



# PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

**DATE:** November 13, 2019  
**TO:** Planning Commission  
**FROM:** Scott Clark  
Executive Secretary  
**SUBJECT:** *Kino Area Plan Amendment PA-19-01, Amendment to Allow Residential Uses Public Hearing (Ward 5)*

**Issue:** This is a request for a plan amendment to the *Kino Area Plan (KAP)* submitted by Rory Juneman, Lazarus, Silvyn & Bangs PC, on behalf of the property owner, Campbell at the Airport, L.L.C. The proposed amendment is to allow residential uses in an area currently designated in the *KAP* for commercial, industrial, and park industrial uses. The entire site, which is located at the northwest corner of Valencia Road and Campbell Avenue approximately 150 feet from Tucson International Airport, is approximately 33 acres of which approximately 22 acres is proposed for rezoning if the *KAP* amendment is approved. The site has been vacant since 1997. (See Attachment A and B for site location and Attachment C for applicant's complete application.)

**Recommendation:** Staff recommends the Planning Commission forward the proposed plan amendment to the Mayor and Council with a recommendation to amend the *KAP* by making a change to the Residential Map and adding policy language that allows residential uses with provisions as to how such residential should be developed and information prospective homebuyers and tenants should be given regarding the subject site's close proximity to Tucson International Airport and potential impacts of that adjacency. (See Attachments D1 and D2 for existing and proposed *KAP* Residential Maps and Attachment E for proposed *KAP* policy language.)

**Study Session:** The Planning Commission held a study session on July 10, 2019. Both staff and the applicant made presentations. Following the presentations, Planning Commission members asked questions seeking clarification and additional information.

The Commission requested a second study session to address issues that had arisen at the first study session. The second study session was held on August 21, 2019, at which time staff and the applicant made presentations to address issues raised at the July 10, 2019, study session, including runway expansion, development "creep" toward airport; public health /housing; TAA's position of preferring industrial, but not opposing residential; and the Authority's requirements that prospective homebuyers or tenants sign a disclosure statement.

At the conclusion of the second study session, the Planning Commission voted 7 - 0 to set this item for a public hearing on Wednesday, September 25, 2019

**Existing Zoning and Land Uses:**

The approximately 33-acre subject site, which is vacant, includes commercial (C-2), industrial (I-1), and park industrial (P-1) zones. (*See Attachment F for zoning map.*) The site is zoned C-2 along Valencia Road at a depth of approximately 300 feet. A large portion of the site's interior is zoned I-1, and a P-1 zone is found at the north, east, and west edges of the site. Commercial C-2 permits a range of commercial, as well as residential, uses. Industrial (I-1) allows a range of light industrial uses that do not have offensive characteristics, as well as other uses permitted in more restrictive nonresidential zones. Park industrial (P-1) permits such uses as corporate business centers, wholesaling, and manufacturing activities, as well as select other nonresidential uses.

The properties surrounding the subject site contain residential and industrial uses in R-2, R-3, I-1, and P-1 zones, specifically:

- North of the subject site, the properties are zoned residential (R-2 and R-3) and include single family housing immediately adjacent to the subject site and multi-family housing further north.
- South of the subject site, across Valencia Road, the land is zoned industrial (I-1), and is the location of the Tucson International Airport and Tucson Air National Guard Base.
- East of the subject site, across Campbell Road, the land is zoned park industrial (P-1), industrial (I-1), and residential (R-2). The property immediately to the east is occupied by an industrial warehouse, and the property to the northeast is vacant.
- West of the subject site, the property is zoned park industrial (P-1) and is occupied by a combination of residential and industrial uses.

The subject site is located within the Airport Hazard District of the Airport Environs Overlay Zone. The Airport Environs Zone (AEZ) restricts the heights of structures, use of land, and trees as specified in UDC Section 5.6.11. The UDC Section 5.6 describes the AEZ as comprised of districts and zones for TIA and for Davis-Monthan Air Force Base. The districts and zones within the AEZ that are applicable to TIA address compatibility, noise, and airport hazards. The subject site is located outside all the districts and zones that make up the AEZ with the exception of the Airport Hazard District. This district restricts heights on the subject site to 50 – 80 feet (depending on proximity to airport) and prohibits uses that could be hazardous to aircraft, such as incinerators, smoke stacks, and petroleum storage. (*See Attachment G for the Airport Environs Overlay Zone map.*)

**Land Use Policy Direction:**

Policy direction is provided by *Plan Tucson, City of Tucson General & Sustainability Plan* and the *Kino Area Plan (KAP)*. *Plan Tucson* policies are long-term, broad-based, and apply

to the entire city, whereas *KAP* policies are more narrowly focused and apply only in the area covered by the plan. Key policies are summarized below.

*Plan Tucson, City of Tucson General & Sustainability Plan (2013).* *Plan Tucson* contains a variety of elements that are categorized in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. Each focus area contains specific goals and each element contains specific policies many of which complement each other. The Built Environment Focus Area includes a Future Growth Scenario Map (p. 3.144) that provides guidance for determining the general location of development opportunities and patterns, land use, and transportation concepts through a series of Building Blocks. Guidelines for reviewing development proposals are associated with each of the Building Blocks. The subject site is located within the Existing Neighborhood Building Block and adjacent to the Industrial Building Block. The Existing Neighborhood Building Block is described as “primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades.” The Industrial Building Block is described as “...areas strategically located for efficient handling of intermodal freight movements. These areas support national and international freight movement through Tucson by connecting existing major regional commercial transportation routes, including railway, major highways, and the airports.”

*Plan Tucson* also contains several policies that address airport-related issues as presented below:

The Economic Environment Focus Area / Regional & Global Positioning

- **RG4** Support existing and potential commercial, industrial, and other land use activity in and around Davis-Monthan Air Force Base (DMAFB) and Tucson International Airport (TIA) that: is compatible with military and aviation operation, contributes to the long-term viability of DMAFB and TIA; is enhanced by proximity to air service; produces a public benefit in regard to employment and revenues generated; and does not diminish existing neighborhood viability or negatively impact the health, safety, and welfare of existing residents, their homes, and their neighborhoods.

The Natural Environment Focus Area / Environmental Quality

- **EQ4** Reduce and mitigate noise in neighborhoods, along roadways, and near industrial and airport zones through enforcement of existing codes, use of noise reducing and mitigating materials and designs, and deliberative decisions regarding compatible land uses and related zoning.

The Built Environment Focus Area / Environmental Quality

- **LT24** Coordinate a comprehensive revision of the Airport Environs Plan including areas beyond the current Airport Environs Zone, taking into account noise and the public health, safety, and welfare of Tucson residents.

Kino Area Plan (1980): The overall goal of the *Kino Area Plan (KAP)* is: “To establish guidelines for the future growth of the Kino area and to provide a balance of uses and a wide range of activities, including employment, shopping, housing, and recreation.”

The proposed subject site is within “Site 1” on the *KAP* Industrial Map (pg. 16), which shows areas for which the *KAP* identifies industrial as the appropriate future use. (*See Attachment D1.*) The introduction to the *KAP* section on industrial uses notes features in the area conducive to industrial uses, including good accessibility to airport, railroad, Interstate 10 and truck facilities; relatively inexpensive vacant land; and large amounts of industrial zoned land.

The *KAP* also notes that the Kino area is suitable for residential development given its low land prices, large tracts of vacant land, and closeness to major employers, and family/cultural ties. There have been several amendments to the *KAP* that, similar to this proposed amendment, allow residential uses in places either depicted on the *KAP* Industrial Map as suited for industrial uses and/or where the underlying zoning is for industrial uses. These include:

- an amendment for residential on a portion of the northeast corner of Campbell Avenue and Ajo Way (July 1, 2002, Resolution No. 19280), which continues to be depicted for industrial uses on the *KAP* Industrial Map
- an amendment that allows consideration of residential uses at the southwest corner of Drexel Road and Tucson Boulevard if industrial uses as permitted by the underlying zoning are not developed (March 27, 2000 Resolution No. 21143)

**Public Contact:**

The applicant’s public contact including the required meeting with the neighborhood, as well as communication with both the Tucson Airport Authority and the Tucson Air National Guard Base, is summarized below:

Neighborhood Meeting: The applicant held the required neighborhood meeting on Wednesday, April 17, 2019, at Residence Inn, 2660 E. Medina Road, 6:00 pm to 7:15 pm. Eight people signed in. Attendees asked whether apartments would be developed in the medium-density area; whether sound attenuation would be provided for the existing homes; whether existing home values would decrease with the addition of apartments; whether the proposed projects could be constructed so people cannot pass through the existing community; whether there was a restriction on residential use due to fuel contamination in the area; how many homes would be built; what kind of lighting would be provided; whether the

subject site was in the flight path; and whether new residents would fight the heavy industrial uses being developed across Campbell Avenue to the east. Other issues raised included: disturbance of wildlife on the subject site, increased traffic on Valencia Road, and the blockage of the view to TIA from the proposed development.

*Tucson Airport Authority:* The applicant approached the Tucson Airport Authority (TAA) to determine whether there were objections to considering residential uses for the subject site. TAA provided a letter to the City of Tucson, Rezoning Section, dated May 30, 2019. In summary the letter states that “The proposed plan amendment is not recommended since there are many potential impacts to residential related uses, as described earlier, which would need to be mitigated.” The letter then goes on to say, “TAA will not oppose the subject request contingent upon the inclusion of the following conditions of approval in any City approval of the Kino Area Plan amendment and the rezoning application that may follow.” (*See Attachment H for the complete TAA letter, including conditions.*)

*Tucson Air National Guard Base:* The applicant also reached out to the Tucson Air National Guard and was told the Guard would likely defer to TAA on this matter.

### **Present Considerations**

This plan amendment request requires deliberatively weighing a variety of issues. Industrial uses are described in the *KAP* “as having long-term compatibility with airports.” Amending the *KAP* to indicate residential uses, particularly single-family residential with likely outdoor spaces, as an acceptable future use for the subject site seems counterintuitive given the site’s close proximity to Tucson International Airport (TIA) and the Tucson Air National Guard Base. In fact, in the early 2000’s there was a similar rezoning request that staff did not support and which was later withdrawn.

Therefore, staff’s first question to the applicant was in regard to the industrial market for which the subject site is largely zoned and which the *KAP* identifies as the desired future use (*KAP* Industrial Map, Site 1). The applicant undertook research regarding the real estate market, which was presented to the Planning Commission at the July 10, 2019, study session. In summary the research indicated that there was a limited market for industrial uses and an active market for residential uses in areas surrounding TIA. More specifically the research results showed:

- The area surrounding the amendment site has evolved as a mix of industrial, commercial, office, and residential uses. The applicant notes that since 2005, 72% of the Certificates of Occupancy issued in this area were for either commercial or office uses and the remaining 28% were for industrial uses. North of the mix of industrial and commercial is a mix of residential development, including single-family, multi-family, and mobile home subdivision.

- There is at least a 40-year supply of industrial sites south of Golf Links Road. This supply of industrial sites allows for purchasers to be more selective in choosing sites, while also keeping the prices for industrially zoned properties lower. Additionally, the most in-demand areas for industrial uses are those near I-10 or I-17 with larger tracts or potential assemblages of land that can accommodate large distribution centers. Industrial sites near airports are typically not in high demand as shipping by air freight is costly and infrequently used. In the area north of Tucson International Airport, there were at the time of the applicant's research 105 industrial sites for sale. Currently, the average time on the market for industrial sites is a little over five years.

It should be noted that the applicant can already construct residential uses on the portion of the site along Valencia Road, which is zoned for commercial uses,

Staff talked to TAA directly about the Authority's position as stated in its letter of May 30, 2019, not to oppose the plan amendment given that the letter says "Residential related uses are not a preferred use since this property is located in close proximity to Tucson International airport (this property is located approximately 150 feet north of Tucson International Airport). Individuals within these residential uses have a greater likelihood to be subjected to elevated aircraft noise, fumes, and other impacts from aircraft operations and other activities at Tucson International Airport through being in close proximity to the airport. There is the potential for residential uses to be determined to be incompatible with Tucson International Airport in the future due to increases in noise contours (increases to day night average sound level [DNL] to a level of 65 DNL or greater) through changes in the aircraft fleet mix, changes to FAA arrival and departure procedures, and increased aircraft operations at Tucson International Airport." In conjunction with that discussion, TAA provided City staff with a map of the Airport Environs Zone, which is titled "TIA Policy - Residential Uses in Incompatible Areas" and includes the caption "Tucson International Airport Oppose Change to Residential or Increased Residential Density." The subject site is not within the boundaries of the Compatibility Use Zones of the Airport Environs Zone. (*See Attachment I for the TIA Policy Map.*)

Staff also requested the applicant provide expert information regarding potential air quality impacts, an issue raised when a Planning Commission member provided some air quality related data he had generated using the U.S. Environmental Protection Agency (EPA) EJSCREEN: Environmental Screening and Mapping Tool found at <https://www.epa.gov/ejscreen>. The data suggested that there could be some air quality concerns in the area of the subject site. The applicant retained an air quality expert who generated data using the EJSCREEN tool for both the subject site and, for comparison, other locations in Tucson. The air quality expert evaluated the generated data and provided a written report (*see Attachment J*) that contained the following conclusions:

"The EPA's EJSCREEN is not a direct indicator of poor air quality. The report simply provides a way of comparing environmental and demographic indicators for the areas selected to state, regional and national averages for the same reported variables. The

EJSCREEN data above shows that the Campbell Parcel air quality is comparable to other residential areas in Tucson away from Tucson International Airport. [Note: “Campbell Parcel” is the expert’s reference to the subject site.]

Based solely on the current EPA limits for PM 2.5, Ozone and Diesel PM, the data from the EJSCREENS ... do not support the need for additional onsite air quality testing at this time.

- The current EPA annual standard for PM 2.5 is  $12 \mu\text{g}/\text{m}^3$ . The data for all of the examples above is well below the EPA PM 2.5 limit.
- The current EPA acceptable ozone limit is 70 ppb. The data for all of the examples above is well below the EPA’s limit.
- The EPA’s guidelines for Diesel PM is  $5 \mu\text{g}/\text{m}^3$ . The data for all of the examples above is well below the EPA’s guidelines for Diesel PM.”

Staff consulted with Pima County Department of Environmental Quality staff, who said the County does not have air quality regulations or policies that are applicable to the subject site.

Staff followed up on the Planning Commission’s inquiries about TAA’s future plans for airport runway expansion. TAA informed City staff the TIA master plan includes a “special planning area” that is envisioned to accommodate a third runway many decades from now.

Finally, City staff learned in discussion with TAA that the Authority is planning to review the Airport Environs Zone in the next three to four years. TAA recently reached out to the City about meeting to discuss this future review, which would be in keeping with *Plan Tucson* Policy #LT24: “Coordinate a comprehensive revision of the Airport Environs Plan including areas beyond the current Airport Environs Overlay Zone, taking into account noise and the public health, safety, and welfare of Tucson residents.”

The above paragraphs highlight the issues staff weighed in ultimately making a recommendation of support for the plan amendment. However, if there were an opportunity for industrial uses on the subject site, such uses would be preferred given the site’s adjacency to TIA and the Tucson Air National Guard Base and given that the underlying zoning supports such uses on the subject site.

**Conclusion:** Staff recommends the Planning Commission forward the proposed plan amendment to the Mayor and Council with a recommendation to amend the *KAP* by making a change to the Residential Map and adding policy language that allows residential uses with provisions as to how such residential should be developed and information prospective homebuyers and tenants should be given regarding the subject site’s close proximity to Tucson International Airport and potential impacts of that adjacency.

Findings:

- The subject site has stood vacant for over 20 years.
- The demand for industrial uses in the area has declined since the original industrial and park industrial zoning was identified in the *KAP* for the subject site.
- Housing developments in the area of Tucson International Airport have increased in recent years, and the market for housing in the vicinity of TIA appears active.
- The portion of the subject site that is currently zoned C-2 can currently be developed with residential uses.
- Residential uses are found immediately to the north of the subject site.
- The subject site lies outside the boundaries of the Airport Environs Zone Compatibility Use Zones in which TIA has a policy of opposing new or higher density residential uses. The subject site is also outside of the AEZ TIA Noise Control District. The subject site is within the AEZ Airport Hazard District for which there are height restrictions specified in the UDC.
- Tucson Airport Authority says that any plans for runway expansion are many years away.
- Tucson Airport Authority does not oppose the plan amendment request contingent upon the following conditions being met:
  - Having the owner/developer/applicant record an Avigation Easement, which discloses the existence and operational characteristics of TAA to future owners or tenants of the property.
  - Having the applicant file a Federal Aviation Administration (FAA) Form 7460, which applies to possible interference of a development project with navigation signal reception.
  - Having the developer provide the Airport Disclosure Statement form to new property owners, as well as new tenants of rental units.
  - Including noise attenuation features in all residential uses to reduce interior noise levels to a level not to exceed a day night average sound level of 45 decibels.
  - Forming an Homeowners Association with specific language in the CC&Rs regarding noise attenuation for residential uses that are subsequently reconstructed, repaired, replace, modified, or expanded, and specifying that “All owners, tenants, residents and any other user of the residential property subject to these CC&Rs specifically acknowledge and agree that any and all aircraft operations, noise, emissions or other impacts from airport related activities in proximity to the property...are not a violation to the resident’s, user’s owner’s or tenant’s quiet enjoyment of the property.....”

- TAA is preparing for a review of the Airport Environs Plan in the next three to four years, which should provide an opportunity to think further about the issues that arose in thinking through this plan amendment request.

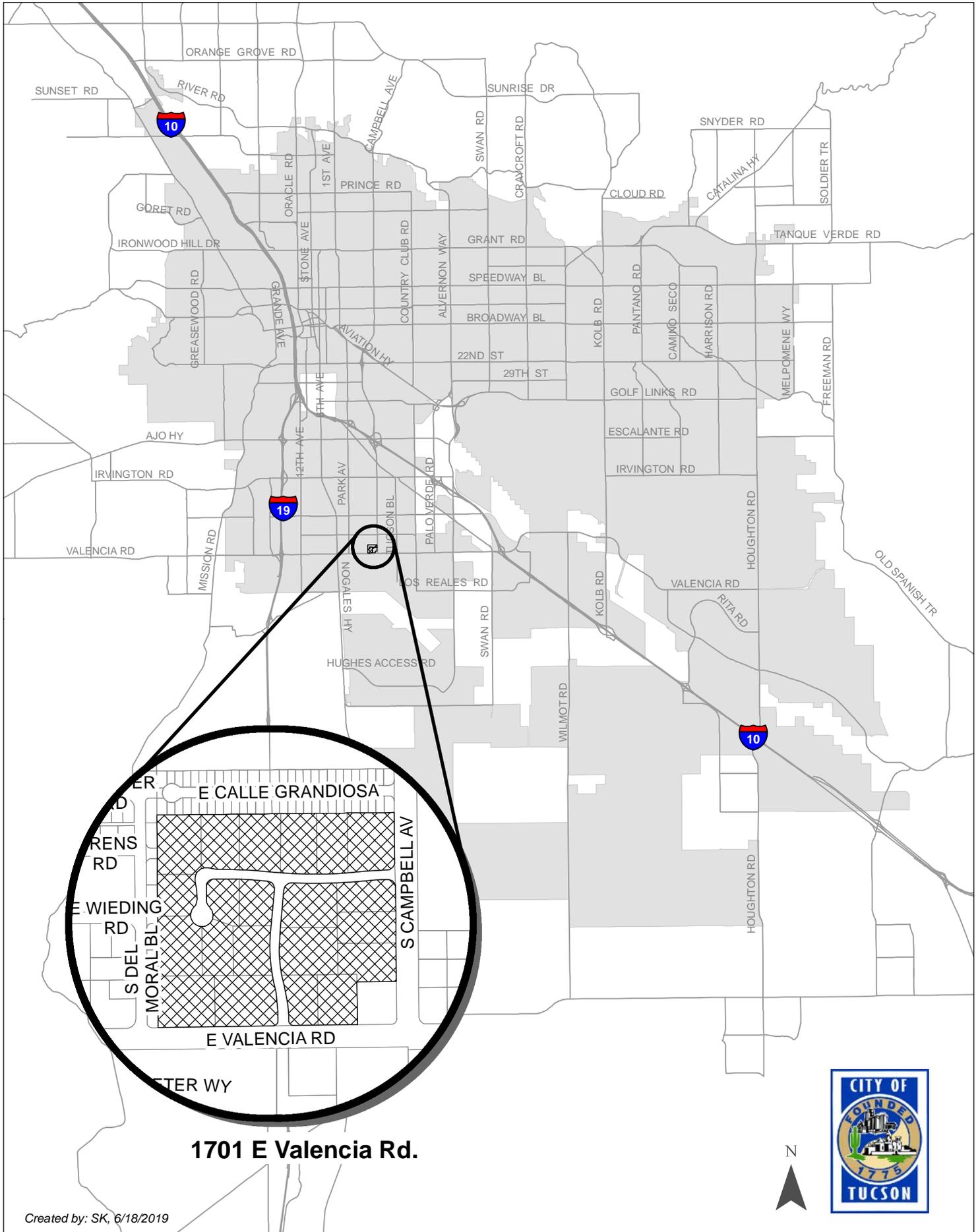
**Attachments:**

- A: Context Map
- B: Aerial Location Map
- C: Applicant's Application
- D1: Existing Kino Park Residential Map
- D2: Proposed Amended Kino Park Residential Map
- E: Proposed Additional Policy under KAP Residential Section
- F: Zoning Map
- G: Airport Environs Overlay Zone Map
- H: Tucson Airport Authority Letter, May 30, 2019
- I: TIA Policy Map
- J: Air Quality Report



# PA-19-01 Kino Area Plan

Attachment A: Context Map

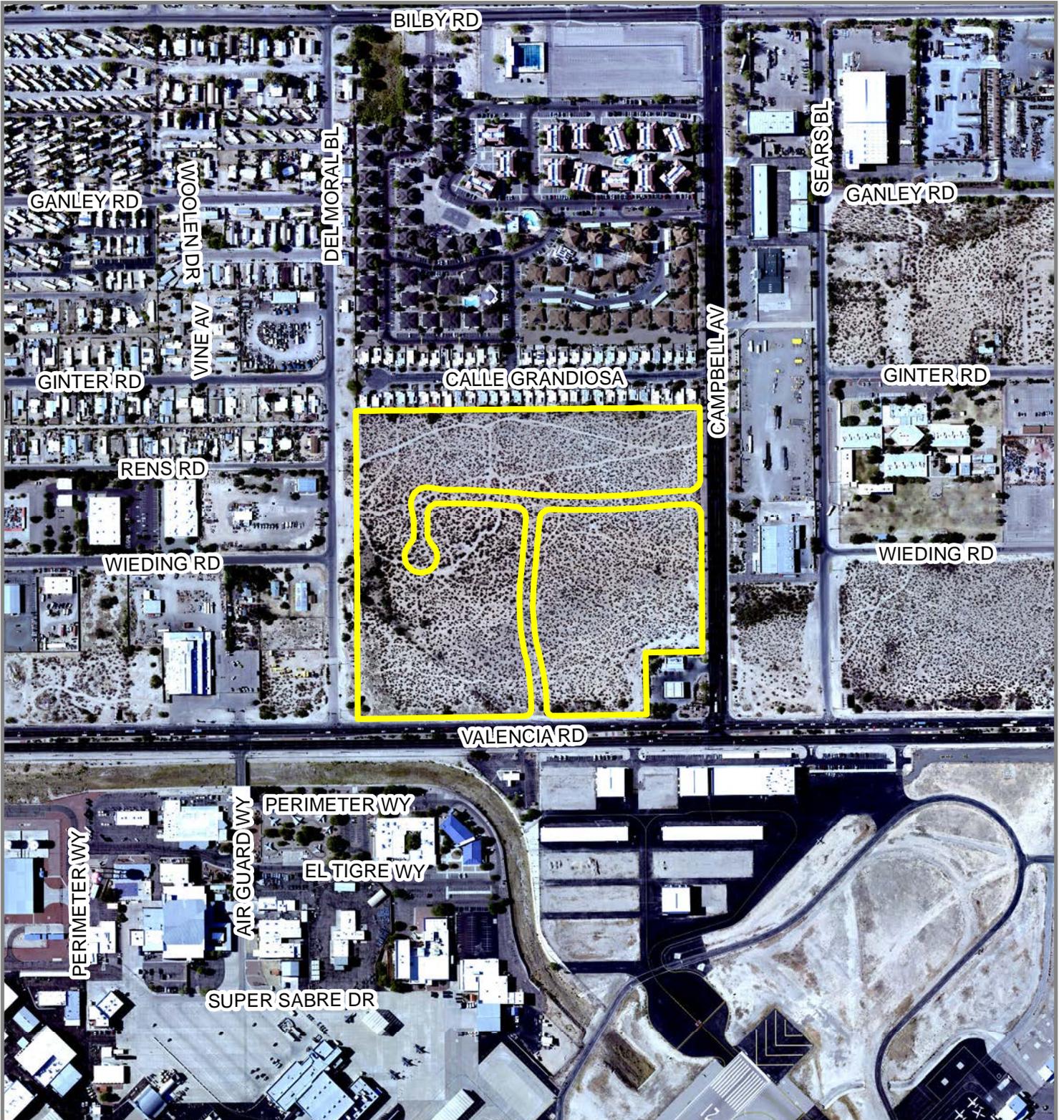


**1701 E Valencia Rd.**



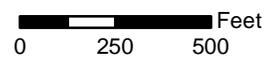
PA-19-01  
Kino Area Plan

Attachment B: Location Map



 Plan Amendment Site

Address: 1701 E Valencia Rd.  
Base Maps: Twp.15S Range 14E Sec. 7  
Ward: 5



1 inch = 500 feet





# Application for Plan Amendment

February 2010 Form

## SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: May 13, 2019 Received by: John Beall

Area/Neighborhood Plan to Be Amended:

Kino Area PlanDate Plan Was Adopted by Mayor and Council: 1980Plan Amendment Name: Kino Area Plan AmendmentPlan Amendment Number: PA-19-01 Processing Fee: \$4732.75

## SECTION 2 - Site Identification

Street Address: See Attachment 1, Property InformationTownship/Range/Section: 15S - 14E - 7SE Tax Code No: See Attachment 1Nearest Major Cross Street: Northwest corner of Campbell Ave. and Valencia Rd.Amendment Site Size: +/- 33 acres (of which +/- 25 acres will be rezoned)

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.  
See Attachment 2, Assessor's Information.

## SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

Campbell at the Airport, L.L.C.

c/o Luigi Schiappa, Manager

2040 Lomita Blvd., Suite 100

Lomita, CA 90717

(310) 261-7650 (phone)

Owner Authorization with signature is at Attachment 3.

