven Cole:

You are hereby requested to provide your fee quote to prepare an appraisal for the referenced parcel. Your appraisal report will need to reflect the market value using the current date of valuation, and be prepared in accordance with terms of this task; the ADOT Right of Way Procedures Manual Project Management Section Chapters Three and Four; The Federal Highway Administration (FHWA) Uniform Act, 49 CFR Part 24; the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) guidelines at the time of your valuation; and the enclosed scope of work and provided information.

The purpose of the appraisal report is to estimate the market value of the fee simple estate of the acquisition and its effect to the remaining property. The intended use of the appraisal report is to utilize value estimates to assist in decisions regarding the possible sale or disposal.

ADOT Procurement Group will issue a Purchase Order that will be your notice to proceed with the appraisal assignment. You may contact the property owners to arrange for the property inspection after you receive your notice to proceed from procurement. Inspection dates/times must be provided at least seven calendar days prior to inspection to the Property Owner and emailed to Vanessa Nunez (VNunez@AZDOT.GOV); Jim Walcutt (JWalcutt@AZDOT.GOV); Robert Jeffery (RJeffery@AZDOT.GOV); and Timothy O'Connell (TO'Connell@AZDOT.GOV).

+ CINDY WIENER
(CWiener@AZDOT.GOV)

Please direct any questions regarding this appraisal assignment to Jim Walcutt, (520-591-7923, JWalcutt@AZDOT.GOV), ADOT R/W Review Appraiser. All changes must be in writing to prevent any miscommunications.

Additional information regarding the parcel is as follows:

Type of Report: Appraisal
Type of Property: VACANT LAND
Scope Notes: This is excess vacant land and Market Value is required.

ARIZONA DEPARTMENT OF TRANSPORTATION
206 S. 17th Ave. | Phoenix, AZ 85007 | azdot.gov

The FHWA is to be named as an intended user of the appraisal. The appraisal report must include the ADOT Certificate of Appraiser immediately following the Auditing Breakdown section of the report. The addenda to the report is to include a current copy of the appraiser's State of Arizona Certified General Real Estate Appraiser license, a copy of the owner contact correspondence including Owner Contact Report Form(s), and a copy of the signed procurement purchase order.

Appraisal Contractor agrees that within any particular project wherein Contractor has provided appraisal or consulting services to ADOT, no other appraisal services may be provided to other clients/property owners in this project, without the written approval of ADOT. Any hypothetical assumptions, extraordinary limiting condition or jurisdictional exceptions of the appraisal must be pre-approved by the Review Appraiser prior to submittal of the appraisal report and identified in the appraisal report.

In the course of the appraisal assignment due diligence, if it is discovered that the property ownership has transferred to any entity other than that noted in the ADOT Title report, the Review Appraiser must be notified immediately. A new Title Report and Ownership Record Sheet will then be ordered for inclusion in the appraisal report.

Please note that there are changes to civil expert disclosure and discovery rules effective July 1, 2018. Please update your qualifications in the appraisal report to list all other cases in which you have testified as an expert witness at a hearing or trial during the previous four years.

A complete initial appraisal report in an electronic PDF file format is to be submitted by e-mail to the review appraiser by the appraisal due date. All subsequent appraisal report iterations are also to be e-mailed to the review appraiser. Within 5 business days after ADOT approves the acceptability for the initial report submittal, the Appraiser will deliver an electronic PDF file and four (4) bound color copies of the final report. The submitted final hard copies of the appraisal report are to include, a CD with a PDF copy of the appraisal report with the following naming convention:

ADOT Parcel # Owner Name – (Appraisal Firm Name) – Date of Value - Date of Appraisal Report, eg; Owner Name - (Appraisal Firm) DOV xx-xx-2020 DOR xx-xx-2020.

The appraisal report package is to be addressed to ADOT Right of Way Operations - Appraisal, ADOT Mail Room, 1655 W. Jackson Street, Phoenix, AZ 85007. Packages must be marked Time Sensitive or Urgent. If a delivery service is utilized, a confirmation notice is to be e-mailed to the review appraiser.

Please complete the last page of this bid request with your quote and email to RightofWayContracts@azdot.gov no later than 5:00 p.m. on August 22, 2023.

Sincerely,
Jim Walcutt
R/W Project Management Section

Enclosure(s)
cc: Esther Valencia, R/W Contracts Section

ARIZONA DEPARTMENT OF TRANSPORTATION
206 S. 17th Ave. | Phoenix, AZ 85007 | azdot.gov