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Rory Juneman

Firm's Name: Lazarus, Silvyn & Bangs PC

Phone No: (520) 207-4464

Address: 5983 E. Grant Rd., Ste. 290

Fax No: \_\_\_\_\_

Tucson, AZ 85712

Signature



Date

May 1, 2019

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: C-2, P-I, and I-1

Current Use of Site: Vacant Land

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

The Site is currently vacant land and not developed. The convenience store at the corner of Campbell Ave. and Valencia Rd. is not part of this Plan Amendment request.

SURROUNDING AREAS

Existing Zoning: North R-2, R-3

South I-1/Airport

East P-1, I-1, R-2

West P-I, MH-1

Describe Land Uses and Development on Surrounding Properties:

See Attachment 4, Plan Amendment Narrative.

Neighborhood Context: See Attachment 4, Plan Amendment Narrative.

Proposed Site Development

Proposed Use: See below and in Narrative. Proposed Zoning: See below.

Along Valencia Rd. - Proposed multi-family residential, commercial and/or office; to remain C-2.

Northern portion of Property - Proposed single-family residential using R-2 zoning.

Proposed Site Improvements (buildings, parking areas, etc.):

Site planning will not occur until after Plan Amendment is complete. We anticipate the site  
will have buildings and infrastructure typical for a multi-family development on the south, and  
a single-family development on the north, including roads, homes, drainage, etc.

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

See Attachment 4, Plan Amendment Narrative.

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

See Attachment 4, Plan Amendment Narrative.

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

See Attachment 4, Plan Amendment Narrative.

**SECTION 5 - Plan Amendment Information Cont'd.**

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

See Attachment 4, Plan Amendment Narrative.

Provide additional supporting information that demonstrates why this amendment should be approved.

See Attachment 4, Plan Amendment Narrative.

A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes  X  No  See Attachment 5, Concept Density Plan

**SECTION 6 - Pre-Submittal Meeting Information**

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- Copy of notes from rezoning pre-submittal meeting

See Attachment 6, Neighborhood Meeting Materials.

**Campbell/Valencia Northwest**  
**Attachment 1-Property Information**

**Section 2:**

Street Addresses and Tax Parcels

<b>Parcel No.</b>	<b>Address</b>
140-22-0040	N/A
140-22-005A	N/A
140-22-0060	N/A
140-22-007A	N/A
140-22-0080	6385 S. Del Moral Blvd.
140-22-009A	6365 S. Del Moral Blvd.
140-22-0100	6345 S. Del Moral Blvd.
140-22-0110	6325 S. Del Moral Blvd.
140-22-0950	N/A
140-22-0960	N/A
140-22-0970	N/A
140-22-0980	N/A
140-22-0990	N/A
140-22-1000	N/A
140-22-1010	N/A
140-22-1020	N/A
140-22-1030	1701 E. Valencia Rd.
140-22-1040	N/A
140-22-1050	N/A
140-22-1060	N/A
140-22-1070	N/A
140-22-1080	N/A
140-22-1090	N/A

<b>Parcel No.</b>	<b>Address</b>
140-22-1100	N/A
140-22-1110	N/A
140-22-1120	N/A
140-22-1130	N/A
140-22-1140	6461 S. Avenida Luminosa
140-22-1150	1821 E. Valencia Rd.

Attachment 2 - Site Location and  
Assessor's Records

# Site Location



# ASSESSOR'S RECORD MAP

(RESUB 47/100 M&P)

140-22

## CAMPBELL AT THE AIRPORT

LOS MONTANAS  
BOOK 47, PAGE 100 M&P

### LOTS 1-22

GALLOWAY PARK  
BOOK 23, PAGE 84 M&P

LOS RANCHITOS NO. 05  
BOOK 07, PAGE 96 M&P



#### CURVE TABLE

NO.	R	△	L
1	600.00'	14-17-20	149.63'
2	825.00'	19-54-31	286.66'
3	1000.00'	05-24-40	94.44'
4	2600.00'	10-05-27	457.91'
5	2600.00'	01-50-15	83.38'
6	1920.00'	06-31-47	218.81'
7	25.00'	89-59-17	39.26'
8	25.00'	90-00-00	39.27'
9	626.50'	04-49-34	52.77'
10	625.00'	04-41-12	51.12'
11	800.00'	19-54-31	277.98'
12	40.00'	87-41-48	61.22'
13	2625.00'	08-42-56	399.30'
14	975.00'	05-24-40	92.08'
15	40.00'	90-00-00	62.83'
16	40.00'	90-00-00	62.83'
17	1025.00'	05-24-40	96.80'
18	2575.00'	11-55-42	536.08'
19	1945.00'	06-31-47	221.66'
20	60.00'	110-46-40	116.01'
21	60.00'	44-54-02	47.02'
22	60.00'	269-48-04	282.54'
23	60.00'	44-54-02	47.02'
24	40.00'	90-00-00	62.83'
25	1895.00'	06-31-47	215.96'
26	2625.00'	00-25-02	19.11'
27	40.00'	89-30-28	62.49'
28	850.00'	19-54-31	295.35'
29	575.00'	04-41-12	47.03'
30	573.50'	04-49-34	48.31'
31	25.00'	90-00-00	39.27'
32	25.00'	89-59-17	39.26'
33	2600.00'	11-55-42	541.29'
34	2575.00'	02-07-24	95.42'
35	2575.00'	03-40-23	165.08'
36	2575.00'	04-20-24	195.05'
37	2575.00'	01-47-31	80.53'
38	1945.00'	04-06-34	139.50'
39	1945.00'	02-25-13	82.16'
40	60.00'	35-00-48	36.67'
41	60.00'	40-38-58	42.57'
42	60.00'	35-06-54	36.77'
43	60.00'	44-43-13	46.83'
44	60.00'	90-10-47	94.44'
45	60.00'	71-58-55	75.38'
46	60.00'	62-55-09	65.89'
47	1895.00'	02-29-04	82.17'
48	1895.00'	04-02-43	133.79'
49	850.00'	14-50-26	220.16'
50	850.00'	05-04-05	75.19'
51	800.00'	04-29-11	62.64'
52	800.00'	15-25-20	215.33'
53	2625.00'	05-13-08	239.10'
54	2625.00'	03-29-48	160.20'

NEW SPAIN INDUSTRIAL PARK  
BOOK 42, PAGE 92 M&P

pima  
county  
assessor

SEE BOOK 49 PAGE 038 M&P  
2006-1

S07,T15S,T14E

:\MP49\49038- 04/10/06 RW DS



TUSCON INTERNATIONAL AIRPORT

**Parcel Number: 140-22-0040**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 1 EXC VALENCIA ROAD

<b>Valuation Data</b>							
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Land FCV</b>	<b>Imp FCV</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2019	VACANT/AG/GOLF (2)	15.0	\$6,965	\$0	\$6,965	\$6,144	\$922
2020	VACANT/AG/GOLF (2)	15.0	\$6,965	\$0	\$6,965	\$6,451	\$968

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	10	<b>Plat:</b>	30	<b>Block:</b>	0
<b>Tract:</b>		<b>Land Measure:</b>	5,572.00F	<b>Lot:</b>	00001
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Sales Information (1)</b>							
<b>Affidavit of Fee No.</b>	<b>Parcel Count</b>	<b>Sale Date</b>	<b>Property Type</b>	<b>Sale</b>	<b>Time Adjusted Sale</b>	<b>Cash</b>	<b>Validation</b>
20001760491	2	9/2000	Vacant Land	\$53,000	\$53,000	N	W6 JAC DEED: Warranty Deed

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL	08017412	10030 DEL	16

**Recording Information (12)**

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020140459	11720	1406	1/22/2002	WTDEED
20020050774	11711	2654	1/8/2002	WTDEED
20020020142	11708	436	1/3/2002	WTDEED
20010620474	11517	2126	3/30/2001	
20001760491	11380	1797	9/11/2000	
0	6739	223	3/17/1982	

**Petition Information (2)**

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$2,786		
2002	\$2,229		

**Notes (1)**

<b>Created:</b> 7/25/2002 <b>Modified:</b> 7/25/2002	A-LEVEL OK
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**Parcel Number: 140-22-005A**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 2

<b>Valuation Data</b>							
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Land FCV</b>	<b>Imp FCV</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2019	VACANT/AG/GOLF (2)	15.0	\$9,105	\$0	\$9,105	\$8,030	\$1,205
2020	VACANT/AG/GOLF (2)	15.0	\$9,105	\$0	\$9,105	\$8,432	\$1,265

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	10	<b>Plat:</b>	30	<b>Block:</b>	0
<b>Tract:</b>		<b>Land Measure:</b>	7,284.00F	<b>Lot:</b>	00002
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL	08017412	10030 DEL	16

**Recording Information (11)**

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020140459	11720	1406	1/22/2002	WTDEED
20020050774	11711	2654	1/8/2002	WTDEED
20020050773	11711	2653	1/8/2002	QCDEED
20020020142	11708	436	1/3/2002	WTDEED
20010620474	11517	2126	3/30/2001	

**Petition Information (1)**

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$3,000		

**Notes (2)**

<b>Created:</b> 7/25/2002 <b>Modified:</b> 7/25/2002	A-LEVEL OK
<b>Created:</b> 11/26/2001 <b>Modified:</b> 11/26/2001	02 ARTIFICIAL SPLIT - COULDN'T ADD ABAND TO LOT DIFFERENT OWNERSHIP AFTER 11589-12 BP 11/26/01

**Parcel Number: 140-22-0060**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 3

<b>Valuation Data</b>							
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Land FCV</b>	<b>Imp FCV</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2019	VACANT/AG/GOLF (2)	15.0	\$9,631	\$0	\$9,631	\$8,495	\$1,274
2020	VACANT/AG/GOLF (2)	15.0	\$9,631	\$0	\$9,631	\$8,920	\$1,338

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	10	<b>Plat:</b>	30	<b>Block:</b>	0
<b>Tract:</b>		<b>Land Measure:</b>	7,705.00F	<b>Lot:</b>	00003
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Sales Information (1)</b>							
<b>Affidavit of Fee No.</b>	<b>Parcel Count</b>	<b>Sale Date</b>	<b>Property Type</b>	<b>Sale</b>	<b>Time Adjusted Sale</b>	<b>Cash</b>	<b>Validation</b>
20001760491	2	9/2000	Vacant Land	\$53,000	\$53,000	N	W6 JAC DEED: Warranty Deed

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL	08017412	10030 DEL	16

**Recording Information (13)**

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020140459	11720	1406	1/22/2002	WTDEED
20020050774	11711	2654	1/8/2002	WTDEED
20020050773	11711	2653	1/8/2002	QCDEED
20020020142	11708	436	1/3/2002	WTDEED
20010620474	11517	2126	3/30/2001	
20001760491	11380	1797	9/11/2000	
94015633	9715	2296	1/25/1994	

**Petition Information (2)**

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$3,853		
2002	\$3,082		

**Notes (1)**

Created: 7/25/2002 Modified: 7/25/2002	A-LEVEL OK
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**Parcel Number: 140-22-007A**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 4

<b>Valuation Data</b>							
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Land FCV</b>	<b>Imp FCV</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2019	VACANT/AG/GOLF (2)	15.0	\$10,175	\$0	\$10,175	\$8,974	\$1,346
2020	VACANT/AG/GOLF (2)	15.0	\$10,175	\$0	\$10,175	\$9,423	\$1,413

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	10	<b>Plat:</b>	30	<b>Block:</b>	0
<b>Tract:</b>		<b>Land Measure:</b>	8,140.00F	<b>Lot:</b>	00004
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL	08017412	10030 DEL	16

**Recording Information (11)**

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020140459	11720	1406	1/22/2002	WTDEED
20020050774	11711	2654	1/8/2002	WTDEED
20020050773	11711	2653	1/8/2002	QCDEED
20020020142	11708	436	1/3/2002	WTDEED
20010620474	11517	2126	3/30/2001	

**Petition Information (1)**

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$3,000		

**Notes (3)**

<b>Created:</b> 10/3/2006 <b>Modified:</b> 10/3/2006	8140 sf PER W:\TRAV\22007A.140
<b>Created:</b> 7/25/2002 <b>Modified:</b> 7/25/2002	A-LEVEL OK
<b>Created:</b> 11/26/2001 <b>Modified:</b> 11/26/2001	02 ARTIFICIAL SPLIT AFTER 11589-12 COULDN'T COMBINE WITH LOT 4 DIFFERENT OWNERSHIP BP 11/26/01

**Parcel Number: 140-22-0080**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
6385	S	DEL MORAL BL	Tucson

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 5

<b>Valuation Data</b>							
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Land FCV</b>	<b>Imp FCV</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2019	VACANT/AG/GOLF (2)	15.0	\$10,185	\$0	\$10,185	\$8,983	\$1,347
2020	VACANT/AG/GOLF (2)	15.0	\$10,185	\$0	\$10,185	\$9,432	\$1,415

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	10	<b>Plat:</b>	30	<b>Block:</b>	0
<b>Tract:</b>		<b>Land Measure:</b>	8,148.00F	<b>Lot:</b>	00005
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL	08017412	10030 DEL	16

**Recording Information (11)**

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020050773	11711	2653	1/8/2002	QCDEED
20020020143	11708	440	1/3/2002	WTDEED
20010620473	11517	2123	3/30/2001	
20001801092	11384	3885	9/15/2000	
94015633	9715	2296	1/25/1994	

**Petition Information (2)**

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$4,074		
2002	\$3,259		

**Notes (1)**

Created: 7/25/2002 Modified: 7/25/2002	A-LEVEL OK
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**Parcel Number: 140-22-009A**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
6365	S	DEL MORAL BL	Tucson

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 6

<b>Valuation Data</b>							
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Land FCV</b>	<b>Imp FCV</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2019	VACANT/AG/GOLF (2)	15.0	\$9,816	\$0	\$9,816	\$8,658	\$1,299
2020	VACANT/AG/GOLF (2)	15.0	\$9,816	\$0	\$9,816	\$9,091	\$1,364

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	10	<b>Plat:</b>	30	<b>Block:</b>	0
<b>Tract:</b>		<b>Land Measure:</b>	7,853.00F	<b>Lot:</b>	00006
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL	08017412	10030 DEL	16

**Recording Information (9)**

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020050773	11711	2653	1/8/2002	QCDEED
20020020143	11708	440	1/3/2002	WTDEED
20010620473	11517	2123	3/30/2001	

**Petition Information (1)**

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$3,000		

**Notes (2)**

<b>Created:</b> 7/25/2002 <b>Modified:</b> 7/25/2002	A-LEVEL OK
<b>Created:</b> 11/26/2001 <b>Modified:</b> 11/26/2001	02 ARTIFICIAL SPLIT 140-22-0090 AFTER 11589-12 COULDN'T COMBINE TO LOT 6 DIFFERENT OWNERSHIP BP 11/26/01

**Parcel Number: 140-22-0100**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
6345	S	DEL MORAL BL	Tucson

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 7

<b>Valuation Data</b>							
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Land FCV</b>	<b>Imp FCV</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2019	VACANT/AG/GOLF (2)	15.0	\$9,988	\$0	\$9,988	\$8,810	\$1,322
2020	VACANT/AG/GOLF (2)	15.0	\$9,988	\$0	\$9,988	\$9,251	\$1,388

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	10	<b>Plat:</b>	30	<b>Block:</b>	0
<b>Tract:</b>		<b>Land Measure:</b>	7,990.00F	<b>Lot:</b>	00007
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL	08017412	10030 DEL	16

**Recording Information (12)**

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020050773	11711	2653	1/8/2002	QCDEED
20020020143	11708	440	1/3/2002	WTDEED
20010620473	11517	2123	3/30/2001	
20001801092	11384	3885	9/15/2000	
19992070309	11161	869	10/27/1999	
0	7942	3078	12/31/1986	

**Petition Information (2)**

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$3,995		
2002	\$500		

**Notes (1)**

<b>Created:</b> 7/25/2002 <b>Modified:</b> 7/25/2002	A-LEVEL OK
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**Parcel Number: 140-22-0110**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
6325	S	DEL MORAL BL	Tucson

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 8

<b>Valuation Data</b>							
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Land FCV</b>	<b>Imp FCV</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2019	VACANT/AG/GOLF (2)	15.0	\$10,364	\$0	\$10,364	\$9,141	\$1,371
2020	VACANT/AG/GOLF (2)	15.0	\$10,364	\$0	\$10,364	\$9,598	\$1,440

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	10	<b>Plat:</b>	30	<b>Block:</b>	0
<b>Tract:</b>		<b>Land Measure:</b>	8,291.00F	<b>Lot:</b>	00008
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL	08017412	10030 DEL	16

**Recording Information (12)**

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020050773	11711	2653	1/8/2002	QCDEED
20020020143	11708	440	1/3/2002	WTDEED
20010620473	11517	2123	3/30/2001	
20001801092	11384	3885	9/15/2000	
19992070309	11161	869	10/27/1999	
0	7942	3078	12/31/1986	

**Petition Information (2)**

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$4,146		
2002	\$500		

**Notes (1)**

<b>Created:</b> 7/25/2002 <b>Modified:</b> 7/25/2002	A-LEVEL OK
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**Parcel Number: 140-22-0950**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0001

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$51,076	\$51,076	\$7,661
2019	VACANT/AG/GOLF (2)	15.0	\$60,805	\$53,630	\$8,045

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	48,644.00F	<b>Lot:</b>	00001
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	WTDEED
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

**Notes (1)**

<b>Created:</b> 8/23/2003 <b>Modified:</b> 8/23/2003	NO DEVELOPMENT ALL VACANT
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**Parcel Number: 140-22-0960**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0002

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$51,964	\$51,964	\$7,795
2019	VACANT/AG/GOLF (2)	15.0	\$61,862	\$54,562	\$8,184

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	49,490.00F	<b>Lot:</b>	00002
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-0970**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0003

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$60,312	\$60,312	\$9,047
2019	VACANT/AG/GOLF (2)	15.0	\$71,800	\$63,328	\$9,499

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	57,440.00F	<b>Lot:</b>	00003
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-0980**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0004

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$80,034	\$80,034	\$12,005
2019	VACANT/AG/GOLF (2)	15.0	\$95,279	\$84,036	\$12,605

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	76,223.00F	<b>Lot:</b>	00004
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-0990**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0005

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$71,067	\$71,067	\$10,660
2019	VACANT/AG/GOLF (2)	15.0	\$84,604	\$74,620	\$11,193

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	67,683.00F	<b>Lot:</b>	00005
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	
0	12379	5371	9/2/2004	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1000**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0006

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$45,591	\$45,591	\$6,839
2019	VACANT/AG/GOLF (2)	15.0	\$54,275	\$47,871	\$7,181

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	43,420.00F	<b>Lot:</b>	00006
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1010**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0007

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$54,644	\$54,644	\$8,197
2019	VACANT/AG/GOLF (2)	15.0	\$65,052	\$57,376	\$8,606

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	52,042.00F	<b>Lot:</b>	00007
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1020**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0008

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$39,957	\$39,957	\$5,994
2019	VACANT/AG/GOLF (2)	15.0	\$47,568	\$41,955	\$6,293

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	38,054.00F	<b>Lot:</b>	00008
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1030**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0009

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$48,064	\$48,064	\$7,210
2019	VACANT/AG/GOLF (2)	15.0	\$57,219	\$50,467	\$7,570

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	45,775.00F	<b>Lot:</b>	00009
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1040**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0010

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$76,814	\$76,814	\$11,522
2019	VACANT/AG/GOLF (2)	15.0	\$91,445	\$80,655	\$12,098

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	73,156.00F	<b>Lot:</b>	00010
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1050**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0011

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$48,026	\$48,026	\$7,204
2019	VACANT/AG/GOLF (2)	15.0	\$57,174	\$50,427	\$7,564

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	45,739.00F	<b>Lot:</b>	00011
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1060**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0012

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$78,309	\$78,309	\$11,746
2019	VACANT/AG/GOLF (2)	15.0	\$93,225	\$82,224	\$12,334

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	74,580.00F	<b>Lot:</b>	00012
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1070**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0013

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$60,392	\$60,392	\$9,059
2019	VACANT/AG/GOLF (2)	15.0	\$71,895	\$63,412	\$9,512

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	57,516.00F	<b>Lot:</b>	00013
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1080**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0014

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$69,076	\$69,076	\$10,361
2019	VACANT/AG/GOLF (2)	15.0	\$82,234	\$72,530	\$10,880

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	65,787.00F	<b>Lot:</b>	00014
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1090**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0015

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$64,672	\$64,672	\$9,701
2019	VACANT/AG/GOLF (2)	15.0	\$76,990	\$67,906	\$10,186

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	61,592.00F	<b>Lot:</b>	00015
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1100**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0016

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$55,105	\$55,105	\$8,266
2019	VACANT/AG/GOLF (2)	15.0	\$65,601	\$57,860	\$8,679

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	52,481.00F	<b>Lot:</b>	00016
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1110**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0017

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$77,064	\$77,064	\$11,560
2019	VACANT/AG/GOLF (2)	15.0	\$91,742	\$80,917	\$12,138

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	73,394.00F	<b>Lot:</b>	00017
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1120**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0018

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$85,364	\$85,364	\$12,805
2019	VACANT/AG/GOLF (2)	15.0	\$101,624	\$89,632	\$13,445

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	81,299.00F	<b>Lot:</b>	00018
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1130**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
1701	E	VALENCIA RD	Tucson

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0019

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$91,210	\$91,210	\$13,682
2019	VACANT/AG/GOLF (2)	15.0	\$108,584	\$95,771	\$14,366

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	86,867.00F	<b>Lot:</b>	00019
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1140**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
6461	S	AVENIDA LUMINOSA	Tucson

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0020

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$45,995	\$45,995	\$6,899
2019	VACANT/AG/GOLF (2)	15.0	\$54,756	\$48,295	\$7,244

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	43,805.00F	<b>Lot:</b>	00020
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

**Parcel Number: 140-22-1150**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
1821	E	VALENCIA RD	Tucson

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0021

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	VACANT/AG/GOLF (2)	15.0	\$57,605	\$57,605	\$8,641
2019	VACANT/AG/GOLF (2)	15.0	\$68,578	\$60,485	\$9,073

<b>Property Information</b>					
<b>Township:</b>	15.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map:</b>	49	<b>Plat:</b>	38	<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	54,862.00F	<b>Lot:</b>	00021
<b>Census Tract:</b>	4103	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	10/30/2015

<b>Valuation Area</b>				
<b>District Supervisor: RAMON VALADEZ District No: 2</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
7	1111046 DEL		49038 DEL	16

**Recording Information (9)**

<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
20152310677	0	0	12/31/1752	
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20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

**Petition Information (2)**

<b>Tax Year</b>	<b>Owner's Estimate</b>	<b>Petition</b>	<b>Work Up</b>
2009	\$25,000		
2002	\$14,285		

Campbell at the Airport  
2040 Lomita Blvd., Suite 100  
Lomita, CA 90717

April 30, 2019

Planning & Development Services  
City of Tucson  
201 N. Stone Ave., 3<sup>rd</sup> Floor  
Tucson, AZ 85701

Re: Property Owner Authorization – NWC Campbell Ave. and Valencia Rd.

Dear Planning & Development Services:

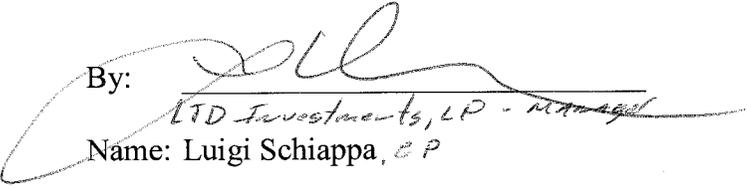
I am a Manager of Campbell at the Airport, L.L.C., the entity that owns the vacant real property located in the City of Tucson (“City”) at the northwest corner of Valencia Rd. and Campbell Ave. (the “Property”). The Property’s Pima County Assessor Parcel Numbers are: 140-22-0040, -005A, -0060, -007A, -0080, -009A, -0100, -0110, -0950, -0960, -0970, -0980, -0990, -1000, -1010, -1020, -1030, -1040, -1050, -1060, -1070, -1080, -1090, 1100, -1110, -1120, -1130, -1140, and -1150.

The purpose of this letter is to authorize Lazarus, Silvyn & Bangs PC (“Firm”), its employees and engaged consultants to submit any applications or other submittals required by the City for development entitlements, including but not limited to the Plan Amendment and Rezoning processes.

Sincerely,

Campbell at the Airport, L.L.C.

By:

  
LTD Investments, LP - Manager  
Name: Luigi Schiappa, CP

Its: Manager

## **Campbell/Valencia Northwest Attachment 4, Plan Amendment Narrative**

This Plan Amendment (the “Amendment”) will amend the Kino Area Plan (“KAP”) for the vacant land at the northwest corner of Valencia Rd. and Campbell Ave. (the “Property”). The Amendment will remove the Property from KAP’s Industrial Planning Area Map and add it to the Residential Planning Area Map, while also adding several policies for future development. This will allow a future rezoning on the northern portion of Property from the current I-1 and P-I zones to R-2, while leaving the C-2 area as it is. The overall goal of this development is to build multi-family residential along Valencia Rd. generally within the C-2 area and rezone the northern part of the Property for medium-density single-family residential. The single-family housing will be similar to the existing adjacent homes to the Property’s north.

With this Amendment, the Property can add much-needed residential development to the area, which currently is a mix of commercial, residential, office and industrial uses near the entrance to the Tucson International Airport (the “Airport”). The following narrative provides information on the current neighborhood, a description of the Amendment, and the justifications for the Amendment.

### **A. Surrounding Neighborhood Context (Application § 4)**

#### *1. Land Uses Surrounding the Property*

The existing land uses around the Property are:

- **North**: Immediately to the north is the Las Montanas Subdivision, a 56-lot medium density single-family residential subdivision platted in 1996 (“Las Montanas”). The subdivision’s homes are individually owned, and use the private road Calle Grandiosa to access Campbell Ave. Directly north of Las Montanas are two multi-family developments, the Trinity Place Apartments and the Paseo del Sol Townhomes.
- **South**: The Airport and Air National Guard Base are south across Valencia Rd., which is a 120 ft. wide Gateway Arterial street.<sup>1</sup> Please note the Property is outside of the Ldn 65+ High Noise Exposure Area.
- **East**: Across Campbell Ave. to the east is an industrial warehouse operated by Atlas Copco, a mining supply company. The northeast corner of Campbell Ave. and Valencia Rd. is vacant land, also owned by Atlas Copco. Campbell Ave. is a 120 ft. wide Arterial street.<sup>2</sup>
- **West**: To the west is a combination of residential and industrial uses. To the northwest is the Galloway Park mobile home subdivision, platted in 1972. The remainder of this area is light industrial or vacant land.

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<sup>1</sup> See City of Tucson Major Streets and Routes Map, [https://www.tucsonaz.gov/files/pdsd/plans/MSR\\_Map.pdf](https://www.tucsonaz.gov/files/pdsd/plans/MSR_Map.pdf) .

<sup>2</sup> *Id.*

## 2. *Neighborhood Context*

The area around the Property has evolved differently than what the KAP envisioned upon its 1980 adoption. At that time, the KAP designated the area north of the Airport along Valencia Rd. for industrial uses. Since then, this area has evolved as a significant employment center, incorporating a mix of commercial, office, residential and industrial uses. This is illustrated by City Certificate of Occupancy (“C of O”) data captured since 2005, which shows that during this time 72 percent of the C of O’s issued were to either commercial or office uses and the remaining 28 percent were industrial.<sup>3</sup> This data shows that the north side of Valencia has become more than just an industrial area. Further north of this mixed-use area is a large area of residential development, including single-family, multi-family and mobile home subdivisions.

As described below, this Amendment will provide for a mix of residential uses that fits within the existing neighborhood context. It will allow for multi-family residential along Valencia Rd., an appropriate use in a mixed-use area near the Airport. Directly north of the multi-family will be medium-density single-family residential, a density much like the existing single-family development directly to the north of the Property.

### **B. Plan Amendment Proposal (Application § 5)**

The Amendment will allow the Property to be developed for residential uses, but with an appropriate mix of densities. The Property’s southern area along Valencia Rd. is currently zoned C-2, and this policy intends to allow for multi-family and/or a mix of uses along this frontage. The intent is for the northernmost part of the Property to be developed as medium density residential. To accomplish this, the KAP will change as follows:

#### 1. *KAP Map Changes*

- Remove the Property from Site 1 of the Industrial Planning Area Map.
- Add the entire Property to the Residential Planning Area Map as Site 12, subject to the corresponding text changes below.

These map changes are found on **Exhibit 2** of this Narrative.

#### 2. *KAP Text Changes*

The Amendment will add Residential Policy 7. This policy language will read as follows:

**Policy 7:** The approximately 33-acre parcel (**Site 12**) located at the northwest corner of Campbell Ave. and Valencia Rd., should be developed as a medium-to-high density residential area with the following policy guidance:

- Densities along the northern edge of Site 12 should be equal to or less than the existing medium-density residential neighborhoods to the north.

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<sup>3</sup> **Exhibit 1**, C of O Data Spreadsheet from the City’s GIS Map, March 5, 2019. To analyze this data, we classified all C of O entries into commercial, industrial or office uses. There were 14 entries that could not be classified based on incomplete data or were uses within the Airport.

- Densities along the Valencia Rd. frontage should be high-density, multi-family residential.
- Areas of Site 12 along the Valencia Rd. and Campbell Ave. arterials should alternatively allow for a mix of uses, including commercial, office, and/or residential, if the market demands.

Residential uses in Site 12 should be developed in a manner that promotes compatibility with Tucson International Airport (“TIA”) and the Arizona Air National Guard Base (the “Base”), including:

- For all residential development within Site 12, incorporate sound attenuation standards similar to those used by the U.S. Department of Housing and Urban Development (“HUD”), which currently requires noise attenuation to bring interior noise levels to Ldn 45.
- The Site should work with TIA and the Base during a rezoning to negotiate and record a reasonable aviation easement that protects the future operations of air traffic in the area.

**C. Plan Amendment – Consistency with Applicable Plans (Application § 5)**

*1. The Amendment is consistent with the KAPs overall goals and policies*

<b>KAP Policy Guidance</b>	<b>Amendment Conformance</b>
<b>Sub-Goal:</b> Achieve a variety of housing types, costs, and densities in those areas most suited for residential development.	This Amendment will provide a variety of housing alternatives, including multi-family residential and single-family, medium-density residential. Both housing types will be located in suitable areas for their densities and intensities. The multi-family residential will be located along Valencia Rd., a major arterial. The single-family residential will be located on the northern portion of the Property and adjacent to existing medium-density residential. Both housing types will address the demand for additional housing stock in this area.
<b>Residential Policy 1:</b> Develop additional multi-family units, including duplexes, apartments, and townhouses.	The Amendment will allow for the development of new multi-family housing units in the KAP area.
<b>Residential Policy 1:</b> Proposals for higher residential density should be sensitive to existing neighborhoods.	The Amendment structures land uses to be sensitive to the existing land uses. The medium density single-family housing will be located adjacent to existing single-family housing. The new single-family housing will buffer the existing homes in Las Montanas from the higher-density multi-family. In addition, the new multi-family will

KAP Policy Guidance	Amendment Conformance
	buffer the Las Montanas neighborhood from noise from Valencia Rd. and the Airport.

2. *The Amendment is consistent with Plan Tucson*

The Amendment meets Plan Tucson’s residential policies as follows:

Plan Tucson Policy Guidance	Amendment Conformance
<p><b>LT3-Support development opportunities where:</b></p> <ul style="list-style-type: none"> <li>Residential, commercial, employment, and recreational uses are located or could be located and integrated</li> <li>There is close proximity to transit</li> <li>There is potential to develop moderate to higher density development</li> </ul>	<p>The Amendment meets these policy goals:</p> <p><b>Residential:</b> The Property is in a developed area of Tucson, within close proximity to numerous commercial and employment centers. This infill development will add residential that can easily access and enhance these activity centers.</p> <p><b>Transit:</b> The Property is within the SunTran service area. It is adjacent to SunTran Line 25, which provides a direct link to the Ronstadt Transit Center. From there a rider has broad access to the SunTran system. The Property is also approximately a half-mile from Line 11, which provides riders to the Alvernon corridor and from there access to most of the east-west bus lines</p> <p><b>Moderate/High Density:</b> The Property’s proposed use is for both high-density residential (along Valencia Rd.) and medium-density residential housing.</p>
<p><b>LT28.1.7</b> - Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.</p>	<p>By placing high-density residential along Valencia Rd., while placing medium-density residential next to the existing single-family development, the Amendment will preserve the existing physical character of the area. Multi-family apartments along Valencia is an appropriate intensity for this arterial street. It will complement the existing commercial and office uses to the east. Placing medium-density residential next to an equivalent use is also appropriate and will not change the identity of the Las Montanas subdivision.</p>
<p><b>LT28.2.2</b> - Medium-density (between 6 and 14 units per acre) residential, with greater densities possible in conformance with the FLD provision. Medium-density residential development is generally appropriate where primary vehicular access is provided to an</p>	<p>The Amendment contemplates medium- to high-density residential on the Property, which has vehicle access to arterial or greater streets.</p>

Plan Tucson Policy Guidance	Amendment Conformance
<p>arterial or collector street and is directed away from the interior of low-density residential areas. In areas already predominately zoned R-2 additional medium-density residential may be appropriate. (p. 3.154)</p>	
<p><b>LT28.2.13</b> - Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. (p. 3.155)</p>	<p>The Amendment will allow for residential densities equal to those to the north, then transition to higher density residential along Valencia Rd. This will create a transition and buffer for the residential neighborhoods to the north. The Amendment also contains policies that reflect the Property’s location near the Airport and the Base. These include additional noise attenuation requirements for the Property’s residential buildings and an avigation easement for the Airport and Base that will protect both in perpetuity.</p>
<p><b>LT28.2.14</b> - Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses. (p. 3.155)</p>	<p>The Amendment will allow for residential densities equal to those to the north, then transition to higher density residential along Valencia Rd. This will create a transition and buffer for the residential neighborhoods to the north. A primary purpose for this design was to provide housing that will complement the development to the north, while putting higher density residential along Valencia Rd. where it is appropriate.</p>
<p><b>LT28.2.15</b> - Consider residential development with densities that complement the size and intensity of the center or node, while providing transitions to lower density residential uses. For example, high-and medium-density development can support and reinvigorate regional activity centers, while appropriate medium- and low-density infill can complement the scale and character of neighborhood activity nodes. (p. 3.155)</p>	<p>This Amendment properly locates residential densities and intensities within the existing neighborhood context. Higher intensity multi-family will be located adjacent to Valencia Rd. To the north, the single-family residential will appropriately transition to the medium-density uses to the north. The Amendment allows for development that complements the scale and character of the area.</p>

**D. The Amendment is consistent with the context of the area near the Property (Application § 5)**

This Amendment looks to the decades-long development pattern of the Valencia Rd. corridor near the Airport for guidance as to what are appropriate land-uses in this area. This corridor has developed into a mixed-use area with commercial, office and industrial uses, with significant

residential development to the north. This development has occurred even though the KAP solely emphasized industrial uses around the Airport. As described below, this Amendment appropriately places land-uses within the existing neighborhood context, while converting planning areas from the lower-demand industrial to much-needed residential.

*1. The Amendment's land-uses are appropriate in the current neighborhood context.*

The Amendment carefully looks at the existing neighborhood and places land-uses that correspond with these existing uses. The Amendment places multi-family residential along Valencia Rd., while also allowing this area to have commercial and/or office uses if the market demands. These higher-intensity uses are appropriately located along major street, and more importantly will serve as a noise buffer to the Las Montanas neighborhood north of the Property. To ensure compatibility with Las Montanas, the Amendment proposes medium density, single-family residential on the northern portion of the Property. The densities in this area will be equal to or less than the homes in Las Montanas.

The Amendment also recognizes that placing residential near the Airport could create noise for the Property's residents. While the Property is currently outside of the Airport Environs Zone noise contours, the Amendment includes a policy to extend the noise attenuation standards to any residential development on the Property (single- or multi-family). These noise attenuation construction methods will help mitigate the impact of the adjacent Airport. The addition of the new runway to the south of the existing main runway will also likely lessen the impact of air traffic on the Property, as it will likely reduce flights using the runway closest to the Property.

*2. The KAP over-estimated the demand for industrial property north of the Airport.*

The market for light industrial properties (I-1 or P-I) in the area north of the Airport has been soft for the past decade, which is caused by multiple factors. First, there is a strong supply of developed and vacant industrial land in southern Tucson. Currently there is at least a 40-year supply of industrial properties south of Golf Links Rd. This significant supply of industrial property allows for purchasers and developers to be more selective in choosing sites, while also keeping the prices for industrially zoned properties lower.

Second, industrial buyers can also be more selective in looking for sites that fit their specific needs, and several factors specifically stand out. Locations near either I-10 or I-17 are in high demand, as they provide faster and easier access to the interstate freeway system. Larger tracts or potential assemblages of land are also in demand, as these sites can accommodate larger distribution centers. Examples includes sites directly east of the Airport where Homegoods and FedEx have recently located distribution centers, and in the Port of Tucson where Amazon is constructing its distribution center. Unfortunately for the Property, industrial sites next to airports typically are not in high demand as shipping by air freight is costly and infrequently used.

For areas north of the Airport including the Property, the industrial market is softer because larger tracts cannot be assembled and the freeways are not nearby. This softer market is illustrated by the length of time it takes for industrial properties to be sold in this area.

Specifically, there are 105 industrial properties for sale in the area north of the Airport.<sup>4</sup> The average time on the market for these properties is 1835.54 days, or a little over five years. More specifically, the Property is an example of this soft market as it has remained vacant since it was rezoned to industrial and commercial in 1997, or 21 years ago.

The KAP's over-planning for industrial is also shown by the fact this Amendment is not the first to convert a KAP industrial planning area to residential. The KAP has six industrial "sites," two of which (Site 4 and Site 5, *See Exhibit 4*) were rezoned Industrial in the late 1990s but reverted back to residentially zoned property in the early 2000s.<sup>5</sup> Sites 4 and 5 are now fully developed residential, single-family developments. Allowing residential uses on the Property is equally appropriate now as the market for industrial properties remains soft, while residential demand continues to be strong as described below.

*3. Demand for residential homes near the Airport is strong.*

The residential market within the KAP is very strong, especially for entry-level homes. In the area north of the Airport between Valencia Rd and Irvington Rd., demand is especially strong. For example, between September 2018 to February 2019, there were 59 home sales with a median sales price of \$162,500 and an average of 25 days on the market.<sup>6</sup> During that same period throughout Tucson, the median home price was \$218,000 and the average days on market was 44 days.<sup>7</sup> This data shows a strong residential market in this area that is more affordable than other areas of Tucson.

Land sales in this area also show strong and continued demand. In 2018, there were three major residential development land sales in this area that will add approximately 247 new-home lots into the market (starting prices between \$150,000 to \$210,000). These developments are:

- Cantera Subdivision – 143 lots offered by LGI homes, near Alvernon & Benson Highway. This land sale closed January 2018.
- Desert Vista Estates – 62 lots offered by DR Horton, near Alvernon & Benson Highway. This land sale closed May 2018.
- Desert Pointe – 42 lots offered by KB Homes, near Alvernon and Valencia. This land sale closed December 2018.

This demand for residential homes, especially entry-level homes, will remain strong into the future.<sup>8</sup> The availability of new lots for development is crucial as more available land keeps land prices and home prices at current levels.

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<sup>4</sup> **Exhibit 3**, CBRE Listing Report,

<sup>5</sup> *See* KAP, p. 16.

<sup>6</sup> **Exhibit 5**, CBRE Residential Listing Report, February 22, 2019.

<sup>7</sup> Tucson MLS Data, January 2019 found at [www.tucsonrealtors.org/docs/default-source/Stats/statsjan2019.pdf?sfvrsn=2](http://www.tucsonrealtors.org/docs/default-source/Stats/statsjan2019.pdf?sfvrsn=2) .

<sup>8</sup> Arizona Daily Star, "Demand for new housing in the Tucson area expected to remain strong," January 6, 2019, found at [www.tucson.com/business/demand-for-new-housing-in-the-tucson-area-expected-to/article\\_3d753dde-8207-50a8-bef1-9a017af84072.html](http://www.tucson.com/business/demand-for-new-housing-in-the-tucson-area-expected-to/article_3d753dde-8207-50a8-bef1-9a017af84072.html) .

4. *The Amendment places work-force housing near multiple employment centers.*

The Property is nearby and easily accessible to the four major employment areas in southern Tucson.<sup>9</sup> These employment centers are:

- Tucson Airport Employment Area – This area supports more than 43,000 jobs and includes notable employers such as Raytheon Missile Systems, Bombardier, Ascent Aviation, FedEx, HomeGoods, Skywest Airlines, Universal Avionics, the Arizona Air National Guard, and the Tucson Airport, along with numerous smaller employers.<sup>10</sup>
- Davis-Monthan Employment Area – This area includes Davis-Monthan Air Force Base (9,100 employees), along with numerous other smaller employers in the commercial and industrial areas to the west of the Base.
- UA Tech Park – The Tech Park is one of the nation’s premier research parks that includes both emerging companies and multi-national corporations, along with the University of Arizona’s south branch. The Park has approximately 50 tenants and includes companies such as Citi, BASF, IBM, Oracle, Raytheon and TEP.<sup>11</sup>
- Port of Tucson – Includes numerous industrial and commercial employers, and soon will include the new Amazon distribution center (estimated 1,500 employees).

**E. Plan Amendment Outreach**

In addition to our neighborhood meeting, the project team has met with the following stakeholders regarding this Amendment:

- Tucson International Airport: On February 1, 2019, we met with Tucson Airport Authority (“TAA”) representatives including the Vice President of Planning and Engineering, the Deputy General Counsel, and an the Sr. Planner. They stressed their overall goal is to protect airport operations, and they requested the following commitments in any entitlements for the Property:
  - Avigation Easement – The Project record an avigation easement against the Property that will provide specific rights to TAA, its tenants and airlines, and the travelling public. These rights will allow for flyovers, noise, odor and light spillover from the Airport onto the Property. The purpose of this easement is to protect TAA and the Airport from future nuisance claims against it.
  - Noise Attenuation – The Project will incorporate noise attenuation features into the residential components of the Project to bring interior noise levels to Ldn 45 as required by HUD.

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<sup>9</sup> See **Exhibit 6**, Employment Area Map.

<sup>10</sup> [www.suncorridorinc.com/Sites-Data/Tucson-International-Airport-Employment-Zone.aspx](http://www.suncorridorinc.com/Sites-Data/Tucson-International-Airport-Employment-Zone.aspx).

<sup>11</sup> [www.techparks.arizona.edu/tenant/tenants-list](http://www.techparks.arizona.edu/tenant/tenants-list)

These commitments have been incorporated in the Amendment as policy guidance and will likely be conditions at the time of rezoning.

- Arizona Air National Guard: On February 19, 2019, we met to discuss the Project with the Base Mission Support Group Commander and the Commander of the 162<sup>nd</sup> Civil Engineer Squadron. They said that they likely will defer to TAA's opinion related to Airport Overlay issues, including uses that are appropriate around the Airport and Base. They did see a benefit to having nearby housing (both rental and ownership) for their Base employees.
- Ward 5, Councilman Richard Fimbres: On January 15, 2019, we met with Councilman Fimbres and staff to review the Project. He was excited about the potential for entry-level housing in this area. He encouraged us to reach out to the Airport and Base, and work with City staff on applying for the Amendment.

Narrative, Exhibit 1

NUMBER	STATUS_1	DATEISSUED	TYPE	DESCRIPTION	BUSINESSNAME	Category	DATASOURCE	ADDRESSFULL
T08CM03352	FINAL	11/5/2008	TI:CAR WASH	TI:CAR WASH		Commercial	COFO_2005_CURRENT	6909 S PLUMER AV
T14CM07159	L OF C	3/23/2016	TI: AND EXTERIOR GLAZING AND P	T.I AND EXTERIOR GLAZING AND PARKING- TAA	TAA	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM04769	C OF O	12/7/2006	TI:COFFEE BAR BAGGAGE EAST	TI:COFFEE BAR BAGGAGE EAST	COFFEE BAR	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T06CM05383	C OF O	12/20/2006	TI:RESTAURANT (TACO BRON)	TI:RESTAURANT (TACO BRON)	TACO BRON	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T17CM02345	L OF C	12/28/2017	BEYOND BREAD, SIR VEZA'S AND E	BEYOND BREAD, SIR VEZA'S AND EMPIRE PIZZA APPROVED FOR BUSINESS		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T07CM00783	C OF O	7/23/2008	TI: CHANGE OCCUPANCY FROM RESI	TI: CHANGE OCCUPANCY FROM RESIDENTIAL TO DAY CARE	LITTLE CASTLE CHILDCARE & PRESCH	Commercial	COFO_2005_CURRENT	6042 S EUCLID AV
T14CM05264	L OF C	11/13/2014	ADD ALASKA AIRLINES TICKET KIO	ADD ALASKA AIRLINES TICKET KIOSKS		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #212
T14CM01235	C OF O	4/10/2015	TI/ADDITION SQ FT; NIGHTCLUB	TI/ADDITION SQ FT; NIGHTCLUB		Commercial	COFO_2005_CURRENT	6608 S TUCSON BL
T13CM06036	C OF O	2/20/2014	TI: FOOD SERVICE	TI: FOOD SERVICE		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T10OT01109	C OF O	9/13/2010	C OF O: AUTOMOTIVE REPAIR	C OF O: AUTOMOTIVE REPAIR	15-14E-08	Commercial	COFO_2005_CURRENT	2704 E GANLEY RD
T06CM04556	C OF O	12/6/2006	TI: REMODEL BAR/DINING AREA EA	TI: REMODEL BAR/DINING AREA EAST CONCOURSE	AZ SPORTS BAR	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T13CM07732	L OF C	1/28/2014	INSTALL 2 HANDICAP LIFTS FOR P	INSTALL 2 HANDICAP LIFTS FOR POOL & SPA		Commercial	COFO_2005_CURRENT	6971 S TUCSON BL
T09OT00703	C OF O	6/12/2009	C OF O:COMMERCIAL STG	C OF O:COMMERCIAL STG	15-14E-17	Commercial	COFO_2005_CURRENT	2700 E EXECUTIVE DR #130
T06CM04770	C OF O	12/29/2006	TI:BASKIN ROBBINS/CIBO	TI:BASKIN ROBBINS/CIBO	BASKINS ROBBINS/CIBO	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T06CM04557	C OF O	12/6/2006	TI: REMODEL DELI COUNTERS AND	TI: REMODEL DELI COUNTERS AND DINING AREA EAST CONCOURSE	BOAR'S & CHEEBURGE CHEEBURGE	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T04CM05524	C OF O	2/1/2005	TI:FITNESS FACILITY	TI:FITNESS FACILITY	VEECO FITNESS FACILTITY	Commercial	COFO_2005_CURRENT	2650 E ELVIRA RD
T17CM07720	L OF C	4/19/2018	COMMERCIAL TI: OFFICE	COMMERCIAL TI: OFFICE		Commercial	COFO_2005_CURRENT	6550 S BAY COLONY DR
T03CM03192	C OF O	2/15/2005	NEW:BAR/NIGHTCLUB	NEW:BAR/NIGHTCLUB	TURBULENCE BAR & LOUNGE	Commercial	COFO_2005_CURRENT	6608 S TUCSON BL
T06CM04681	C OF O	11/22/2006	TI:RETAIL WEST LANDSIDE TICKE	TI:RETAIL WEST LANDSIDE TICKETING DESERT NEWS	LANDSIDE TICKETING	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #226
T17CM00832	L OF C	10/3/2017	TI: RETAIL AIRPORT (SPACE R12)	TI: RETAIL AIRPORT (SPACE R12)		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T11CM01744	C OF O	11/27/2013	NEW METAL BLDG	NEW METAL BLDG	CULLIGAN WATER	Commercial	COFO_2005_CURRENT	2209 E GINTER RD
T18CM00844	C OF O	6/11/2018	TI:INTERIOR REMODEL	TI:INTERIOR REMODEL	B & L NAILSPA	Commercial	COFO_2005_CURRENT	2680 E VALENCIA RD #120
T09OT02665	C OF O	7/12/2010	C OF O: TOWING / TRANSPORTATIO	C OF O: TOWING / TRANSPORTATION LAND CARRIER	15-14E-07	Commercial	COFO_2005_CURRENT	1300 E WIEDING RD
T06CM05803	C OF O	9/17/2007	TI: LOBBY REMODEL	TI: LOBBY REMODEL	AMERISUITES	Commercial	COFO_2005_CURRENT	6885 S TUCSON BL
T07CM01818	C OF O	7/31/2009	TI: MODEL FOR SUITE	TI: MODEL FOR SUITE	VALENCIA BUSINESS PARK	Commercial	COFO_2005_CURRENT	2115 E VALENCIA RD
T06CM04680	C OF O	11/29/2006	TI:RETAIL EAST CONCOURSE DE	TI:RETAIL EAST CONCOURSE DESERT HOUSE REFURBISHMENT	EAST DESERT HOUSE	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #226
T10OT00103	C OF O	2/4/2010	C OF O: CAR WASH	C OF O: CAR WASH	15-14E-08	Commercial	COFO_2005_CURRENT	2707 E VALENCIA RD #02
T07CM00650	C OF O	8/18/2009	NEW MAINTENANCE BUILDINGSITE	NEW MAINTENANCE BUILDINGSITE IMPROVEMENTSBUILDING # 1	TUCSON AIRPORT AUTHORITY	Commercial	COFO_2005_CURRENT	2747 E AIRPORT DR 01
T06CM04562	C OF O	12/15/2006	TI: REMODEL FOR RETAIL MARKET	TI: REMODEL FOR RETAIL MARKET WEST CONCOURSE	CIBO MARKET WEST	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T12CM04650	C OF O	11/29/2012	TI: COMMERCIAL	TI: COMMERCIAL		Commercial	COFO_2005_CURRENT	6230 S COUNTRY CLUB RD
T14CM08782	L OF C	7/1/2015	INSTALL CARPORT STRUCTURES AND	INSTALL CARPORT STRUCTURES AND ELECTRICAL TO MATCH EXISTING TO 6970 S TUCSON BL		Commercial	COFO_2005_CURRENT	6920 S TUCSON BL
T09OT00306	C OF O	3/11/2009	C OF O: RETAL CAR	C OF O: RETAL CAR	15-14E-08	Commercial	COFO_2005_CURRENT	2707 E VALENCIA RD
T09OT01027	C OF O	6/19/2009	C OF O: AUTO REPAIR	C OF O: AUTO REPAIR	15-14E-08	Commercial	COFO_2005_CURRENT	2707 E VALENCIA RD
T05CM05124	C OF O	12/26/2007	MARRIOTT RESIDENCE INN	MARRIOTT RESIDENCE INN	MARRIOTT RESIDENCE INN	Commercial	COFO_2005_CURRENT	2660 E MEDINA RD
T04CM03031	C OF O	6/8/2005	TI:HANGAR	TI:HANGAR	RATLIFF AVIATION	Commercial	COFO_2005_CURRENT	6720 S PLUMER AV
T11CM02859	C OF O	6/8/2012	TI: RESTAURANT	TI: RESTAURANT		Commercial	COFO_2005_CURRENT	6302 S PARK AV
T06CM04564	C OF O	12/15/2006	TI: REMODEL KITCHEN FOR FOOD S	TI: REMODEL KITCHEN FOR FOOD SERVICES WEST CONCOURSE	WEST KITCHEN CONCOURSE	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T10CM02221	C OF O	6/7/2012	KITCHEN & SMOKING PATIO- BAR	KITCHEN & SMOKING PATIO- BAR & GRILL	AIRPORT INN BAR AND GRILL	Commercial	COFO_2005_CURRENT	2303 E VALENCIA RD
T07CM01151	C OF O	6/11/2009	NEW HOTEL	NEW HOTEL	TPS TUCSON AIRPORT PROPERTY L P	Commercial	COFO_2005_CURRENT	6595 S BAY COLONY DR
T06CM04678	C OF O	11/22/2006	TI:RETAIL WEST CONCOURSE DESER	TI:RETAIL WEST CONCOURSE DESERT HOUSE GIFTS	DESERT NEWS WEST	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #226
T16CM02371	L OF C	9/26/2016	ELECTRICAL CIRCUIT FOR TICKET	ELECTRICAL CIRCUIT FOR TICKET KIOSK @ TIA; COMM		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM05198	C OF O	1/11/2007	TI: ADVANCED PRODUCTIONS	TI: ADVANCED PRODUCTIONS	ADVANCED PRODUCTIONS	Commercial	COFO_2005_CURRENT	2424 E ARAGON RD
T05CM02652	C OF O	3/23/2006	AIRPLANE HANGER WITH OFFICE	AIRPLANE HANGER WITH OFFICE	RATLIFF AVIATION II	Commercial	COFO_2005_CURRENT	6726 S PLUMER AV
T17CM06503	L OF C	3/13/2018	COMM TI: REMODEL EXISTING REST	COMM TI: REMODEL EXISTING RESTAURANT TENANT SPACES		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T08OT01782	C OF O	11/5/2008	RETAIL CAR RENTAL	RETAIL CAR RENTAL	15-14E-17	Commercial	COFO_2005_CURRENT	6909 S PLUMER AV
T09CM03364	C OF O	10/21/2010	REFURBISH: BLDG & 400 HZ GROUN	REFURBISH: BLDG & 400 HZ GROUND POWER	TUCSON AIRPORT AUTHORITY	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T17CM01003	L OF C	10/4/2017	TI: RESTAURANT FB-1	TI: RESTAURANT FB-1		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T18CM01389	L OF C	7/10/2018	TI: RESTAURANT AT AIRPORT FB7	TI: RESTAURANT AT AIRPORT FB7		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM04679	C OF O	11/17/2006	TI:RETAIL PGA TOUR SHOP	TI:RETAIL PGA TOUR SHOP	PARADIES	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #226
T05OT02291	C OF O	10/10/2005	C OF O: BUDGET RENT A CAR	C OF O: BUDGET RENT A CAR	15-14E-08	Commercial	COFO_2005_CURRENT	3085 E VALENCIA RD
T13CM07409	L OF C	1/28/2014	ADD 2 HANDICAPPED LIFTS ON HOT	ADD 2 HANDICAPPED LIFTS ON HOTEL POOL AND SPA		Commercial	COFO_2005_CURRENT	6955 S TUCSON BL
T06CM04566	C OF O	12/15/2006	TI: REMODEL BAR/ TAKE OUT COUN	TI: REMODEL BAR/ TAKE OUT COUNTER WEST CONCOURSE	ASIAN BISTRO WEST CONCOURSE	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T16CM00860	L OF C	4/25/2016	T.I;ASSEMBLY	T.I;ASSEMBLY		Commercial	COFO_2005_CURRENT	2700 E EXECUTIVE DR #150
T17CM03513	L OF C	10/3/2017	TI: RETAIL	TI: RETAIL		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM05556	C OF O	1/2/2007	TI: TANNING SALON	TI: TANNING SALON	SEX APPEAL	Commercial	COFO_2005_CURRENT	2680 E VALENCIA RD #168
T18CM01146	L OF C	7/9/2018	TI: REMODEL RESTURAUNT	TI: REMODEL RESTURAUNT		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06OT00894	C OF O	5/17/2006	C OF O:PRESCHOOL	C OF O:PRESCHOOL	15-14E-08	Commercial	COFO_2005_CURRENT	2054 E GINTER RD #404
T12CM05652	C OF O	12/20/2012	TI: RESTAURANT	TI: RESTAURANT	BURGER KING	Commercial	COFO_2005_CURRENT	2520 E VALENCIA RD
T06CM04561	C OF O	12/6/2006	REMODEL FOR RETAIL MARKET EAST	REMODEL FOR RETAIL MARKET EAST CONCOURSE	CIBO MARKET	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T08CM03566	FINAL	2/13/2009	TI:SHOW ROOM	TI:SHOW ROOM	THE PATTERSON COMPANY	Commercial	COFO_2005_CURRENT	2849 E ELVIRA RD #101
T06CM04767	C OF O	12/7/2006	TI:COFFEE BAR BAGGAGE WEST	TI:COFFEE BAR BAGGAGE WEST	COFFEE BAR	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T17CM02890	L OF C	10/17/2017	TI: RESTAURANT	TI: RESTAURANT	PIZZA HUT	Commercial	COFO_2005_CURRENT	2680 E VALENCIA RD #176
T18CM04471	C OF O	11/26/2018	TI: DUNKIN DONUT	TI: DUNKIN DONUT		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM05847	C OF O	9/6/2007	TI:RETAIL	TI:RETAIL	CIRCLE K	Commercial	COFO_2005_CURRENT	6090 S PARK AV
T07BU01401	C OF O	9/24/2007	INSTALL:RACKS AND REISSUE CoFO	INSTALL:RACKS AND REISSUE CoFO IN BUSINESS NAME	ARIZONA BIN STOCK SERVICE L L C	Commercial	COFO_2005_CURRENT	1145 E VALENCIA RD 02

NUMBER	STATUS_1	DATEISSUED	TYPE	DESCRIPTION	BUSINESSNAME	Category	DATASOURCE	ADDRESSFULL
T06CM04532	C OF O	2/12/2007	TI: PLUMBING SUPPLY	TI: PLUMBING SUPPLY	FERGUSON ENTERPRISES, INC	Commercial	COFO_2005_CURRENT	2201 E MEDINA RD #100
T09OT01421	C OF O	8/5/2009	C OF O: DAY CARE	C OF O: DAY CARE	15-14E-07	Commercial	COFO_2005_CURRENT	6280 S CAMPBELL AV BLDG 62
T06CM04565	C OF O	12/15/2006	TI: REMODEL DELI COUNTERS AND	TI: REMODEL DELI COUNTERS AND FOOD COURT DINING WEST CONCOURSE	BOAR'S HEAD WEST CONCOURSE	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T10CM03522	C OF O	3/15/2011	TI:HANGER	TI:HANGER	HANGER	Commercial	COFO_2005_CURRENT	2101 E ELVIRA RD
T09CM01948	C OF O	6/2/2010	PARKING CANOPIES & ELECTRIC (1	PARKING CANOPIES & ELECTRIC (144 SPACES)	FAST PARK	Commercial	COFO_2005_CURRENT	6970 S TUCSON BL
T17CM02810	C OF O	5/25/2017	RETAIL	RETAIL		Commercial	COFO_2005_CURRENT	2901 E ELVIRA RD #135
T06CM04543	C OF O	3/30/2007	TI:COFFEE:LIQUOR BAR EAST CON	TI:COFFEE:LIQUOR BAR EAST CONCOURSE	IKE'S COFFEE EAST	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T06CM04771	C OF O	3/2/2007	TI:JET ROCK	TI:JET ROCK	JET ROCK	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T17CM00829	LOF C	10/20/2017	TI: RETAIL AIRPORT	TI: RETAIL AIRPORT		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T08CM02601	C OF O	4/23/2010	NEW HOTEL "HOLIDAY INN STAYBRI	NEW HOTEL "HOLIDAY INN STAYBRIDGE SUITES"	STAYBRIDGE SUITES	Commercial	COFO_2005_CURRENT	2705 E EXECUTIVE DR
T15CM06103	LOF C	10/30/2015	CONSTRUCT EXTERIOR RAMP/ADA RA	CONSTRUCT EXTERIOR RAMP/ADA RAMP		Commercial	COFO_2005_CURRENT	2707 E VALENCIA RD #02
T17CM00830	LOF C	10/3/2017	TI: RETAIL AIRPORT (R8)	TI: RETAIL AIRPORT (R8)		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM04544	C OF O	10/17/2006	TI:COFFEE:LIQUOR BAR WEST C	TI:COFFEE:LIQUOR BAR WEST CONCOURSE	OTG MANAGEMENT	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T13CM07733	LOF C	1/28/2014	INSTALL 2 HANDICAP LIFTS FOR P	INSTALL 2 HANDICAP LIFTS FOR POOL & SPA		Commercial	COFO_2005_CURRENT	7060 S TUCSON BL
T17CM04587	C OF O	9/7/2017	ADDITION; ATLAS COPCO	ADDITION; ATLAS COPCO		Commercial	COFO_2005_CURRENT	6393 S CAMPBELL AV
T10OT01293	C OF O	7/16/2010	C OF O: WORLD EXPRESS SERVICE	C OF O: WORLD EXPRESS SERVICE	15-14E-17	Commercial	COFO_2005_CURRENT	6610 S TUCSON BL #100
					<b>Commercial Count</b>		<b>81</b>	
T08OT02619	C OF O	11/25/2008	C OF O:COMMERICAL WAREHOUSE	C OF O:COMMERICAL WAREHOUSE	15-14E-17	Industrial	COFO_2005_CURRENT	3000 E ELVIRA RD #100
T11CM00519	C OF O	4/7/2011	TI:MANUFACTURING	TI:MANUFACTURING	VISTA INK JETS	Industrial	COFO_2005_CURRENT	2901 E ELVIRA RD #195
T05CM05548	C OF O	1/31/2006	TI: WAREHOUSE	TI: WAREHOUSE	MISSION FOODS	Industrial	COFO_2005_CURRENT	2949 E ELVIRA RD #181
T06CM01861	C OF O	9/10/2010	NEW WAREHOUSE	NEW WAREHOUSE	NEW SPAIN DEVELOPMENT LLC	Industrial	COFO_2005_CURRENT	6203 S CAMPBELL AV
T15CM05920	C OF O	9/30/2015	WAREHOUSE	WAREHOUSE	SKYTEC BUILDING SERVICES LLC	Industrial	COFO_2005_CURRENT	2755 E GANLEY RD #101
T18CM02602	C OF O	8/20/2018	TI: OFFICE/ WAREHOUSE	TI: OFFICE/ WAREHOUSE		Industrial	COFO_2005_CURRENT	6050 S COUNTRY CLUB RD #180*
T09OT01107	C OF O	6/29/2009	C OF O:MANUFACTURING	C OF O:MANUFACTURING	15-14E-08	Industrial	COFO_2005_CURRENT	2755 E GANLEY RD
T07CM04109	C OF O	4/30/2008	TI:OFFICE/WAREHOUSE & LOADING	TI:OFFICE/WAREHOUSE & LOADING DOCK	HILLYARD	Industrial	COFO_2005_CURRENT	2901 E ELVIRA RD #135
T05CM00693	C OF O	6/25/2007	ADDITION:WAREHOUSE	ADDITION:WAREHOUSE		Industrial	COFO_2005_CURRENT	1145 E VALENCIA RD
T07CM03323	C OF O	6/6/2008	TI: FACTORY & OFFICE TCO FOR	TI: FACTORY & OFFICE TCO FOR OFFICE STAFF	SION POWER	Industrial	COFO_2005_CURRENT	2900 E ELVIRA RD #150
T09OT02438	C OF O	12/3/2009	C OF O:WAREHOUSE	C OF O:WAREHOUSE	15-14E-08	Industrial	COFO_2005_CURRENT	2775 E GANLEY RD #103
T06CM01862	C OF O	9/10/2010	NEW WAREHOUSE	NEW WAREHOUSE	LUDOWICI	Industrial	COFO_2005_CURRENT	6194 S SEARS BL
T14CM05980	C OF O	7/16/2015	NEW STORAGE WAREHOUSE AND OFFI	NEW STORAGE WAREHOUSE AND OFFICE		Industrial	COFO_2005_CURRENT	6221 S TUCSON BL
T06CM05873	C OF O	12/22/2006	TI:WAREHOUSE	TI:WAREHOUSE	LAZ-BOY	Industrial	COFO_2005_CURRENT	2201 E MEDINA RD #150
T15CM08901	LOF C	4/25/2016	EXTERIOR LOADING DOCK	EXTERIOR LOADING DOCK		Industrial	COFO_2005_CURRENT	2700 E EXECUTIVE DR #140
T07CM03873	C OF O	3/13/2008	TI:OFFICE/WAREHOUSE	TI:OFFICE/WAREHOUSE	EAGLE GLOBAL LOGISTICS	Industrial	COFO_2005_CURRENT	2859 E ELVIRA RD
T17CM08562	C OF O	6/21/2018	TI: OFFICE & WAREHOUSE	TI: OFFICE & WAREHOUSE	CALSAK	Industrial	COFO_2005_CURRENT	2850 E VALENCIA RD
T11CM03700	C OF O	4/11/2012	TI: OFFICE/WAREHOUSE 1ST & 2N	TI: OFFICE/WAREHOUSE 1ST & 2ND FLOOR	CHAMBERLAIN	Industrial	COFO_2005_CURRENT	6020 S COUNTRY CLUB RD
T12CM05190	C OF O	9/26/2012	TI: OFFICE/WAREHOUSE	TI: OFFICE/WAREHOUSE		Industrial	COFO_2005_CURRENT	6020 S COUNTRY CLUB RD
T08CM00940	C OF O	3/26/2009	TI: WAREHOUSE AND MANUFACTORIN	TI: WAREHOUSE AND MANUFACTURING	OLON AMERICA	Industrial	COFO_2005_CURRENT	6950 S COUNTRY CLUB RD
T07CM01542	C OF O	5/14/2007	TI: WAREHOUSE/ OFFICE	TI: WAREHOUSE/ OFFICE	DREXEL DIESEL SERVICE LLC	Industrial	COFO_2005_CURRENT	2651 E GANLEY RD
T03CM01144	C OF O	6/25/2007	ADD:BATHROOM	ADD:BATHROOM	CANBERRA CONSTRUCTION	Industrial	COFO_2005_CURRENT	1145 E VALENCIA RD
T07OT01900	C OF O	8/28/2007	C OF O: SOLAR INDUSTRIES INC	C OF O: SOLAR INDUSTRIES INC	15-14E-08	Industrial	COFO_2005_CURRENT	6151 S TUCSON BL
T14CM02782	C OF O	10/9/2014	TI: WAREHOUSE	TI: WAREHOUSE		Industrial	COFO_2005_CURRENT	6550 S BAY COLONY DR #160
T07CM01454	C OF O	7/13/2007	TI: WAREHOUSE, LOADING DOCK EX	TI: WAREHOUSE, LOADING DOCK EXCLUDED	D H L	Industrial	COFO_2005_CURRENT	2949 E ELVIRA RD #191
T07CM00653	C OF O	5/19/2009	NEW WAREHOUSEBUILDING: # 2	NEW WAREHOUSEBUILDING: # 2	TAA WAREHOUSE	Industrial	COFO_2005_CURRENT	2747 E AIRPORT DR 02
T07CM02714	C OF O	3/2/2009	TI: ADA WELDING WAREHOUSE	TI: ADA WELDING WAREHOUSE	HI-TECH MACHINGS WAREHOUSE	Industrial	COFO_2005_CURRENT	1095 E WIEDING RD
T13OT00724	C OF O	6/21/2013	C OF O: OFFICE/MANUFACTURING	C OF O: OFFICE/MANUFACTURING	15-14E-17	Industrial	COFO_2005_CURRENT	2705 E MEDINA RD #161
T07CM02667	C OF O	10/12/2007	TI:WAREHOUSE	TI:WAREHOUSE	EMPIRE TODAY	Industrial	COFO_2005_CURRENT	2901 E ELVIRA RD #195
T14CM07933	C OF O	8/22/2017	NEW WAREHOUSE/OFFICE/DWELLING	NEW WAREHOUSE/OFFICE/DWELLING	GREEN LEAF SOLUTIONS	Industrial	COFO_2005_CURRENT	2880 E GINTER RD
T05CM01747	C OF O	9/8/2005	TI: WAREHOUSE	TI: WAREHOUSE	DAVIS SELECTED ADVISORS	Industrial	COFO_2005_CURRENT	2949 E ELVIRA RD #101
T06CM02475	C OF O	3/16/2007	SITE/ADDITION:WAREHOUSE	SITE/ADDITION:WAREHOUSE	T A CAID	Industrial	COFO_2005_CURRENT	2405 E GANLEY RD
T03CM04472	C OF O	12/22/2006	NEW:WAREHOUSE BUILDING	NEW:WAREHOUSE BUILDING	SOLAR INDUSTRIES	Industrial	COFO_2005_CURRENT	6151 S TUCSON BL
T05CM00691	C OF O	1/18/2007	NEW:WAREHOUSE	NEW:WAREHOUSE	IOTA WAREHOUSE	Industrial	COFO_2005_CURRENT	1445 E WIEDING RD
T13CM06530	C OF O	7/25/2014	MANUFACTURING	MANUFACTURING		Industrial	COFO_2005_CURRENT	6220 S TUCSON BL
T15CM00226	LOF C	2/19/2015	TI: OFFICE TO BATHROOM PLUS O	TI: OFFICE TO BATHROOM PLUS OH DOOR		Industrial	COFO_2005_CURRENT	2901 E ELVIRA RD #135
T18CM04115	C OF O	10/3/2018	WAREHOUSE	WAREHOUSE	FACTORY MOTOR PARTS	Industrial	COFO_2005_CURRENT	2155 E VALENCIA RD 107
T11CM02917	C OF O	3/7/2012	CAID~METAL BLDG ADDITION	CAID~METAL BLDG ADDITION		Industrial	COFO_2005_CURRENT	2001 E GANLEY RD
T06CM03784	C OF O	8/23/2007	SITE/WAREHOUSE	SITE/WAREHOUSE	TUCSON ROLLING SHUTTERS	Industrial	COFO_2005_CURRENT	2660 E BILBY RD
T06CM05874	C OF O	12/14/2006	TI:OFFICE FOR WAREHOUSE	TI:OFFICE FOR WAREHOUSE	LA Z BOY	Industrial	COFO_2005_CURRENT	2201 E MEDINA RD #160
T15CM05402	C OF O	1/6/2016	WAREHOUSE	WAREHOUSE	GW PLASTIC	Industrial	COFO_2005_CURRENT	2700 E EXECUTIVE DR #140
T15CM01791	C OF O	4/18/2017	NEW MAINTENANCE AND STORAGE BLD	NEW MAINTENANCE AND STORAGE BLDG		Industrial	COFO_2005_CURRENT	2825 E GINTER RD
T17CM06300	C OF O	4/9/2018	CONSTRUCTION EQUIPMENT WHOLES	CONSTRUCTION EQUIPMENT WHOLES		Industrial	COFO_2005_CURRENT	6393 S CAMPBELL AV
T12CM04649	C OF O	9/5/2012	ADDITION TO MANUFACTURING BUIL	ADDITION TO MANUFACTURING BUILDING		Industrial	COFO_2005_CURRENT	2850 E GANLEY RD
T16CM06271	LOF C	1/12/2017	TI; LOADING DOCK	TI; LOADING DOCK	JB STEEL	Industrial	COFO_2005_CURRENT	2901 E ELVIRA RD #195
T06CM01863	C OF O	9/10/2010	NEW WAREHOUSE	NEW WAREHOUSE	NEW SPAIN DEVELOPMENT LLC	Industrial	COFO_2005_CURRENT	6202 S SEARS BL
T08CM02577	C OF O	1/5/2009	TI: MANUFACTURING	TI: MANUFACTURING	OLON AMERICA	Industrial	COFO_2005_CURRENT	6950 S COUNTRY CLUB RD
T06CM05292	FINAL	1/4/2007	TI: OFFICE PENDING ON TI FOR	TI: OFFICE PENDING ON TI FOR WAREHOUSE PORTION ON SHELL	DREXEL DIESEL SERVICE	Industrial	COFO_2005_CURRENT	2651 E GANLEY RD

NUMBER	STATUS_1	DATEISSUED	TYPE	DESCRIPTION	BUSINESSNAME	Category	DATASOURCE	ADDRESSFULL
T07OT01575	C OF O	7/20/2007	C OF O:WAREHOUSE	C OF O:WAREHOUSE	15-14E-07	Industrial	COFO_2005_CURRENT	1445 E WIEDING RD
					<b>Industrial Count</b>		49	
T06CM03727	C OF O	7/13/2006	INSTALL: TEMP WALLS, ELEC: OUT	INSTALL: TEMP WALLS, ELEC: OUTLETS/LIGHTING - EAST CONCOURSE		N/A	COFO_2005_CURRENT	7250 S TUCSON BL #224
T14CM01199	L OF C	9/2/2014	TI: INTERIOR DEMO	TI: INTERIOR DEMO		N/A	COFO_2005_CURRENT	7250 S TUCSON BL
T14CM01604	L OF C	12/23/2014	ANTENNA UPGRADE,ADDING RADIO E	ANTENNA UPGRADE,ADDING RADIO EQUIPEMENT ON EXISTING SITE		N/A	COFO_2005_CURRENT	6202 S SEARS BL
T16CM00388	L OF C	5/24/2018	CELL TOWER REMOVE AND REPLACE	CELL TOWER REMOVE AND REPLACE ANTENNAS		N/A	COFO_2005_CURRENT	6380 S COUNTRY CLUB RD
T17CM04707	L OF C	10/11/2017	(T17DV02445) FIRE DAMAGE	(T17DV02445) FIRE DAMAGE		N/A	COFO_2005_CURRENT	6200 S CAMPBELL AV #13 #13306
T14CM05087	L OF C	10/16/2014	RECONNECT: ELECTRIC	RECONNECT: ELECTRIC		N/A	COFO_2005_CURRENT	2175 E VALENCIA RD
T13CM06016	L OF C	2/10/2014	CELL TOWER/DEMO	CELL TOWER/DEMO		N/A	COFO_2005_CURRENT	2821 E AIRPORT DR
T18CM05552	C OF O	2/7/2019	TERMINAL C	TERMINAL C	GATE C TUCSON AIRPORT	N/A	COFO_2005_CURRENT	7250 S TUCSON BL
T01CM00202	C OF O	6/24/2005	ADDITION:TERMINAL EXPANSION A	ADDITION:TERMINAL EXPANSION AND REMODEL	TUCSON INTERNATIONAL AIRPORT	N/A	COFO_2005_CURRENT	7250 S TUCSON BL
T15CM08230	L OF C	12/4/2018	TI; AIRPORT UPGRADES	TI; AIRPORT UPGRADES		N/A	COFO_2005_CURRENT	7005 S PLUMER AV
T16CM02399	L OF C	8/11/2016	INSTALLATION OF UTILITY IN PRE	INSTALLATION OF UTILITY IN PREPARATION OF MODULAR OFFICE		N/A	COFO_2005_CURRENT	2747 E AIRPORT DR 01
T16CM00997	L OF C	9/16/2016	REPL DUG-OUT	REPL DUG-OUT		N/A	COFO_2005_CURRENT	1725 E BILBY RD
T15CM08925	L OF C	9/26/2016	UTILITY INSTALL	UTILITY INSTALL		N/A	COFO_2005_CURRENT	7250 S TUCSON BL
T17CM04707	L OF C	10/11/2017	(T17DV02445) FIRE DAMAGE	(T17DV02445) FIRE DAMAGE		N/A	COFO_2005_CURRENT	6200 S CAMPBELL AV #13 #13206
T12CM03959	C OF O	10/15/2013	AIRPORT	AIRPORT		N/A	COFO_2005_CURRENT	7150 S TUCSON BL
T06CM04555	C OF O	12/6/2006	REMODEL KITCHEN FOR EAST CONCO	REMODEL KITCHEN FOR EAST CONCOURSE FOOD SERVICES		N/A	COFO_2005_CURRENT	7250 S TUCSON BL #224
					<b>N/A Count</b>		16	
T15CM04453	L OF C	8/7/2015	T.I;OFFICE	T.I;OFFICE		Office	COFO_2005_CURRENT	7060 S TUCSON BL 01
T02MH00200	C OF O	6/2/2006	MOBILE HOME:SETUP	MOBILE HOME:SETUP	15-14E-07	Office	COFO_2005_CURRENT	6141 S PARK AV #04
T16CM02951	L OF C	10/26/2016	OFFICE TI	OFFICE TI		Office	COFO_2005_CURRENT	2110 E AIRPORT DR
T05CM05846	C OF O	3/21/2006	TI: OFFICE	TI: OFFICE	IOTA	Office	COFO_2005_CURRENT	1361 E WIEDING RD
T09CM02095	C OF O	12/7/2009	TI:OFFICE/CALL CENTER	TI:OFFICE/CALL CENTER	CYRACOM	Office	COFO_2005_CURRENT	2801 E ELVIRA RD
T04CM04523	C OF O	10/3/2005	TI:OFFICE	TI:OFFICE	CBR	Office	COFO_2005_CURRENT	6550 S BAY COLONY DR #160
T15CM01098	L OF C	4/13/2015	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	2849 E ELVIRA RD #145
T17CM01401	L OF C	6/22/2017	TI; OFFICE	TI; OFFICE		Office	COFO_2005_CURRENT	925 E BILBY RD
T07CM00816	C OF O	7/19/2007	TI:OFFICER1- ADDING JANIOR R	TI:OFFICER1- ADDING JANIOR ROOM AND COFFEE CART	UNIVERSITY PHYSICIANS HEALTHCARE	Office	COFO_2005_CURRENT	2731 E ELVIRA RD
T15CM08746	L OF C	5/3/2016	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	3000 E VALENCIA RD #150
T08CM01664	C OF O	10/22/2008	TI: OFFICE (DES)	TI: OFFICE (DES)	DES	Office	COFO_2005_CURRENT	3000 E VALENCIA RD #130
T11CM01968	C OF O	7/23/2012	ADDITION:NEW CLASSROOM-EAST BL	ADDITION:NEW CLASSROOM-EAST BLDG		Office	COFO_2005_CURRENT	1725 E BILBY RD
T07CM00361	FINAL	5/3/2007	TI: OFFICE(EXISTING - NON-SHEL	TI: OFFICE(EXISTING - NON-SHELL)	CBR	Office	COFO_2005_CURRENT	6550 S BAY COLONY DR #160
T15CM05817	L OF C	9/26/2016	TI: UNITED AIRLINE	TI: UNITED AIRLINE	UNITED AIRLINE	Office	COFO_2005_CURRENT	7250 S TUCSON BL #214
T05CM00738	FINAL	4/12/2005	TI:OFFICE	TI:OFFICE	CHAMBERLAIN GROUP	Office	COFO_2005_CURRENT	6050 S COUNTRY CLUB RD
T14CM000816	C OF O	8/11/2014	MEDICAL OFFICES	MEDICAL OFFICES		Office	COFO_2005_CURRENT	2721 E ELVIRA RD
T06CM04531	C OF O	7/19/2007	TI:UNIVERSITY PHYSICIANS HEALT	TI:UNIVERSITY PHYSICIANS HEALTHCARE	UNIVERSITY PHYSICIANS HEALTHCARE	Office	COFO_2005_CURRENT	2711 E ELVIRA RD
T13CM02816	C OF O	9/23/2013	OFFICE	OFFICE		Office	COFO_2005_CURRENT	2650 E ELVIRA RD
T13CM07298	L OF C	2/13/2014	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	2800 E AIRPORT DR #07
T09CM02252	C OF O	10/26/2009	TI: OFFICE	TI: OFFICE	AZ DEPT OF ECONOMIC SECURITY	Office	COFO_2005_CURRENT	3000 E VALENCIA RD #150
T04CM05406	C OF O	6/8/2005	TI:OFFICE	TI:OFFICE	INSTRUMENT LEARNING SYSTEMS	Office	COFO_2005_CURRENT	6720 S PLUMER AV
T14CM03437	C OF O	10/16/2014	OFFICE	OFFICE		Office	COFO_2005_CURRENT	2175 E VALENCIA RD #105
T15CM04557	C OF O	9/1/2015	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	6730 S TUCSON BL
T15CM06147	L OF C	5/3/2016	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	3000 E VALENCIA RD #100
T17CM02103	C OF O	5/8/2018	OFFICE	OFFICE	STURGEON ELECTRIC	Office	COFO_2005_CURRENT	2825 E GINTER RD
T06CM01414	C OF O	7/11/2006	TI: OFFICE	TI: OFFICE	TAA ADMINISTRATION	Office	COFO_2005_CURRENT	7150 S TUCSON BL
T07CM04093	C OF O	6/26/2009	NEW BUILDING DPS	NEW BUILDING DPS	AZ DPS SO. REGIONAL CRIME LAB	Office	COFO_2005_CURRENT	2525 E VALENCIA RD
T09CM01198	C OF O	7/31/2009	TI: OFFICE/CALL CENTER	TI: OFFICE/CALL CENTER	CYRACOM	Office	COFO_2005_CURRENT	2849 E ELVIRA RD #145
T14CM02926	C OF O	7/1/2015	OFFICE	OFFICE		Office	COFO_2005_CURRENT	2115 E VALENCIA RD #131
T11CM03136	C OF O	1/4/2012	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	3000 E VALENCIA RD #150
T15CM02736	L OF C	5/3/2016	T.I;OFFICE	T.I;OFFICE		Office	COFO_2005_CURRENT	3000 E VALENCIA RD #190
T16CM09239	C OF O	1/26/2017	OFFICE	OFFICE		Office	COFO_2005_CURRENT	7005 S PLUMER AV
T04CM04203	C OF O	1/25/2005	TI:CALL CENTER	TI:CALL CENTER	ORC MACRO	Office	COFO_2005_CURRENT	6550 S BAY COLONY DR #100
T14CM01874	C OF O	7/14/2014	CALL CENTER	CALL CENTER		Office	COFO_2005_CURRENT	6550 S BAY COLONY DR #100
T06CM02188	C OF O	2/8/2007	TI: OFFICE	TI: OFFICE	UNITED COLLECTION BUREAU	Office	COFO_2005_CURRENT	2425 E MEDINA RD
T16CM03905	C OF O	11/2/2016	TI; OFFICE	TI; OFFICE		Office	COFO_2005_CURRENT	2380 E MEDINA RD
T06CM04479	C OF O	7/19/2007	TI:U/ PHYSICIANS HEALTHCARE (	TI:U/ PHYSICIANS HEALTHCARE (office use only)	UNIVERSITY PHYSICIANS HEALTHCARE	Office	COFO_2005_CURRENT	2701 E ELVIRA RD
T11CM01629	C OF O	10/26/2012	NEW: CLASSROOM-WEST BLDG	NEW: CLASSROOM-WEST BLDG		Office	COFO_2005_CURRENT	1725 E BILBY RD
T17CM05863	L OF C	6/5/2018	NEW PRKNG SERVICING CHAMBERLA	NEW PRKNG SERVICING CHAMBERLAIN FACILITY	CHAMBERLIAN	Office	COFO_2005_CURRENT	2885 E BILBY RD
T12CM07696	C OF O	2/21/2013	TI: CONSTRUCTION/MINING OFFICE	TI: CONSTRUCTION/MINING OFFICE	ATLAS COPCO CONST MINING	Office	COFO_2005_CURRENT	6393 S CAMPBELL AV
T13CM06302	C OF O	2/26/2014	TI: OFFICE AND COMMISSARY SPAC	TI: OFFICE AND COMMISSARY SPACES		Office	COFO_2005_CURRENT	7250 S TUCSON BL
T15CM05348	L OF C	9/26/2016	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	7250 S TUCSON BL #216
T12CM02128	C OF O	12/10/2012	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	2115 E VALENCIA RD #101
T08OT01831	C OF O	8/1/2008	C OF O:CALL CENTER	C OF O:CALL CENTER	15-14E-17	Office	COFO_2005_CURRENT	6550 S BAY COLONY DR #100

Office Count  
Grand Count

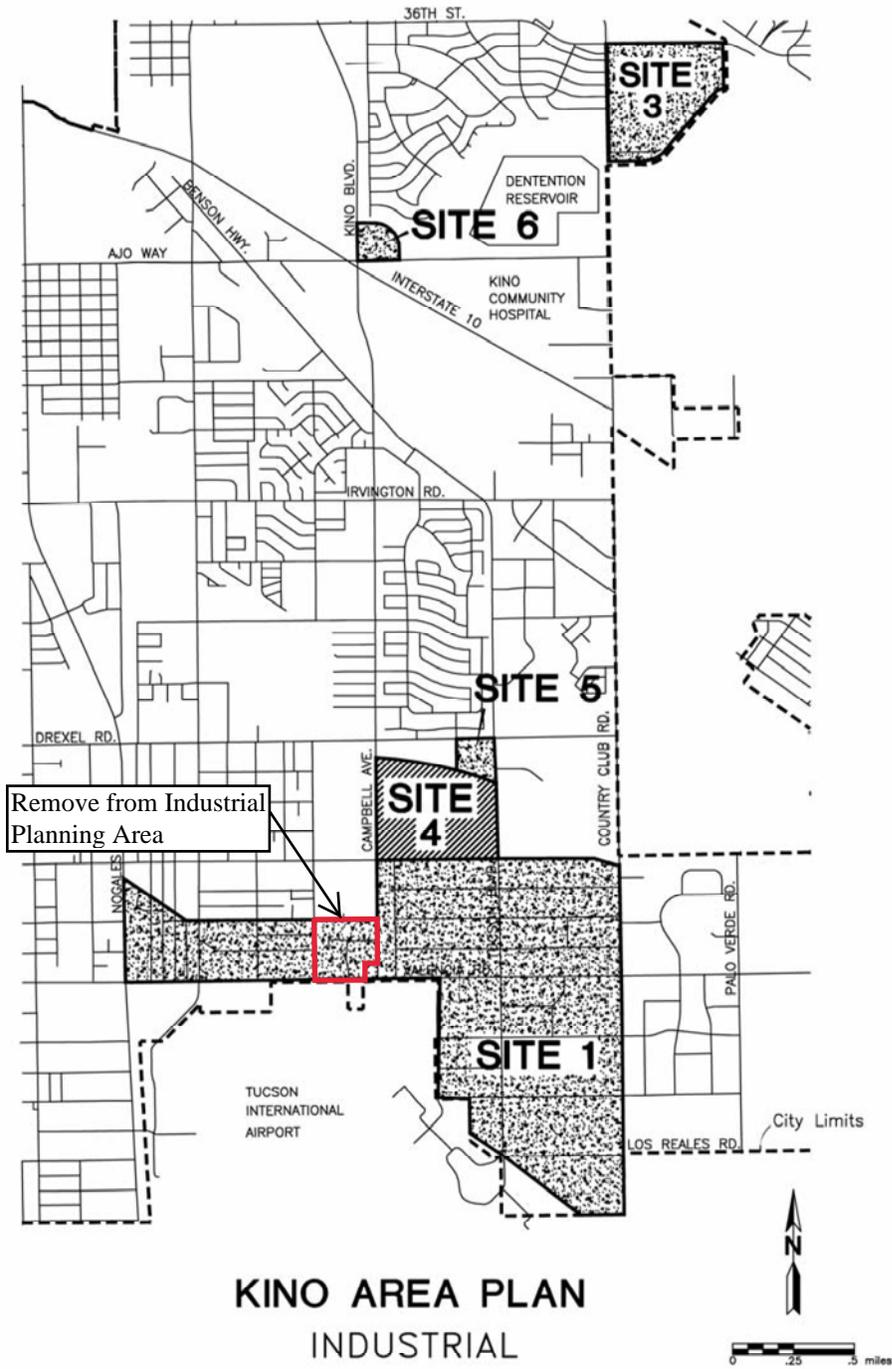
44  
190







# Kino Area Plan



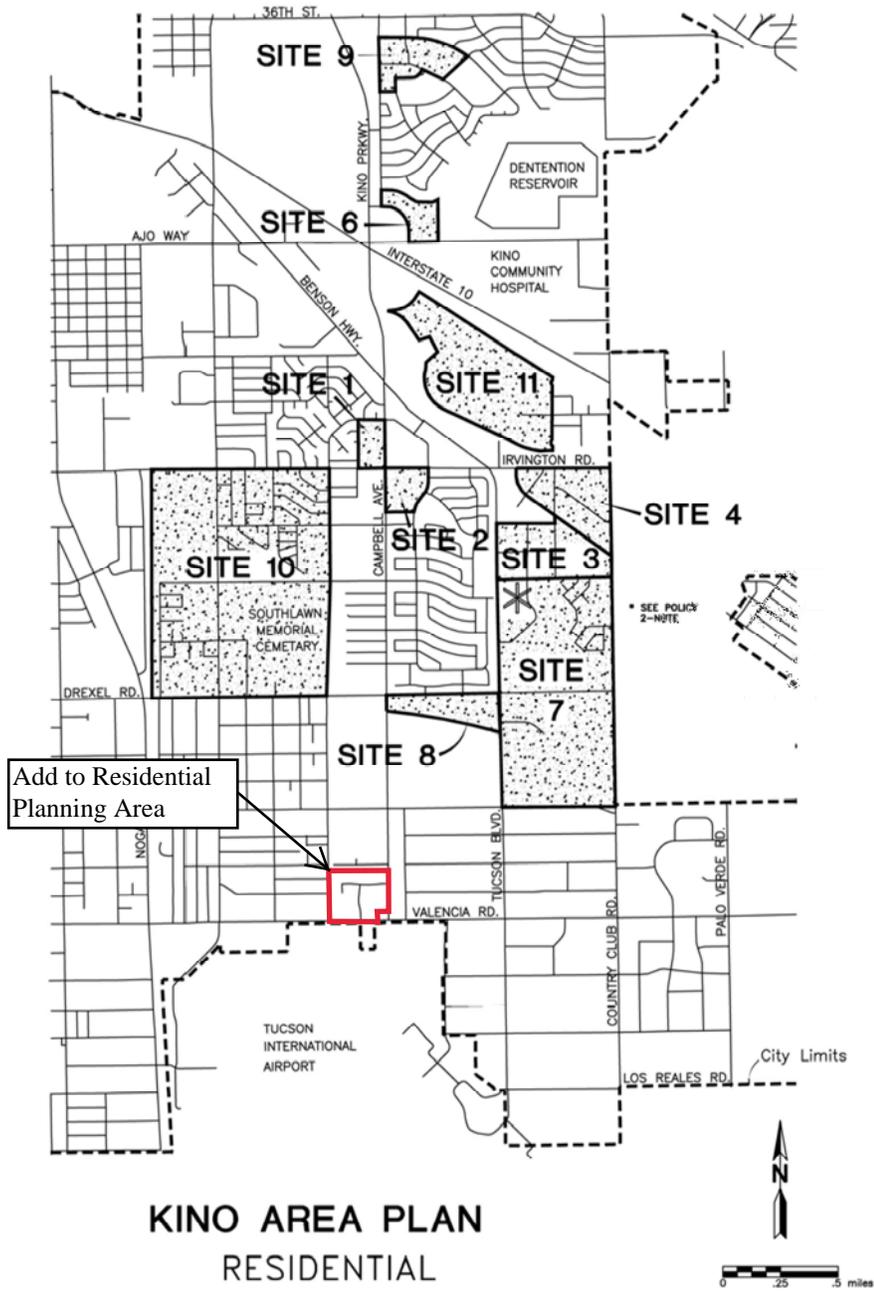
## KINO AREA PLAN INDUSTRIAL

(March 27, 2000, Resolution No. 18563,  
added Site 5)

(July 1, 2002, Resolution No. 19280,  
added Site 6)

(August 5, 2002, Resolution No. 19326,  
deleted Site 2)

# Kino Area Plan



## KINO AREA PLAN RESIDENTIAL

(Plan amended on December 12,  
1994, Resolution 16779 to delete  
Site 5)

(Plan amended on August 5,  
2002, Resolution 19326  
to add Site 11)

# Narrative, Exhibit 3

1. Sonoran Business Park, 45.72 Acres - Sonoran Los Reales & Alvernon Way Tucson, AZ 85706 Land	Sale Price: For Sale Price/AC: - Parcel Size: 45.72 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,655 Zoning: CI-1, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750
2. 225 E Medina Rd 225 E Medina Rd Tucson, AZ 85756 Land	Sale Price: For Sale Price/AC: - Parcel Size: 4.34 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,223 Zoning: I-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Ronald E. Zimmerman (520) 546-2755
3. Fleetwood Homes Sales Center 3555 E Corporate Dr Tucson, AZ 85706 Land	Sale Price: For Sale Price/AC: - Parcel Size: 4.70 AC Proposed Use: Hold for Investment	Sale Status: Active Days On Market: 3,103 Zoning: CI-1(AE), County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707
4. North Lot 6991 E Southpoint Rd Tucson, AZ 85756 Land	Sale Price: For Sale Price/AC: - Parcel Size: 6.20 AC Proposed Use: Contractor Storage Yard	Sale Status: Active Days On Market: 2,725 Zoning: CI-2	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707
5. Alvernon Corners Industrial Ctr, Lot 2 & 3 Flex 3897-3959 S Palo Verde Rd Tucson, AZ 85714 Land	Sale Price: For Sale Price/AC: - Parcel Size: 3.03 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 2,702 Zoning: CI-1, County	Sales Company: CBRE Sales Contacts: Tim Healy (520) 323-5119
6. Lots 31-35 3552 E 34th St Tucson, AZ 85713 Land	Sale Price: For Sale Price/AC: - Parcel Size: 2.93 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 2,436 Zoning: I-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707
7. Southpointe Industrial Park NW Kolb & Valencia Rd Tucson, AZ 85706 Land	Sale Price: For Sale Price/AC: - Parcel Size: 17.70 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 650 Zoning: CI-2, County	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
8. OFFERING :: CITY OF TUCSON SURPLUS LAND 600 W 22nd St Tucson, AZ 85745 Land	Sale Price: For Sale Price/AC: - Parcel Size: 2.61 AC Proposed Use: -	Sale Status: Active Days On Market: 645 Zoning: I-1 (light industrial).	Sales Company: CBRE Sales Contacts: Ian Stuart (520) 323-5180 Ben A. Becker (520) 323-5149 Adam Becker (520) 323-5188
9. Swan Eco Industrial Park, Lot 12 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$96,050 Price/AC: \$65,340.14 Parcel Size: 1.47 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
10. Swan Eco Industrial Park, Lot 13 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$96,050 Price/AC: \$65,340.14 Parcel Size: 1.47 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
11. Swan Eco Industrial Park, Lot 14 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$96,050 Price/AC: \$65,340.14 Parcel Size: 1.47 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704



12. Swan Eco Industrial Park, Swan Eco Industrial 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$98,467 Price/AC: \$59,676.97 Parcel Size: 1.65 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
13. Swan Eco Industrial Park, Swan Eco Industrial 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$110,468 Price/AC: \$34,847.95 Parcel Size: 3.17 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
14. Swan Eco Industrial Park, Swan Eco Industrial 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$110,468 Price/AC: \$34,847.95 Parcel Size: 3.17 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
15. Swan Eco Industrial Park, Swan Eco Industrial 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$110,468 Price/AC: \$34,847.95 Parcel Size: 3.17 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
16. 2815 E Ganley Rd Tucson, AZ 85706 Land	Sale Price: \$132,750 Price/AC: \$130,147.06 Parcel Size: 1.02 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 43 Zoning: I-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
17. 4830 E Cindrich St Tucson, AZ 85706 Land	Sale Price: \$150,000 Price/AC: \$94,339.62 Parcel Size: 1.59 AC Proposed Use: -	Sale Status: Active Days On Market: 1,031 Zoning: I-2	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: David J. Blanchette (520) 906-9446
18. 6800 S Country Club Rd Tucson, AZ 85756 Land	Sale Price: \$152,460 Price/AC: \$304,920.00 Parcel Size: 0.50 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,930 Zoning: I-1	Sales Company: Burris Hennessy & Company Sales Contacts: Tim Burris (520) 730-1830 Mike E. Hennessy (520) 906-0500
19. Butterfield Business Ctr, Butterfield Lot 43 4725 S Overland Dr Tucson, AZ 85714 Land	Sale Price: \$155,000 Price/AC: \$139,288.28 Parcel Size: 1.11 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,519 Zoning: CI-1, County	Sales Company: Alpha Commercial Real Estate Service LLC Sales Contacts: Patrick J. Welchert (520) 360-9394
20. Swan Eco Industrial Park, Swan Eco Industrial 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$160,998 Price/AC: \$34,848.05 Parcel Size: 4.62 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
21. 4860 E Cindrich St Tucson, AZ 85706 Land	Sale Price: \$163,350 Price/AC: \$108,900.00 Parcel Size: 1.50 AC Proposed Use: -	Sale Status: Active Days On Market: 231 Zoning: I-2	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: David J. Blanchette (520) 906-9446
22. Southpointe Industrial Park, Vacant Land- Lot 24 Valencia Rd @ Kolb Rd Tucson, AZ 85756 Land	Sale Price: \$169,518 Price/AC: \$87,119.95 Parcel Size: 1.95 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,794 Zoning: CI-2 (AE), County	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185



23. Lot 50 6600 S Country Club Tucson, AZ 85756 Land	Sale Price: \$173,058 Price/AC: \$239,592.97 Parcel Size: 0.72 AC Proposed Use: -	Sale Status: Active Days On Market: 3,159 Zoning: I-1	Sales Company: Burriss Hennessy & Company Sales Contacts: Tim Burriss (520) 730-1830 Mike E. Hennessy (520) 906-0500
24. Lot 49 6600 S Country Club Tucson, AZ 85756 Land	Sale Price: \$173,058 Price/AC: \$240,358.33 Parcel Size: 0.72 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,103 Zoning: I-1	Sales Company: Burriss Hennessy & Company Sales Contacts: Tim Burriss (520) 730-1830 Mike E. Hennessy (520) 906-0500
25. Vacant Land 341 E Aragon Rd Tucson, AZ 85756 Land	Sale Price: \$175,000 Price/AC: \$87,622.67 Parcel Size: 2.00 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 185 Zoning: I-1, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Ronald E. Zimmerman (520) 546-2755
26. Lot 12 Fair St Tucson, AZ 85714 Land	Sale Price: \$187,366 Price/AC: \$87,146.98 Parcel Size: 2.15 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 581 Zoning: I-1	Sales Company: Red Point Development, Inc. Sales Contacts: Jason Wong (520) 408-2300 X109
27. 3588 S Campbell Ave Tucson, AZ 85713 Land	Sale Price: \$200,000 Price/AC: \$248,108.18 Parcel Size: 0.81 AC Proposed Use: Industrial, Retail, Office	Sale Status: Active Days On Market: 28 Zoning: I-1, Tucson	Sales Company: Long Realty Company Sales Contacts: Tony Reed (520) 918-5189
28. Lot 48 6500 S Country Club Rd Tucson, AZ 85756 Land	Sale Price: \$204,464 Price/AC: \$283,073.52 Parcel Size: 0.72 AC Proposed Use: Industrial, Hold for Development	Sale Status: Active Days On Market: 3,930 Zoning: I-1	Sales Company: Burriss Hennessy & Company Sales Contacts: Tim Burriss (520) 730-1830 Mike E. Hennessy (520) 906-0500
29. I-1 Zoned Acreage 3131-3161 E Atlas Pl Tucson, AZ 85706 Land	Sale Price: \$225,000 Price/AC: \$63,380.28 Parcel Size: 3.55 AC Proposed Use: Industrial, Hold for Investment	Sale Status: Active Days On Market: 216 Zoning: I-1, Tucson	Sales Company: Long Realty Company Sales Contacts: Peter Canacakos (520) 907-9850
30. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$230,740 Price/AC: \$302,728.94 Parcel Size: 0.76 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
31. Friebus Industrial Park, Friebus Industrial Park 2380 S Friebus Ave Tucson, AZ 85713 Land	Sale Price: \$235,000 Price/AC: \$239,698.08 Parcel Size: 0.98 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,787 Zoning: -	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
32. Vacant Land 6700 S Country Club Rd Tucson, AZ 85756 Land	Sale Price: \$243,588 Price/AC: \$261,360.52 Parcel Size: 0.93 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,930 Zoning: I-1	Sales Company: Burriss Hennessy & Company Sales Contacts: Tim Burriss (520) 730-1830 Mike E. Hennessy (520) 906-0500
33. Butterfield Business Center, Butterfield 3561 S Gas Rd Tucson, AZ 85714 Land	Sale Price: \$250,000 Price/AC: \$222,856.12 Parcel Size: 1.12 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,423 Zoning: CI-1	Sales Company: Commercial Retail Advisors, LLC Sales Contacts: Craig Finrock (520) 290-3200 X1 Sarah Six (520) 290-3200



34. 4830 & 4860 E Cindrich St Land Portfolio 2 Properties in portfolio <i>All properties can be sold individually</i>	Sale Price: \$250,000 Price/AC: \$80,906.15 Total Land Area: 3.09 AC	Sale Status: Active Days On Market: 205	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: David J. Blanchette (520) 906-9446
35. Lot 9 Fair St Tucson, AZ 85714 Land	Sale Price: \$254,612 Price/AC: \$87,195.89 Parcel Size: 2.92 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 581 Zoning: -	Sales Company: Red Point Development, Inc. Sales Contacts: Jason Wong (520) 408-2300 X109
36. Butterfield Business Center, Butterfield 4301 S Palo Verde Rd Tucson, AZ 85714 Land	Sale Price: \$290,000 Price/AC: \$133,480.62 Parcel Size: 2.17 AC Proposed Use: Commercial, Industrial, Office	Sale Status: Active Days On Market: 2,753 Zoning: CI-1, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
37. Airport Area Land 2334 E Valencia Rd Tucson, AZ 85706 Land	Sale Price: \$295,000 Price/AC: \$226,923.08 Parcel Size: 1.30 AC Proposed Use: Commercial, Industrial, Hold for Investment	Sale Status: Active Days On Market: 499 Zoning: P-I, Tucson	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: David J. Blanchette (520) 906-9446
38. Vacant Land 1551 S Freeway Tucson, AZ 85713 Land	Sale Price: \$303,611 Price/AC: \$196,029.83 Parcel Size: 1.55 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,093 Zoning: I-1	Sales Company: Alpha Commercial Real Estate Service LLC Sales Contacts: Patrick J. Welchert (520) 360-9394
39. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$314,153 Price/AC: \$302,739.71 Parcel Size: 1.04 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 2,816 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
40. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$319,574 Price/AC: \$302,741.57 Parcel Size: 1.06 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 864 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
41. Butterfield Business Center, Lot 11 S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$322,792 Price/AC: \$302,749.95 Parcel Size: 1.07 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 4,942 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
42. Vacant Land SW Wilmot Rd & Littletown Rd Tucson, AZ 85706 Land	Sale Price: \$330,000 Price/AC: \$32,858.71 Parcel Size: 10.04 AC Proposed Use: Industrial, Hold for Investment	Sale Status: Active Days On Market: 2,124 Zoning: I-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Paul D. Hooker (520) 546-2704
43. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$330,314 Price/AC: \$172,065.43 Parcel Size: 1.92 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
44. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$347,153 Price/AC: \$215,622.98 Parcel Size: 1.61 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 4,942 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714



45. Former Truck Storage Yard 9330 S Nogales Hwy Tucson, AZ 85756 Land	Sale Price: \$350,000 Price/AC: \$81,585.08 Parcel Size: 4.29 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 119 Zoning: GR-1	Sales Company: Long Realty Company Sales Contacts: Peter Canacakos (520) 907-9850
46. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$357,925 Price/AC: \$302,736.19 Parcel Size: 1.18 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 4,859 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
47. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$365,159 Price/AC: \$302,760.14 Parcel Size: 1.21 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
48. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$365,159 Price/AC: \$302,735.04 Parcel Size: 1.21 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 4,942 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
49. Industrial 6380 S Country Club Rd Tucson, AZ 85706 Land	Sale Price: \$370,000 Price/AC: \$87,264.15 Parcel Size: 4.24 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,346 Zoning: P-1, City of Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707
50. Value Place Hotel Site SEC Ajo & I-10 @ I-10 Tucson, AZ 85713 Land	Sale Price: \$375,000 Price/AC: \$178,946.36 Parcel Size: 2.10 AC Proposed Use: Hotel	Sale Status: Active Days On Market: 196 Zoning: I-1, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Greg Furrier (520) 546-2735 Robert Tomlinson (520) 546-2757
51. Build To Suit SEC Tucson Blvd & Ginter Tucson, AZ 85706 Land	Sale Price: \$395,000 Price/AC: \$137,630.66 Parcel Size: 2.87 AC Proposed Use: Industrial, Retail, Office	Sale Status: Active Days On Market: 267 Zoning: P-1	Sales Company: GRE Partners LLC Sales Contacts: Gary Emerson (520) 777-4949 X101
52. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$445,148 Price/AC: \$215,620.25 Parcel Size: 2.06 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
53. Tucson International Business Ctr 3461-3481 E Global Loop Tucson, AZ 85706 Land	Sale Price: \$470,000 Price/AC: \$174,132.12 Parcel Size: 2.70 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,603 Zoning: CI-1, County	Sales Company: Burriss Hennessy & Company Sales Contacts: Mike E. Hennessy (520) 906-0500
54. Rita Ranch Industrial 8402 Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$487,000 Price/AC: \$87,119.86 Parcel Size: 5.59 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 799 Zoning: I-2, Tucson	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
55. Coronado Point Commerce Center, Coronado 3555 E Nebraska St Tucson, AZ 85706 Land	Sale Price: \$491,358 Price/AC: \$261,638.98 Parcel Size: 1.88 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,978 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747



56.	Southpointe Industrial Park, Vacant Land- Lot 18 Valencia Rd @ Kolb Tucson, AZ 85756 Land	Sale Price: \$506,212 Price/AC: \$98,010.03 Parcel Size: 5.16 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,794 Zoning: CI-2 (AE), County	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
57.	Southpointe Industrial Park, Vacant Land- Lot 2 Valencia Rd @ Kolb Rd Tucson, AZ 85756 Land	Sale Price: \$512,046 Price/AC: \$98,010.49 Parcel Size: 5.22 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,794 Zoning: CI-2 (AE), County	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
58.	Southpointe Industrial Park, Vacant Land- Lot 1 Valencia Rd @ Kolb Rd Tucson, AZ 85756 Land	Sale Price: \$525,947 Price/AC: \$98,009.24 Parcel Size: 5.37 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,794 Zoning: CI-2 (AE), County	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
59.	4831-4861 E Los Reales Rd Tucson, AZ 85756 Land	Sale Price: \$535,000 Price/AC: \$166,149.07 Parcel Size: 3.22 AC Proposed Use: Industrial, Contractor Storage Yard	Sale Status: Active Days On Market: 90 Zoning: CI-2, County	Sales Company: Chapman Lindsey Commercial Real Estate Services Sales Contacts: Alan G. Moore (520) 747-4000 X105
60.	Alvernon Corners, Retail/Industrial Land 3841 S Palo Verde Rd Tucson, AZ 85714 Land	Sale Price: \$535,670 Price/AC: \$435,504.07 Parcel Size: 1.23 AC Proposed Use: Industrial, Retail	Sale Status: Active Days On Market: 3,062 Zoning: CI-1, County	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: David J. Blanchette (520) 906-9446
61.	802 W. Silverlake 802 W Silverlake Rd Tucson, AZ 85713 Land	Sale Price: \$550,000 Price/AC: \$110,887.10 Parcel Size: 4.96 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,547 Zoning: C-2	Sales Company: Tango Commercial Real Estate LLC Sales Contacts: Tom Hunt (520) 288-1231
62.	Valencia Lot 7373 E Valencia Rd Tucson, AZ 85747 Land	Sale Price: \$550,000 Price/AC: \$174,603.17 Parcel Size: 3.15 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,289 Zoning: CI-1	Sales Company: Burris Hennessy & Company Sales Contacts: Tim Burris (520) 730-1830
63.	Land Portfolio 3 Properties in portfolio All properties can be sold individually	Sale Price: \$565,535 Price/AC: \$261,265.36 Total Land Area: 2.16 AC	Sale Status: Active Days On Market: 3,930	Sales Company: Burris Hennessy & Company Sales Contacts: Mike E. Hennessy (520) 906-0500 Tim Burris (520) 730-1830
64.	Rita Ranch Commerce Ctr, Vacant Land- Lot 29 9537 E Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$639,024 Price/AC: \$380,303.52 Parcel Size: 1.68 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 260 Zoning: I-1, I-2, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Ronald E. Zimmerman (520) 546-2755
65.	Rita Ranch Commerce Ctr, Vacant Land- Lot 25 9717 E Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$639,024 Price/AC: \$130,757.30 Parcel Size: 4.89 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 260 Zoning: I-1, I-2, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Ronald E. Zimmerman (520) 546-2755
66.	Alvernon Corners, Alvernon Corners - Lot 4 3590 E Ajo Way Tucson, AZ 85713 Land	Sale Price: \$680,000 Price/AC: \$173,027.99 Parcel Size: 3.93 AC Proposed Use: Industrial, Retail	Sale Status: Active Days On Market: 1,564 Zoning: CI-1, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707



67.	Rita Ranch, Rita Ranch Industrial - 10.1 Acres 8650 SW Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$748,000 Price/AC: \$74,059.41 Parcel Size: 10.10 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 799 Zoning: I-2, Tucson	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
68.	4555 S Kolb Rd Tucson, AZ 85730 Land	Sale Price: \$750,000 Price/AC: \$45,045.05 Parcel Size: 16.65 AC Proposed Use: -	Sale Status: Active Days On Market: 426 Zoning: SR	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
69.	6.6 Acres of Land- SEC Valencia and Kolb 6251 S Kolb Rd Tucson, AZ 85756 Land	Sale Price: \$799,000 Price/AC: \$121,060.61 Parcel Size: 6.60 AC Proposed Use: Commercial, Retail, Office	Sale Status: Active Days On Market: 2,114 Zoning: SP	Sales Company: CBRE Sales Contacts: Pete Villaescusa (520) 323-5112 Jesse Peron (520) 323-5130
70.	6001 S Wilmot Rd Tucson, AZ 85756 Land	Sale Price: \$800,000 Price/AC: \$80,000.00 Parcel Size: 10 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,255 Zoning: CI-2	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
71.	3480 S Broadmont Dr Tucson, AZ 85713 Land	Sale Price: \$811,197 Price/AC: \$141,570.16 Parcel Size: 5.73 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 322 Zoning: CI-1, Pima County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Russ Hall (520) 546-2747
72.	Tucson Blvd North of Airport 6360 S Tucson Blvd Tucson, AZ 85706 Land	Sale Price: \$815,000 Price/AC: \$120,206.49 Parcel Size: 6.78 AC Proposed Use: Industrial, Self-Storage	Sale Status: Active Days On Market: 1,077 Zoning: P-I	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130 David Dutson (520) 603-4013
73.	6195 S Wilmot Rd Tucson, AZ 85756 Land	Sale Price: \$820,000 Price/AC: \$174,468.09 Parcel Size: 4.70 AC Proposed Use: -	Sale Status: Active Days On Market: 150 Zoning: I-2	Sales Company: Burris Hennessy & Company Sales Contacts: Mike E. Hennessy (520) 906-0500 Tim Burris (520) 730-1830
74.	Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$873,032 Price/AC: \$433,417.07 Parcel Size: 2.01 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
75.	2385 E Valencia Rd Tucson, AZ 85706 Land	Sale Price: \$900,000 Price/AC: \$127,659.57 Parcel Size: 7.05 AC Proposed Use: -	Sale Status: Active Days On Market: 1,228 Zoning: -	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
76.	7.19 Acres - Alvernon Way Commerce Center S Alvernon Way Tucson, AZ 85756 Land	Sale Price: \$970,908 Price/AC: \$135,035.88 Parcel Size: 7.19 AC Proposed Use: -	Sale Status: Active Days On Market: 315 Zoning: I-1	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
77.	Kolb and Valencia NEC Kolb & Valencia Rd Tucson, AZ 85747 Land	Sale Price: \$1,100,000 Price/AC: \$51,258.15 Parcel Size: 21.46 AC Proposed Use: -	Sale Status: Active Days On Market: 542 Zoning: GI	Sales Company: HomeSmart Advantage Group Sales Contacts: Tony Guerrero (520) 303-8683 X3326



78. Tucson International Gateway Ctr, 6255 South 6255 S Palo Verde Rd Tucson, AZ 85706 Land	Sale Price: \$1,173,459 Price/AC: \$165,275.92 Parcel Size: 7.10 AC Proposed Use: Office, Distribution, Health Care, Warehouse	Sale Status: Active Days On Market: 3,118 Zoning: I-1, Tucson	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
79. 6001 S Wilmot Rd Tucson, AZ 85756 Land	Sale Price: \$800,000 Price/AC: \$80,000.00 Parcel Size: 10 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,255 Zoning: CI-2	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
80. 3480 S Broadmont Dr Tucson, AZ 85713 Land	Sale Price: \$811,197 Price/AC: \$141,570.16 Parcel Size: 5.73 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 322 Zoning: CI-1, Pima County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Russ Hall (520) 546-2747
81. Tucson Blvd North of Airport 6360 S Tucson Blvd Tucson, AZ 85706 Land	Sale Price: \$815,000 Price/AC: \$120,206.49 Parcel Size: 6.78 AC Proposed Use: Industrial, Self-Storage	Sale Status: Active Days On Market: 1,077 Zoning: P-I	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130 David Dutson (520) 603-4013
82. 6195 S Wilmot Rd Tucson, AZ 85756 Land	Sale Price: \$820,000 Price/AC: \$174,468.09 Parcel Size: 4.70 AC Proposed Use: -	Sale Status: Active Days On Market: 150 Zoning: I-2	Sales Company: Burriss Hennessy & Company Sales Contacts: Mike E. Hennessy (520) 906-0500 Tim Burriss (520) 730-1830
83. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$873,032 Price/AC: \$433,417.07 Parcel Size: 2.01 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
84. 2385 E Valencia Rd Tucson, AZ 85706 Land	Sale Price: \$900,000 Price/AC: \$127,659.57 Parcel Size: 7.05 AC Proposed Use: -	Sale Status: Active Days On Market: 1,228 Zoning: -	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
85. 7.19 Acres - Alvernon Way Commerce Center S Alvernon Way Tucson, AZ 85756 Land	Sale Price: \$970,908 Price/AC: \$135,035.88 Parcel Size: 7.19 AC Proposed Use: -	Sale Status: Active Days On Market: 315 Zoning: I-1	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
86. Kolb and Valencia NEC Kolb & Valencia Rd Tucson, AZ 85747 Land	Sale Price: \$1,100,000 Price/AC: \$51,258.15 Parcel Size: 21.46 AC Proposed Use: -	Sale Status: Active Days On Market: 542 Zoning: GI	Sales Company: HomeSmart Advantage Group Sales Contacts: Tony Guerrero (520) 303-8683 X3326
87. Tucson International Gateway Ctr, 6255 South 6255 S Palo Verde Rd Tucson, AZ 85706 Land	Sale Price: \$1,173,459 Price/AC: \$165,275.92 Parcel Size: 7.10 AC Proposed Use: Office, Distribution, Health Care, Warehouse	Sale Status: Active Days On Market: 3,118 Zoning: I-1, Tucson	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
88. I-2 Zoned Acreage SE 36th & Palo Verde Rd Tucson, AZ 85713 Land	Sale Price: \$1,287,000 Price/AC: \$326,649.75 Parcel Size: 3.94 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 3,325 Zoning: I-2, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Greg Furrier (520) 546-2735

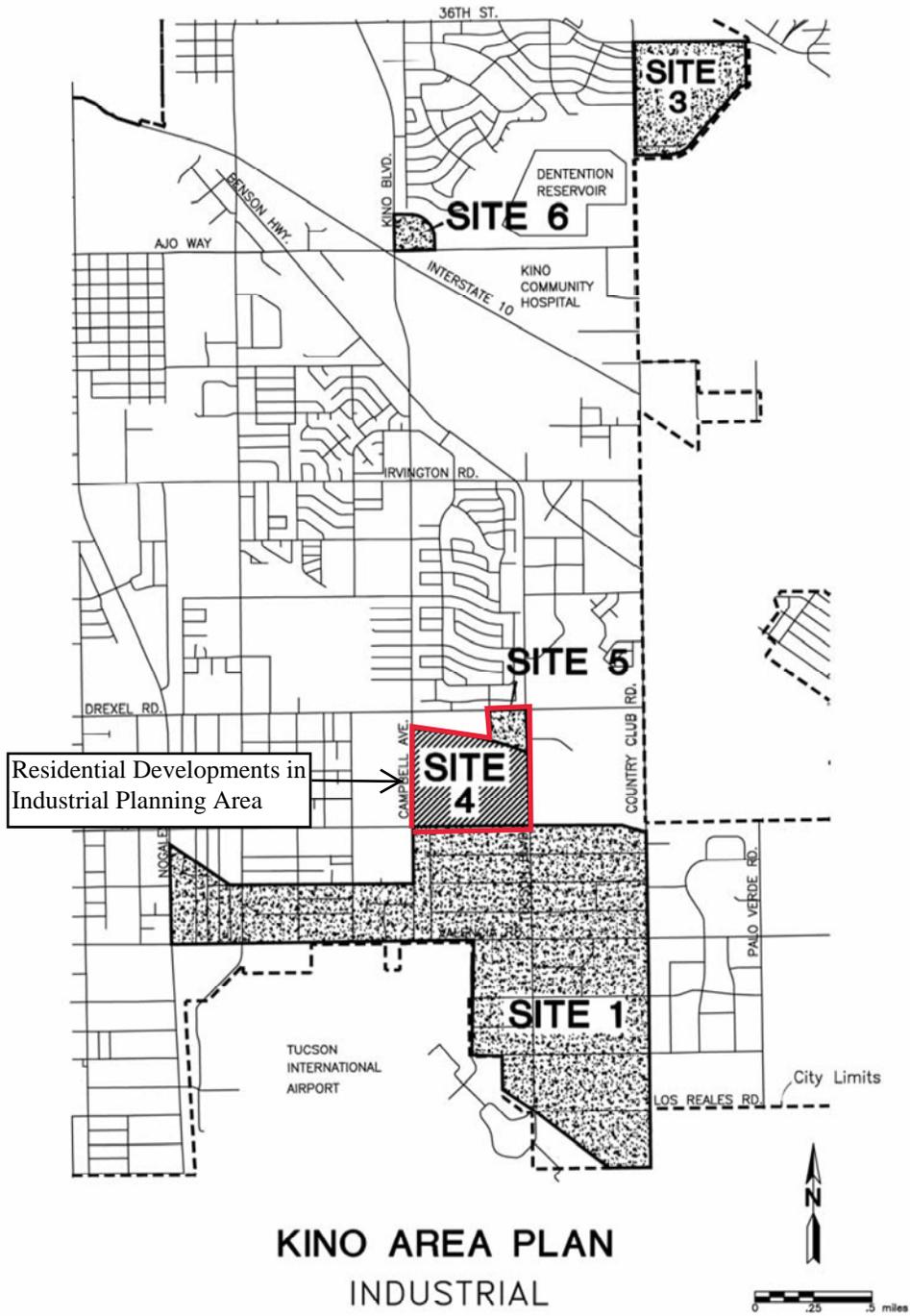


89. I-10 & I-19 INTERCHANGE CORNER / 723 W Silverlake Rd Tucson, AZ 85713 Land	Sale Price: \$1,287,972 Price/AC: \$523,565.85 Parcel Size: 2.46 AC Proposed Use: Industrial, Retail	Sale Status: Active Days On Market: 379 Zoning: I-1	Sales Company: Kasten Long Commercial Group Sales Contacts: Walter Unger, CCIM (602) 759-1209
90. Sunbelt Industrial Center, Sunbelt Industrial Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$1,315,000 Price/AC: \$27,516.22 Parcel Size: 47.79 AC Proposed Use: Industrial, Hold for Development, Hold for Investment	Sale Status: Active Days On Market: 687 Zoning: -	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
91. Alvernon Way Commerce Center, 10.38 Acres - S Valencia & Alvernon Way Tucson, AZ 85706 Land	Sale Price: \$1,401,600 Price/AC: \$135,028.90 Parcel Size: 10.38 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 315 Zoning: I-1	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
92. I-1 Zoned Acreage 2985 E Elvira Rd Tucson, AZ 85756 Land	Sale Price: \$1,568,160 Price/AC: \$261,360.00 Parcel Size: 6 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,607 Zoning: I-1, City of Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707
93. Tucson Airport Center, Tucson Airport Center SW Tucson Blvd & Drexel Rd Tucson, AZ 85706 Land	Sale Price: \$1,830,000 Price/AC: \$143,371.98 Parcel Size: 12.76 AC Proposed Use: Office, Distribution, Warehouse	Sale Status: Active Days On Market: 209 Zoning: P-1, I-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Max Fisher (520) 546-2709 Rob Glaser (520) 546-2707
94. 4545 E Valencia Rd Tucson, AZ 85706  Land	Sale Price: \$1,900,000 Price/AC: \$213,728.09 Parcel Size: 8.89 AC Proposed Use: Commercial, Industrial, Retail	Sale Status: Active Days On Market: 2,522 Zoning: CB-2, County	Sales Company: Alpha Commercial Real Estate Service LLC Sales Contacts: Patrick J. Welchert (520) 360-9394
95. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$1,956,551 Price/AC: \$215,621.67 Parcel Size: 9.07 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 4,942 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
96. Sunbelt Industrial Center, Sunbelt Industrial Old Vail Tucson, AZ 85747 Land	Sale Price: \$1,960,200 Price/AC: \$32,177.26 Parcel Size: 60.92 AC Proposed Use: Industrial, Hold for Investment	Sale Status: Active Days On Market: 289 Zoning: I-1, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
97. S Swan Road & E Old Vail Road - Former Cemex Swan & Old Vail Tucson, AZ 85756 Land	Sale Price: \$1,975,000 Price/AC: \$12,343.75 Parcel Size: 160 AC Proposed Use: -	Sale Status: Active Days On Market: 820 Zoning: -	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
98. Swan/ Los Reales 4550 E Los Reales Rd Tucson, AZ 85756 Land	Sale Price: \$2,134,440 Price/AC: \$60,984.00 Parcel Size: 35 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 769 Zoning: CI-2	Sales Company: Burris Hennessy & Company Sales Contacts: Tim Burris (520) 730-1830 Mike E. Hennessy (520) 906-0500
99. Ajo Way & Alvernon Way NW Ajo & Alvernon Way Tucson, AZ 85714 Land	Sale Price: \$2,164,000 Price/AC: \$152,501.76 Parcel Size: 14.19 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 826 Zoning: CI-1	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130 David Dutson (520) 603-4013

100.	7157 S Swan Rd Tucson, AZ 85756  Land	Sale Price: \$2,175,000 Price/AC: \$108,750.00 Parcel Size: 20 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 275 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
101.	± 17.57 Acres-Alvernon Way Commerce Ctr Land Portfolio 2 Properties in portfolio <i>All properties can be sold individually</i>	Sale Price: \$2,181,245 Price/AC: \$124,145.99 Total Land Area: 17.57 AC	Sale Status: Active Days On Market: 64	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
102.	Rita Ranch # 28 Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$2,450,000 Price/AC: \$87,500.00 Parcel Size: 28 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,069 Zoning: I-2	Sales Company: Chapman Lindsey Commercial Real Estate Services Sales Contacts: Alan G. Moore (520) 747-4000 X105
103.	Sunbelt Industrial Center, Sunbelt Industrial Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$514,066-\$2,832,144 Price/AC: \$6,643.40-\$36,600.47 Parcel Size: 77.38 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 4,248 Zoning: I-1, I-2	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
104.	50.93 Acres Central Land 3390 E 36th St Tucson, AZ 85713 Land	Sale Price: \$4,403,738 Price/AC: \$86,466.48 Parcel Size: 50.93 AC Proposed Use: -	Sale Status: Active Days On Market: 1,330 Zoning: I-2	Sales Company: CBRE Sales Contacts: Tim Healy (520) 323-5119
105.	Sunbelt Industrial Land Land Portfolio 3 Properties in portfolio <i>All properties can be sold individually</i>	Sale Price: \$5,466,003 Price/AC: \$29,373.09 Total Land Area: 186.09 AC	Sale Status: Active Days On Market: 114	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747



# Kino Area Plan



(March 27, 2000, Resolution No. 18563, added Site 5)

(July 1, 2002, Resolution No. 19280, added Site 6)

(August 5, 2002, Resolution No. 19326, deleted Site 2)

## MEMO

**Date: 2/22/2019**  
**To: Rory Juneman**  
**From: Adam Becker & Ben Becker**  
**Subject: Multiple Listing Info.**

The following info. is from a search on MLS in the surrounding area of Campbell Avenue and Valencia Road:

### Search Criteria

- Date Range: 8/22/2018 to present (past 6 months)
- Price Range: \$100,000 to \$200,000
- Area: Sections 5,6,7, and 8 of Township 15S and Range of 14E

### Search Results

- # of Homes Sold: 59
- Avg. Price: \$157,609
- Median Price: \$162,500
- Average Days on Market: 25

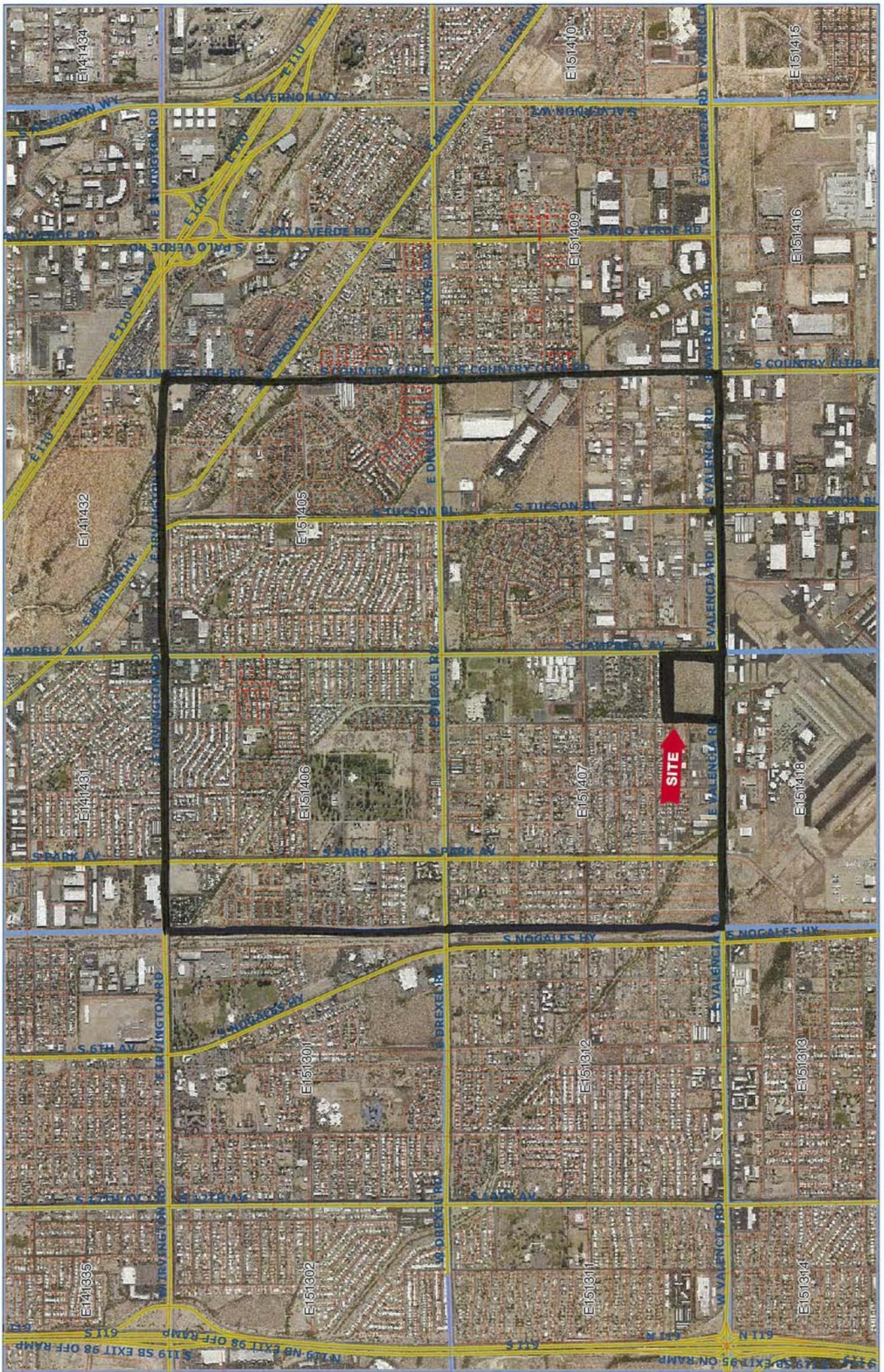
# Residential CMA

Listings as of 02/22/19 at 5:03 PM

Status of 'Closed'; Current Price of 100000 and 200000; Township of 15 and Range of 14 and Section of 5,6,7,8; Dwelling Type of 'Single Family Residence'; Sold Date between '08/22/2018' and '02/22/2029'. (Selected Listings Only)

## CLOSED Properties

MLS #	Type	Address	L-PRICE	S-Price	SQFT	\$/SQFT	HwSld	Cls-Date	DOM/CDOM	BR	Bath	STO	Conv	PIGR	CP	Acre	YRBT	GH	Cool	Subdivision
21832538	SFR	5933 S Southland Boulevard	\$104,900	\$100,000	8,712	11.48	Conv	01/31/2019	0/0	2	2(2 0)	Single	Yes	0	2	0.2	1952	None	AC-C	Southland Park Resub
21823888	SFR	5818 S Park Avenue	\$109,900	\$100,000	1,163	85.98	Oth	12/31/2018	108/108	3	1(1 0)	Single	No	0	0	0.54	1951	None	EV-C	Southland Park
21819967	SFR	1411 E Towhee Drive	\$115,000	\$110,000	825	133.33	FHA	09/14/2018	4/4	2	1(1 0)	Single	No	0	0	0	1996	None	EV-C	Amherst South (1-107)
21825153	SFR	1740 E Oregon Street	\$120,000	\$115,000	1,291	89.08	Cash	02/15/2019	91/91	4	2(2 0)	Single	No	0	0	0.18	1972	None	AC-C	South Manor
21823434	SFR	5355 S Via Galapagos	\$125,000	\$128,000	947	135.16	Conv	10/22/2018	2/2	2	1(1 0)	Single	No	2	0	0.11	1995	None	AC-C	Rancho Reyes (1-191)
21819750	SFR	1366 E Milton Road	\$129,990	\$128,000	1,238	103.39	Conv	08/31/2018	14/14	3	2(2 0)	Single	No	2	0	0.11	2006	None	AC-C	Bloodworth Stewart Park (1-13)
21825604	SFR	1685 E Calle Grandiosa	\$129,900	\$129,900	1,299	100.00	VA	01/14/2019	75/75	2	2(2 0)	Single	No	0	0	0.09	1998	None	AC-C	Las Montanas (1-56)
21828924	SFR	5586 S Cassia Way	\$129,900	\$130,000	980	132.65	FHA	12/14/2018	4/4	3	2(2 0)	Single	No	2	0	0.21	1979	None	EV-C	Summerfield (215-456)
21817370	SFR	2117 E Pinon Drive	\$143,000	\$133,000	1,620	82.10	Cash	11/27/2018	105/344	3	2(2 0)	Single	No	1	0	0.17	1979	None	AC-C	Desert Shadows (119-311)
21824848	SFR	2590 E Cambridge Ring Drive	\$135,000	\$135,000	958	140.92	Conv	10/30/2018	9/9	2	1(1 0)	Single	No	2	0	0.11	2002	None	AC-C	Rancho Reyes II (1-177)
21820930	SFR	5482 S Via Florena	\$137,000	\$137,000	1,063	128.88	Conv	09/28/2018	28/28	3	1(1 0)	Single	No	2	0	0.14	2000	None	AC-C	Rancho Reyes (1-191)
21821332	SFR	5834 S Southland Boulevard	\$145,000	\$138,500	1,075	128.84	FHA	10/05/2018	18/18	3	2(1 1)	Single	No	0	1	0.26	1958	None	EV-C	Southland Park
21824076	SFR	5565 S Via Guayaquil	\$139,900	\$139,900	947	147.73	VA	12/13/2018	47/47	2	1(1 0)	Single	No	2	0	0.11	2001	None	AC-C	Rancho Reyes (1-191)
21822169	SFR	2003 E Calle Sierra Del Manantial	\$140,000	\$140,000	1,043	134.23	Conv	09/28/2018	5/5	2	2(2 0)	Single	No	2	0	0.11	2006	None	AC-C	Tres Pueblos (1-595)
21824224	SFR	1635 E Calle Grandiosa	\$142,000	\$142,500	1,271	112.12	Oth	11/15/2018	4/4	4	2(2 0)	Two	No	2	0	0.08	1998	None	AC-C	Las Montanas (1-56)
21830587	SFR	773 E Alaska Street	\$145,000	\$146,000	1,377	105.03	FHA	12/18/2018	4/4	3	2(2 0)	Single	No	2	0	0.14	1984	None		Los Olivos Est II (25-84)
21820252	SFR	1519 E Melridge Street	\$149,900	\$146,000	1,212	120.46	FHA	09/28/2018	8/8	3	2(2 0)	Two	No	1	0	0.09	2004	None	AC-C	Arroyo Vista (1-166)
21830150	SFR	2135 E Calle Los Marmoles	\$148,900	\$146,000	1,043	139.98	FHA	01/31/2019	12/12	2	2(2 0)	Single	No	2	0	0.08	2006	None	AC-C	Tres Pueblos (1-595)
21823311	SFR	5549 S Via Guayaquil	\$150,000	\$150,000	1,323	113.38	Conv	11/02/2018	5/5	3	2(2 0)	Single	No	2	0	0.12	1999	None	AC-C	Rancho Reyes (1-191)
21828352	SFR	2157 E Holladay Street	\$155,000	\$150,000	981	152.91	FHA	12/07/2018	2/2	3	2(2 0)	Single	No	0	2	0.23	1979	None	AC-C	Summerfield (215-456)
21827129	SFR	2342 E Oregon Street	\$147,500	\$150,000	1,055	142.18	Conv	11/08/2018	2/2	3	2(2 0)	Single	No	0	1	0.19	1979	None	AC-C	Desert Shadows (312-511)
21822751	SFR	1566 E Los Cabos Place	\$155,000	\$150,000	1,634	91.80	Conv	10/11/2018	5/5	3	2(2 0)	Two	No	1	0	0.08	2005	None	AC-C	Arroyo Vista (1-166)
21826364	SFR	3720 E Concord Sv Stravenue	\$155,000	\$152,000	1,884	80.68	Cash	10/24/2018	2/2	4	2(2 0)	Single	No	0	0	0.19	1971	None	AC-Z	Mortimore Addition
21821127	SFR	5394 S Crown Jewel Drive	\$145,500	\$153,000	1,300	117.69	FHA	09/18/2018	3/3	3	2(2 0)	Single	No	2	2	0.12	2001	None	AC-C	Rancho Reyes II (1-177)
21827702	SFR	5336 S Via Galapagos	\$149,000	\$155,000	1,118	138.64	FHA	11/15/2018	1/1	3	2(2 0)	Single	No	2	0	0.12	1995	None	AC-C	Rancho Reyes (1-191)
21812743	SFR	1471 E Melridge Street	\$159,000	\$155,000	1,634	94.86	FHA	08/30/2018	80/80	3	2(2 0)	Two	No	1	0	0.08	2003	None	AC-C	Arroyo Vista (1-166)
21829036	SFR	2149 E Dakota Street	\$169,900	\$157,000	1,550	101.29	Cash	11/30/2018	4/4	3	2(2 0)	Single	No	0	1	0.15	1979	None	AC-C	Desert Shadows (312-511)
21826137	SFR	1560 E Salem Place	\$160,000	\$159,000	1,643	96.77	FHA	12/17/2018	38/38	3	2(2 0)	Two	No	1	0	0.08	2004	None	AC-C	Arroyo Vista (1-166)
21822333	SFR	5442 S Crown Jewel Drive	\$160,000	\$162,000	1,513	107.07	FHA	09/26/2018	1/1	4	2(2 0)	Single	No	2	0	0.17	2001	None	AC-C	Rancho Reyes II (1-177)
21820089	SFR	5945 S Avenida Selva Del Ocote	\$164,900	\$162,500	1,446	112.38	Conv	09/06/2018	3/3	3	2(2 0)	Single	No	2	0	0.11	2006	None	AC-C	Tres Pueblos (1-595)
21820391	SFR	2403 E Calle Gran Desierto	\$160,000	\$163,000	1,247	130.71	FHA	09/04/2018	8/8	3	2(2 0)	Single	No	2	0	0.12	2007	None	AC-C	Tres Pueblos (1-595)
21831236	SFR	1218 E Garden Loop	\$165,000	\$163,743	1,694	96.66	Conv	01/22/2019	4/4	3	2(2 0)	Single	No	0	0	0.14	1978	None	AC-C	Garden Park (1-50)
21828414	SFR	5477 S Via Guayaquil	\$169,900	\$165,000	1,680	104.43	FHA	12/07/2018	43/43	4	2(2 0)	Single	No	2	0	0.12	1997	None	AC-C	Rancho Reyes (1-191)
21821204	SFR	2232 E Pine Street	\$169,900	\$165,000	1,868	88.33	Conv	11/29/2018	83/83	3	2(2 0)	Single	No	0	2	0.17	1978	None	AC-C	Desert Shadows (119-311)
21825037	SFR	2545 E Via Estrella Magnifico	\$158,000	\$165,000	1,308	126.15	Oth	11/13/2018	5/5	3	2(2 0)	Single	No	2	0	0.12	2002	None	AC-C	La Tierra Buena (1-207)
21826750	SFR	5165 S Via Laguna Blanca	\$165,000	\$165,000	1,511	109.20	Conv	10/30/2018	4/4	3	2(2 0)	Single	No	2	0	0.14	2002	None	AC-C	La Tierra Buena (1-207)
21818779	SFR	935 E Emma Maria Street	\$160,000	\$165,000	1,396	116.19	Conv	09/28/2018	39/39	4	3(2 1)	Two	No	1	0	0.08	2012	None	AC-Z	Sunnyside Pointe (1-267)
21823286	SFR	1834 E Calle Grandiosa	\$165,900	\$165,000	1,415	116.61	FHA	10/19/2018	23/23	4	2(2 0)	Two	No	2	0	0.08	1998	None	AC-C	Las Montanas (1-56)
21823075	SFR	2332 E Camino Malcote	\$165,000	\$168,000	1,446	114.80	FHA	10/09/2018	11/11	4	2(2 0)	Single	No	2	0	0.09	2008	None	AC-C	Tres Pueblos (1-595)
21823561	SFR	2232 E Calle Arroyo Lindo	\$166,900	\$167,000	1,554	107.46	Conv	10/19/2018	8/8	3	2(2 0)	Single	No	2	0	0.12	2006	None	AC-C	Tres Pueblos (1-595)
21823783	SFR	2851 E Paseo La Tierra Buena	\$190,000	\$171,000	1,538	111.18	Conv	12/04/2018	70/70	3	2(2 0)	Single	No	2	0	0	2004	None	AC-C	La Tierra Buena (1-207)
21820706	SFR	2417 E Calle Joya De Ventura	\$172,000	\$172,000	1,556	110.54	FHA	10/24/2018	32/32	4	2(2 0)	Single	No	2	0	0.11	2006	None	AC-C	Tres Pueblos (1-595)
21818082	SFR	5941 S Avenida Selva Del Ocote	\$179,900	\$172,500	1,904	90.60	FHA	09/26/2018	50/50	3	3(2 1)	Two	No	2	0	0.11	2006	None	AC-C	Tres Pueblos (1-595)
21817402	SFR	5904 S Alford Place S	\$174,000	\$174,000	1,581	110.06	FHA	12/20/2018	44/44	3	2(2 0)	Single	No	2	0	0.12	2018	None	AC-C	N/A
21824600	SFR	2131 E Honeysuckle Street	\$164,900	\$175,000	1,991	87.90	FHA	10/19/2018	10/10	3	2(2 0)	Single	No	0	1	0.17	1986	None	AC-C	Desert Shadows (119-311)
21825175	SFR	5905 S Jeanette Boulevard	\$177,000	\$175,000	1,581	110.69	FHA	11/27/2018	43/43	3	2(2 0)	Single	No	2	0	0.12	2018	None	AC-C	N/A
21829760	SFR	2192 E Calle Arroyo Lindo	\$179,900	\$176,000	1,554	113.26	Conv	12/06/2018	2/2	3	2(2 0)	Single	No	2	0	0.12	2006	None	AC-C	Tres Pueblos (1-595)
21829127	SFR	2283 E Calle Pelicano	\$179,000	\$178,000	1,446	123.10	FHA	12/26/2018	13/13	3	2(2 0)	Single	No	2	0	0.16	2008	None	AC-C	Tres Pueblos (1-595)
21823422	SFR	5923 S Alford Place S	\$179,900	\$178,500	1,606	111.15	VA	12/07/2018	26/26	3	3(2 1)	Two	No	2	0	0.12	2018	None	AC-C	N/A
21818968	SFR	5919 S Alford Place S	\$179,000	\$179,000	1,606	111.46	Conv	09/18/2018	0/0	0	3(2 1)	Two	No	2	0	0.11	2018	None	AC-C	N/A
21822528	SFR	5973 S Placita Chetumal	\$183,500	\$180,000	1,701	105.82	Conv	10/12/2018	5/5	4	3(2 1)	Two	No	2	0	0.12	2006	None	AC-C	Tres Pueblos (1-595)
21815180	SFR	2369 E Calle Sierra Del Manantial	\$185,000	\$182,000	1,760	103.41	Conv	09/27/2018	62/62	4	2(2 0)	Single	No	2	0	0.12	2006	None	AC-C	Tres Pueblos (1-595)
21825331	SFR	1956 E Minorka Street	\$175,000	\$183,000	1,997	91.64	VA	10/29/2018	2/2	4	2(2 0)	Single	No	0	0	0.15	1985	None	AC-C	Summerfield (215-456)
21826969	SFR	2281 E Calle Arroyo Lindo	\$184,900	\$184,900	1,760	105.06	Conv	11/09/2018	4/4	4	2(2 0)	Single	No	2	0	0.11	2006	None	AC-C	Tres Pueblos (1-595)
21829428	SFR																			



<b>Builder</b>	<b>Subdivision</b>	<b>Location</b>	<b>Starting Price Range</b>
D.R. Horton	Desert Vista Estates	Alvernon & south of Benson Hwy.	\$151,400 to \$207,000
KB Home	Desert Point	Alvernon & south of Benson Hwy.	From the high \$100's (Exact pricing has not been released yet)
LGI	Cantera	Alvernon & south of Benson Hwy.	\$189,900 to \$239,900



## TUCSON METROPOLITAN AREA

Tucson is the second largest metropolitan area in Arizona with over one million residents and serves as an anchor to business located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life, along with low cost for doing business. Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Just 60 miles from the Mexico border with high-capacity border and transportation infrastructure, Tucson is the best option for companies doing business in the United States.

Southern Arizona can be compared to some of the most affordable markets west of the Mississippi which allows Tucson a competitive edge compared to other markets in the west. With Cost of Living Index at 97.1 [source: ACCRA Cost of Living Index, 2018], Tucson locals can enjoy a high-quality lifestyle that is far less expensive than other comparable markets like Las Vegas, Denver and San Diego.

The structure for tax in Arizona allows it to be business-friendly as well as competitive, along with worker's compensation and unemployment insurance being one of the lowest in the United States. Factors such as decreasing individual tax burden and low flat-rate corporate tax allow Arizona to gain a competitive advantage.



### TUCSON CLIMATE



70.9 °F

AVERAGE ANNUAL TEMPERATURE



286

YEARLY DAYS OF SUNSHINE



## ECONOMIC DRIVERS

Among the largest Tucson employers are Raytheon Missile systems, Davis Monthan Air Force Base, WalMart Stores Inc., Banner Health, TMC Health Care, Geico, Target Stores Inc, Walgreens, and Fry's Food Stores. In addition, Foreign Trade (Tucson being 60 miles from the US/Mexico Border) through Tucson's high-capacity border and transportation infrastructure allow an ideal choice for companies that require business in the United States and Mexico.



## EDUCATION

**The University of Arizona** is a integral part of Tucson. It has been named a Top 15 US public research institution, and enjoys a large student enrollment of 44,831 Students and 11,251 administration staff members and faculty. The University of Arizona's science center in Tucson continues to graduate more students in the optics field than any other similar program in the world.

**Pima Community College** offers advanced technical training at a low cost, allowing Tucson to be highly sought after when looking for higher education.

**Tucson also boasts three of the top ten** national K-12 schools recognized for academic excellence.

SOURCE: The University of Arizona, 2016



## MILITARY EMPLOYMENT

Davis-Monthan AFB	9,100
Ft. Huachuca	9,134
162nd fighter Wing Air National Guard	2,947

## TUCSON LARGEST EMPLOYERS

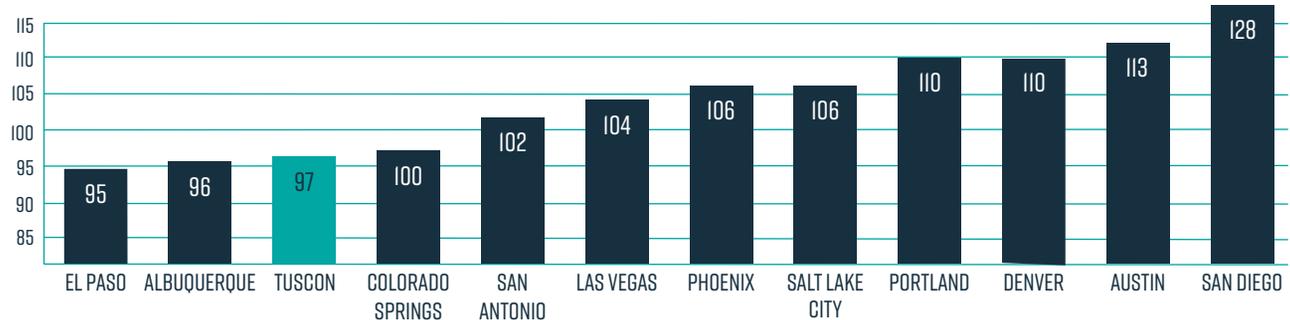
1.	University of Arizona	10,846 employees
2.	Raytheon Missile Systems	10,300 employees
3.	Davis-Monthan Air Force Base	9,100 employees
4.	Wal-Mart Stores Inc.	7,450 employees
5.	U.S. Customs and Border Protection	6,500 employees
6.	Banner - University Medicine (UA Healthcare)	6,099 employees
7.	Freeport-McMoRan Inc.	5,463 employees
8.	Tohono O'Odham Nation	4,350 employees
9.	Carondelet Health Network	3,860 employees
10.	TMC Healthcare	3,162 employees

## SALES TAX RATES

	ARIZONA
State Tax Rate	5.6%
Rank	28
Ave. Local Tax Rate	2.73%
Combined Tax Rate	8.33%
Rank	11
Maximum Local Rate	5.3%

SOURCE: TaxFoundation.org

## COST OF LIVING COMPARISON - NATIONAL AVERAGE= 100



Source: ACCRA Cost of Living Index, Q1 2018

# TUCSON AT A GLANCE



**POPULATION**  
1,039,768



**SOUTHERN ARIZONA  
LABOR FORCE**  
879,978



**MEDIAN AGE**  
39-YEARS-OLD



**MEDIAN HOUSEHOLD  
INCOME**  
39-YEARS-OLD

**AVERAGE HOUSEHOLD  
INCOME**  
\$71,176



## EDUCATION

	PIMA COUNTY	
Population 25 and over who have completed:	High School or Higher	89%
	Bachelor's degree or higher	32%
	Advance degree	14%

## STUDENT ENROLLMENT

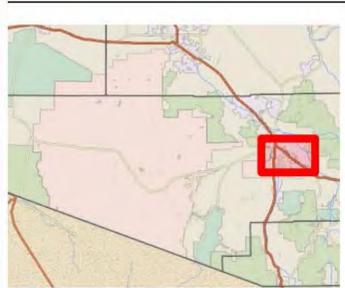
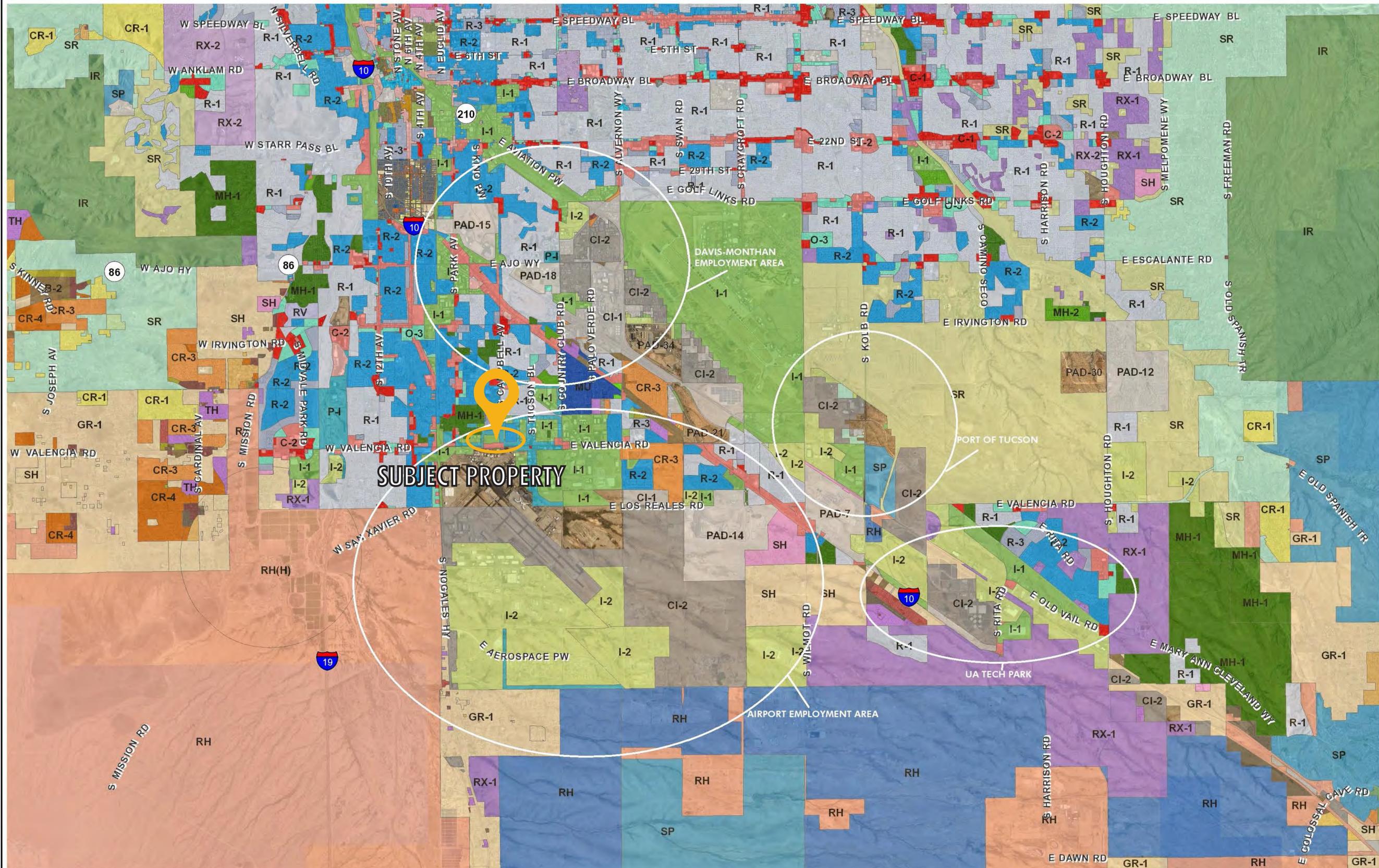
University of Arizona	44,831
Arizona State University	51,984
University of Phoenix	165,743
Pima Community College	41,976
Cochise College	6,514
Central Arizona College	9,741

# AIRPORT TRADE AREA ZONING MAP

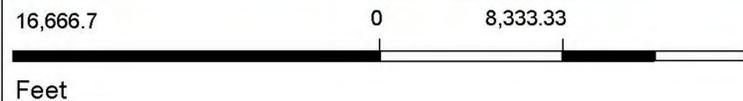
## Legend

### Zoning - County

- CI-1
- CI-2
- CI-3
- C-1
- C-2
- C-3
- I-1
- I-2
- MH-1



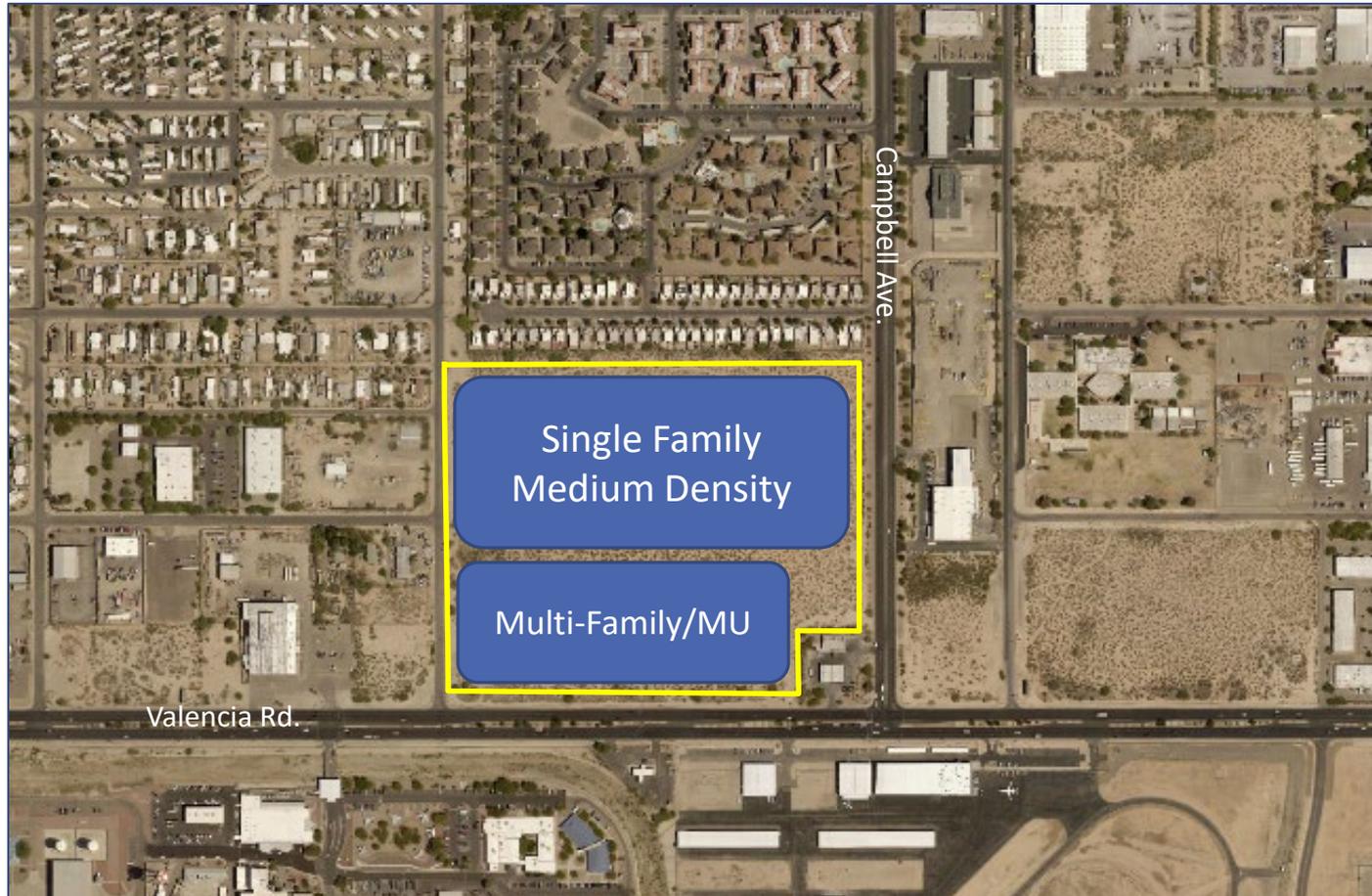
### Notes:



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

# Density Concept Plan

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April 3, 2019

**Subject: Campbell & Valencia – Kino Area Plan Amendment  
Neighborhood Meeting Invitation**

Dear Neighbor:

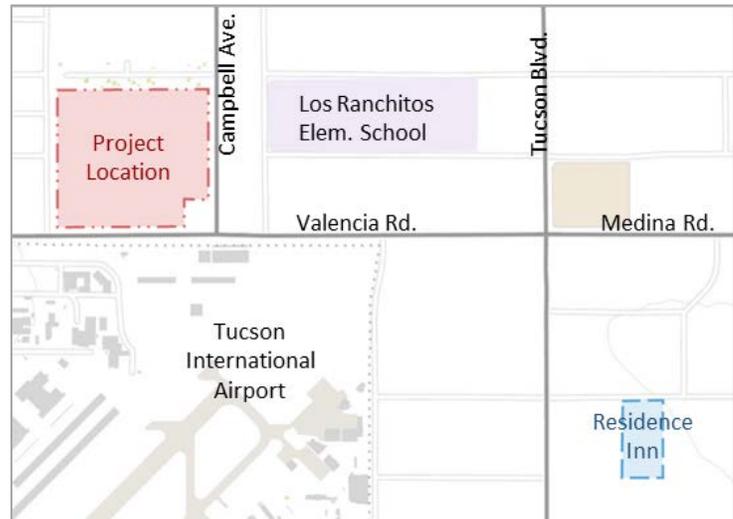
We would like to invite you to a neighborhood meeting to learn about a proposed amendment to the Kino Area Plan (“Plan”) for the property located at the northwest corner of Campbell Ave. and Valencia Rd. (the “Property”). The meeting will be held at:

**Meeting Information**

**DATE:** Wednesday, April 17, 2019

**TIME:** 6:00 PM

**PLACE:** Residence Inn by Marriott  
2660 E. Medina Rd.  
(additional parking available  
in back)



We are proposing to develop the Property as a mixed-density residential area, likely with multi-family residential along Valencia Rd. and higher-density, single-family residential on the northern part of the Property (the “Project”). The single-family housing will be similar in density to the adjacent homes in Las Montanas to the north of the Property. The Property is located within a portion of the Plan that is designated for industrial uses. An amendment to the Plan is required to allow for residential development on the northern portion of Property. As a resident, property owner or neighborhood association representative who lives and/or owns property nearby, we invite you to attend a neighborhood meeting to learn more about the Project. We will also review of the City’s plan amendment process and reserve plenty of time for questions.

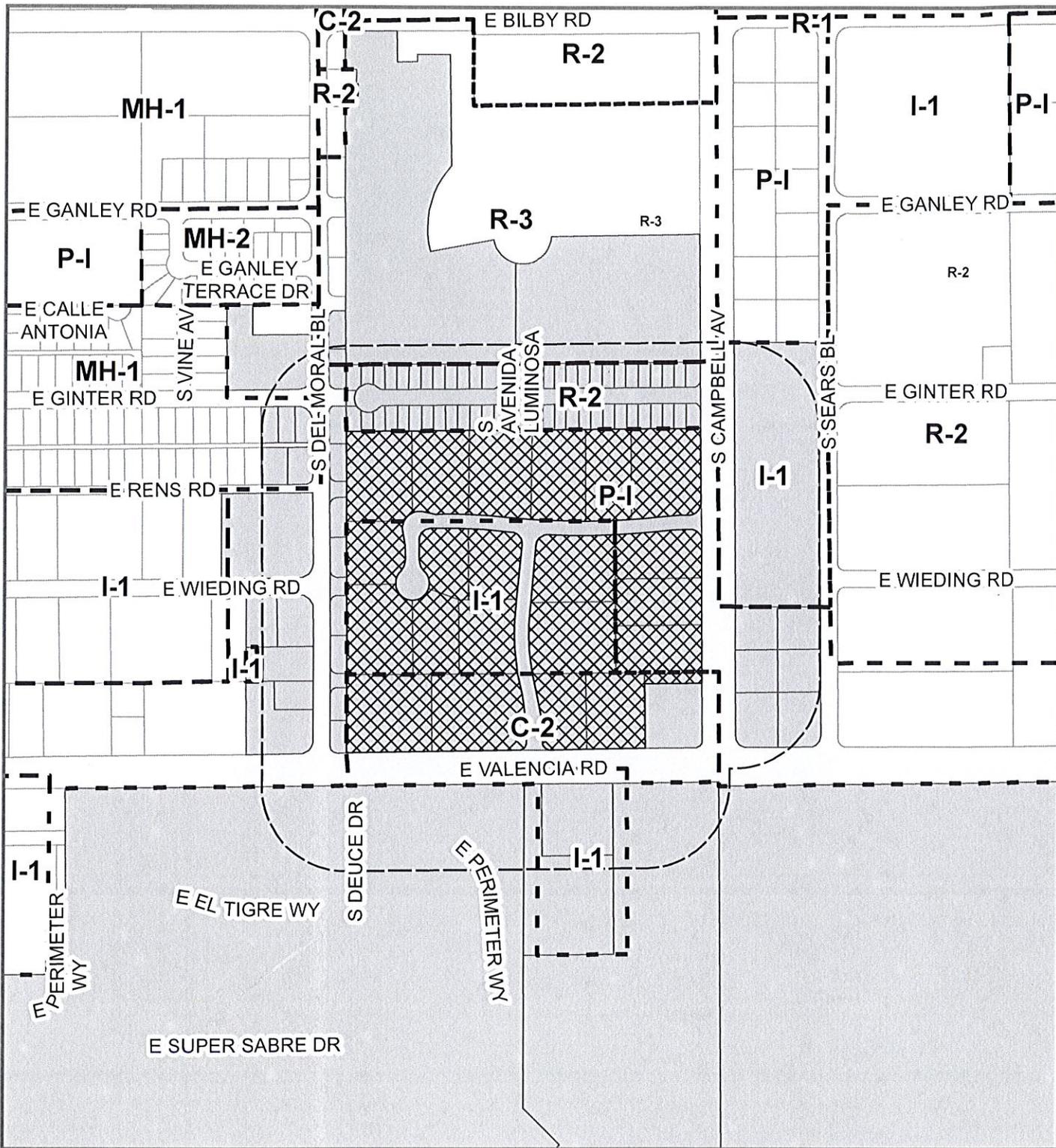
This meeting is the first step of the plan amendment process, which includes two public hearings (Planning Commission, and Mayor and Council) that you can attend and provide comment. The City will directly send you separate notices for these future public hearings. If you would like to speak personally with someone at the City regarding this matter, please feel free to call Mr. John Beall directly at (520) 837-6966.

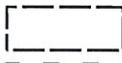
We look forward to seeing you at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the Project, please contact Rory Juneman or Robin Large at (520) 207-4464 or via email at [rjuneman@lsblandlaw.com](mailto:rjuneman@lsblandlaw.com) or [rlarge@lsblandlaw.com](mailto:rlarge@lsblandlaw.com).

Sincerely,

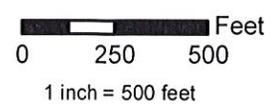
Rory Juneman and Robin Large  
Lazarus, Silvyn & Bangs, P.C.

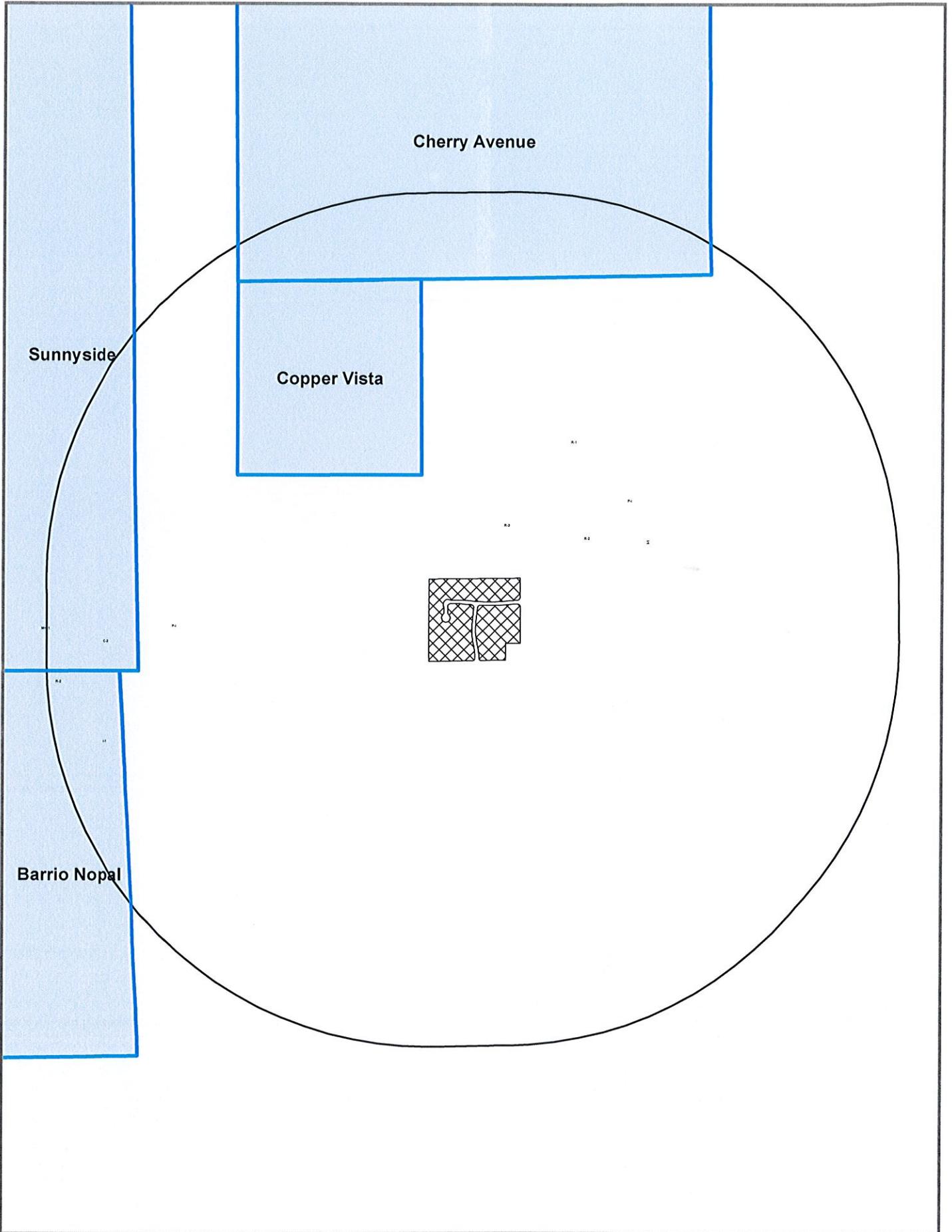
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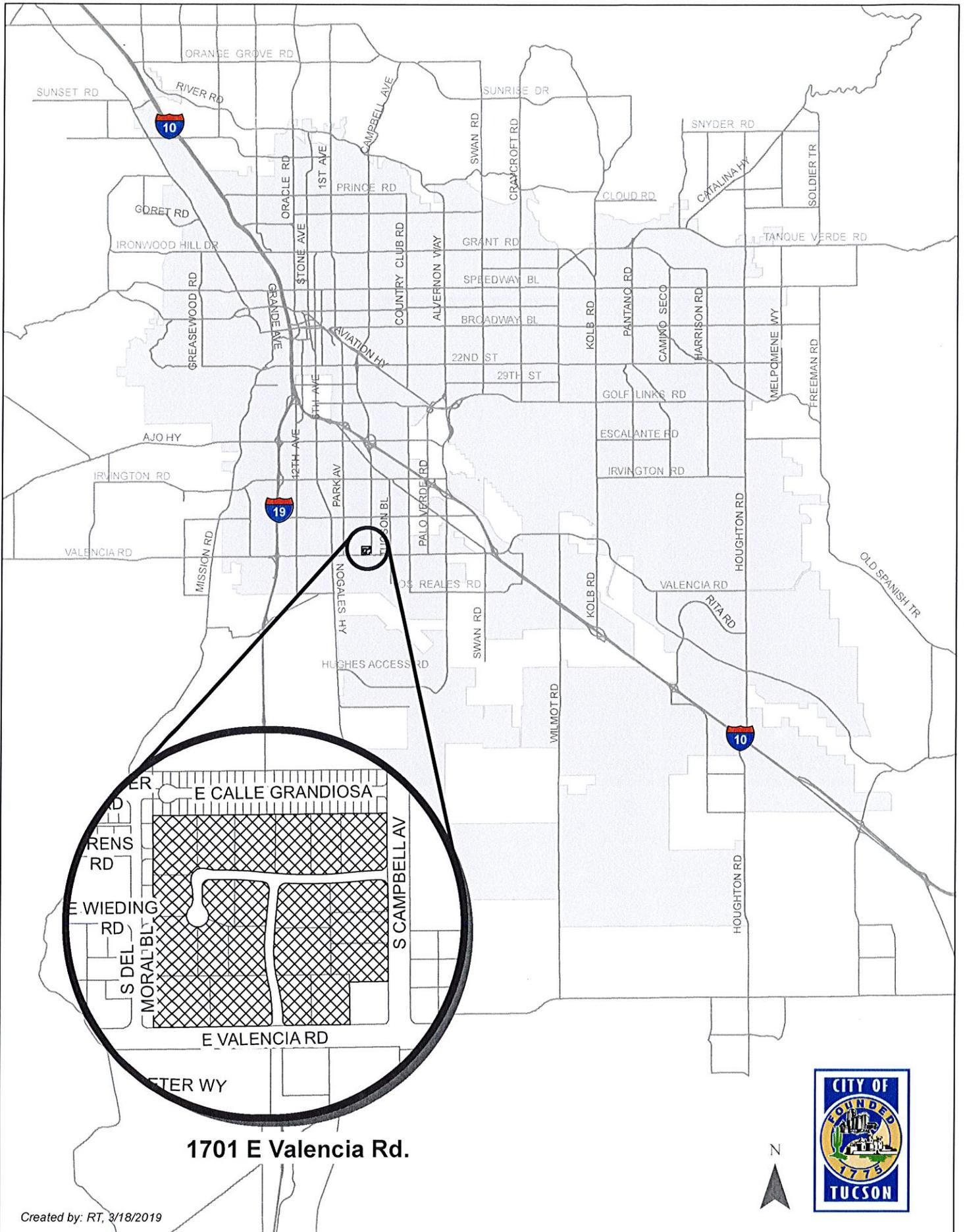


-  Subject Property
-  Notification Area (300 ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: 1701 E Valencia Rd.  
 Base Maps: Twp.15S Range 14E Sec. 7  
 Ward: 5







1701 E Valencia Rd.



140220130  
PPP TR  
5379 W MOUNTAIN PUEBLO LN  
MARANA, AZ, 85658-4183

140220450  
SOUTHERN ARIZONA LAND TRUST INC  
3044 N ALVERNON WAY  
TUCSON, AZ, 85712-1431

140220470  
SALCIDO RUBEN DARIO & GABRIELA JT/RS  
1725 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-0000

140220490  
HERNANDEZ MARTHA  
1765 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4482

140220540  
RWASINE JEAN BAPTISTE & MUKAMUVARA VENANTIA CP/RS  
1815 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4483

140220560  
POSEY THOMAS R & MINDA S JT/RS  
1835 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-0000

140220790  
ARMENTA MAYRA  
7331 S WESTOVER AVE  
TUCSON, AZ, 85746-9660

140220810  
NEVAREZ MARIA O  
1714 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4479

140220880  
VALENCIA DANIEL CELESTINO  
1644 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4478

140220900  
KANO PATRICK O  
1624 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4478

140221140  
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221160  
GTY-EPP LEASING LLC  
WING C 2 JERICHO PLZ STE 110  
JERICHO, NY, 11753-1681

14022009A  
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220390  
CASTRO ANDREA  
1645 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-1804

140220460  
EVELEYN LLC  
3244 E PENNSYLVANIA ST  
TUCSON, AZ, 85714-2037

140220570  
VALENZUELA JESUS G  
1845 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4483

140220640  
SOUTHERN ARIZONA LAND TR INC  
3044 N ALVERNON WAY  
TUCSON, AZ, 85712-1431

140220710  
GALLEGO MARIA L  
1814 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4480

140220820  
CAMPBELL PATRICK W & RUBY V  
1704 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4479

140220890  
ARAUJO ALBERTO & ROSSIO JT/RS  
10018 S JEMIC CT  
VAIL, AZ, 85641-2060

140220970  
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221080  
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221150  
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140240800  
EP PASEO SOUTH HOLDINGS LLC ATTN: LANE GADDY  
1720 MAGOFFIN AVE  
EL PASO, TX, 79901-1824

14026011A  
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP  
PO BOX 7008  
WACO, TX, 76714-7008

14022003L  
BILBY PARTNERS LP  
3 CHARTER OAK PL  
HARTFORD, CT, 06106-1915

14022007B  
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

14022012D  
HABITAT FOR HUMANITY TUCSON INC  
3501 N MOUNTAIN AVE  
TUCSON, AZ, 85719-1925

140220370  
PRIORE DOUGLAS R  
1625 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4481

140220480  
MANCINE JOHN  
1755 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4482

140220550  
ESCARCEGA JOSE A & ROSELIA P JT/RS  
1825 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-0000

140220620  
RUIZ MARINA M & RAMON CP/RS  
1895 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4483

140220730  
PEDERSOLI ANDRE F  
1794 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4479

140220800  
FLEDDERJOHN DENNIS M & KAZUKO CP/RS  
6543 E HOLLY ST  
SCOTTSDALE, AZ, 85257-2556

140220870  
RONQUILLO CARMEN Q & RONQUILLO MARIA GUADALUPE Q JT/RS  
1654 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4478

140220990  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221060  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221130  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

14024061B  
MAGPIE LLC  
4839 W BRILL ST  
PHOENIX, AZ, 85043-1815

140240630  
LUTTRELL DENNIS  
PO BOX 27905  
TUCSON, AZ, 85726-7905

140430010  
TUCSON AIRPORT AUTHORITY INC  
7005 S PLUMER AVE  
TUCSON, AZ, 85756-6926

14022005A  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

14022005B  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220510  
RODRIGUEZ PAOLA I  
1785 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4482

140220520  
SAMANIEGO MANUEL M & YVETTE A JT/RS  
1795 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-0000

140220660  
RUBIO ROSIO M  
1864 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4480

140220690  
CARDENAS EDUARDO  
1834 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4480

140220830  
VASQUEZ JOAQUIN & ROBERTA CP/RS  
617 W HATFIELD ST  
TUCSON, AZ, 85706-7603

140220840  
LAN DER CHING & SE YONG CP/RS  
1684 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4478

140221020  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221030  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221170  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140240810  
LUTTRELL DENNIS K  
PO BOX 27905  
TUCSON, AZ, 85726-7905

140260170  
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP  
4547 LAKE SHORE DR  
WACO, TX, 76710-1844

140260180  
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP  
4547 LAKE SHORE DR  
WACO, TX, 76710-1844

140260210  
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP  
4547 LAKE SHORE DR  
WACO, TX, 76710-1844

140420120  
CITY OF TUCSON .  
' '

14022009B  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220110  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220420  
PICKETT LAMONT JR & MONTANO DAMARIS K JT/RS  
1675 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4481

140220440  
GRAY YOLANDA H  
2571 W SAN JUAN TER  
TUCSON, AZ, 85713-2575

140241760  
ALVAREZ JUAN & OLGA JT/RS  
1542 E GINTER RD  
TUCSON, AZ, 85706-5734

140220850  
VERGARA JOSE L & ERICA N JT/RS  
1674 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-0000

140220590  
ONAIYEKAN CECILIA  
1865 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-0000

140241780  
VICK GENARA G  
1526 E GINTER RD  
TUCSON, AZ, 85706-5734

140220860  
WILLIAMS NORRIS & ALBERTA JT/RS  
1664 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4478

140220610  
2018-4 IH BORROWER LP ATTN: INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX, 75201-4657

14024193A  
BROWN REBECCA & BROWN BLANCA  
7070 N TAYLOR LN  
TUCSON, AZ, 85743-8921

140221010  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220760  
GATES CHRISTOPHER & GINA M CP/RS  
1764 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4479

140220040  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221040  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220780  
LOPEZ SALVADOR & SEAN M CP/RS  
1744 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-0000

140220060  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140240640  
KESTLER LIVING TR ATTN: SHIRLEY A KNESTLER TRUSTEE  
1502 E WIEDING RD  
TUCSON, AZ, 85706-6036

140220910  
LEE AURORA  
1614 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4478

140220360  
ROBLES DAVID & KRYSTAL CP/RS  
1615 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4481

140260190  
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP  
4547 LAKE SHORE DR  
WACO, TX, 76710-1844

140220930  
LAS MONTANAS HOA ATTN: CADDEN COMMUNITY MANAGEMENT  
1870 W PRINCE RD STE 47  
TUCSON, AZ, 85705-2969

140220500  
JIMENEZ ANISSA B & FERNANDO A JT/RS  
1775 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4482

140260200  
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP  
4547 LAKE SHORE DR  
WACO, TX, 76710-1844

140220960  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220530  
CALLAHAN DALE ANDREA  
2417 ROCKEFELLER LN  
REDONDO BEACH, CA, 90278-3806

14043011A  
CITY OF TUCSON .  
' '

140221090  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220670  
AGUAYO MARCO A FUENTES  
1854 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4480

14043011B  
UNITED STATES OF AMERICA .  
' '

140221110  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220680  
ROCHIN YAMNE GRACIA  
1844 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4480

14022003K  
ANDMARK PASEO DEL SOL APARTMENTS LLC  
221 N SALT AIR AVE  
LOS ANGELES, CA, 90049-2912

14022007A  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220080  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140220380  
CRUZ FERNANDO & ENRIQUEZ MARIA JT/RS  
1635 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4481

140220400  
HUACUJA LIZANDRA  
1655 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4481

140220630  
MORENO BRENDA A  
1894 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-0000

140220650  
PETERSON MATTHEW J  
1874 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4480

140220700  
BARCELO ANGEL R BEJARANO  
10608 S CAVE PRIMROSE CT  
VAIL, AZ, 85641-2591

140220720  
BROWNELL ANDREW  
1804 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4480

140220740  
GONZALEZ YESENIA  
1784 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4479

140220980  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221000  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221050  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221070  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140240620  
MIDDENDORF JOE  
3453 W TINY BIRD CT  
TUCSON, AZ, 85745-5113

140260220  
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP  
4547 LAKE SHORE DR  
WACO, TX, 76710-1844

140430020  
TUCSON AIRPORT AUTHORITY INC  
7005 S PLUMER AVE  
TUCSON, AZ, 85756-6926

140220100  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

14022012C  
QWEST CORP PROPERTY TAX DEPARTMENT ATTN: AMY BRILE  
PO BOX 2599  
OLATHE, KS, 66063-2599

140220410  
GALLEGO VICTOR & ALEJANDRINA JT/RS  
1665 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4413

140220430  
TIMEK DONOVAN  
1685 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4481

140220580  
SERNA GUSTAVO M & SILVIA C TR  
1855 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4483

140220600  
SOUTHERN AZ LAND TR INC  
3044 N ALVERNON WAY  
TUCSON, AZ, 85712-1431

140220750  
HOWARD MARGO D & HOWARD SALENA M JT/RS  
1774 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-4479

140220770  
VERDUGO MIGUEL A & BILLI D JT/RS  
1754 E CALLE GRANDIOSA  
TUCSON, AZ, 85706-0000

140220920  
LAS MONTANAS HOA ATTN: CADDEN COMMUNITY MANAGEMENT  
1870 W PRINCE RD STE 47  
TUCSON, AZ, 85705-2969

140220950  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221100  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

140221120  
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC  
2040 LOMITA BLVD STE 100  
LOMITA, CA, 90717-1756

14024053A  
RIGHY AWAY DISPOSAL LLC ATTN: WASTE CONNECTIONS US INC  
3 WATERWAY SQUARE PL STE 110  
SPRING, TX, 77380-3488

140241770  
SKINNER MARVIN J & DEBRA F JT/RS  
1534 E GINTER RD  
TUCSON, AZ, 85706-5734

14024195A  
MARTINEZ GILBERT TRUJILLO & GRACIELA ZAYAS CP/RS  
1541 E RENS RD  
TUCSON, AZ, 85706-5719

Expires 05/15/2019

Jonathan Rothschild  
Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

Margie Mortimer  
N.A.-Barrio Nopal Association  
P.O. Box 11537  
Tucson, AZ 85734

David Barfuss  
N.A.-Barrio Nopal Association  
25 E Los Reales Rd  
Tucson, AZ 85756

Sherry Jacobs  
N.A.-Cherry Avenue  
5057 S Cherry  
Tucson, AZ 85706

Barbara J. Bacchus  
N.A.-Cherry Avenue  
5126 S Aleppo Dr  
Tucson, AZ 85706

Alberta Hopkins  
N.A.-Copper Vista  
5807 S Randall Blvd  
Tucson, AZ 85706

Mark Albrecht  
N.A.-Sunnyside  
518 W Calle Margarita  
Tucson, AZ 85706

Rebecca "Beki" Quintero  
N.A.-Sunnyside  
247 W Calle Francita  
Tucson, AZ 85706

Yolanda Herrera  
N.A.-Sunnyside  
P.O. Box 11411  
Tucson, AZ 85734-1411

Regina Romero  
Ward 1  
940 W. Alameda St  
Tucson, AZ 85745

Richard Fimbres  
Ward 5  
4300 S. Park Av  
Tucson, AZ 85714

Expires 05/15/2019

**DATE:**

City of Tucson  
Planning & Development Services  
Rezoning Section  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

**SUBJECT:** Neighborhood Mailing Certification

**ACTIVITY NUMBER:** T19 PRE 0044

**PROJECT LOCATION:** NW CORNER of Campbell Ave. and Valencia Rd.

This serves to place on record the fact that on 4/3/2019, Stacy JANDREW,  
(date) (name)  
mailed notice of the 4/17/2019 neighborhood meeting such that the notice was  
(date of meeting)  
received at least ten (10) days prior to the date of the meeting.

Signature:  Date: 5.1.19

Attachment: copy of mailing labels



## CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES NEIGHBORHOOD MEETING FOR REZONING AND SPECIAL EXCEPTIONS

Before rezoning or special exception land use applications requiring public hearings, can be filed, the applicant must hold a neighborhood meeting. All the property owners within 300 feet of the rezoning or special exception site, representatives of all registered neighborhood associations within one (1) mile of the site, and the office of the Council Ward in which the subject site is located, must be invited to the neighborhood meeting. The Planning and Development Services Department will provide a mailing list with the names and mailing addresses for property owners within 300 feet of the site, the contact information for neighborhood associations within one mile of the site, and the Ward Office. The mailing list fee is \$220 payable to "City of Tucson".

The neighborhood meeting should be at a location convenient to the rezoning or special exception site, generally no more than one mile away. The neighborhood meeting must be held in the evening or on a weekend so that the maximum number of people can attend. The offer to meet shall be mailed such that it is received at least ten (10) days prior to the date of the meeting. The meeting shall occur at least 15 days and not more than 60 days prior to the submittal of the rezoning or special exception application. The offer to meet shall include (at a minimum): 1) the location of the rezoning or special exception site, 2) a description of the substance of the application 3) the type of process (rezoning or special exception request), 4) the date, time, and location of the neighborhood meeting, 5) the telephone number and name of a person to contact for further information, and 6) a statement advising the adjacent property owners and neighborhood association(s) that they may submit written comments to the Department Director prior to the public hearing and/or speak at the public hearing. The purpose of this meeting is to explain the project, listen to the concerns of the neighbors, and to respond to their concerns as appropriate. It is generally helpful to have a preliminary development plan to show at this meeting.

**If the proposed project is on City-owned land, also include the following information:** Representatives from the City of Tucson (*Insert Department Name*) Department, who can help address your questions/concerns, will also be present. Your input will provide guidance for project designs. Projects will be formally processed and reviewed to insure neighborhood concerns have been addressed and City requirements have been met.

Documentation of the neighborhood meeting will be required with the rezoning or special exception application. This documentation should include: 1) a copy of the meeting notice, 2) the date the meeting notice was mailed, 3) the mailing list, 4) a certification of the date of the mailing and that the meeting notice was mailed to those on the mailing list, 5) the sign-in sheet(s) from the meeting, 6) summary notes of the meeting, and 7) a copy of any plans, maps, drawings, or written information presented at the meeting.

It is recommended that the City Council Ward office, for the ward in which the site is located, be contacted before sending out the notices for the neighborhood meeting.

**Campbell at the Airport**  
 Kino Area Plan Amendment  
 Neighborhood Meeting Sign-In Sheet  
 April 17, 2019, 6:00pm

Name	Address	Phone	Email
DOUG PRIORE	1625 E Calle Grandiosa	520-507-6450	dgpriore@yahoo.com
DEAN COTLOW	3832 E. KLEINDALE Rd 55714	881-8180	COTLOW@COTLOW.COM
Ben Becker	3719 N. Campbell	520-323-5149	ben.becker@cbre.com
Mari + Gus Serna	1855 E Calle Grandiosa	520-806-1466	msernat@yahoo.com
NORRIS + ALBERTA WILLIAMS	1664 E Calle Grandiosa	520-741-2169	williamsalberta72@yahoo.com
Sean + Sal Lopez	1744 E. Calle Grandiosa	520-307-6370	smlopez - 2000@yahoo.com
Lupita Robles	Ward 5	791-4231	lupita.robles@tucsonaz.gov
Scott Robidoux	7250 S Tucson Blvd, Suite 300, Tucson, AZ. 85759	573-4811	srobidoux@flytucson.com

**Neighborhood Meeting Summary**  
**Campbell at the Airport – Kino Area Plan Amendment**  
**Neighborhood Meeting**

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**Project Location:** Campbell at the Airport includes approximately 33 acres of vacant land at the northwest corner of Campbell Ave. and Valencia Rd. (“Property”).

**Date/Time:** Wednesday, April 17, 2019  
6:00pm to 7:15pm

**Location:** Residence Inn  
2660 E. Medina Rd.

**Meeting Invitation:** The meeting invitation was extended to all property owners within 300 feet and all neighborhood associations within one mile of the Property via First-class Mail using a City of Tucson (“City”)-generated mailing list. (*See attached meeting invitation letter and mailing labels.*)

**Attendance:** Approximately 10 neighbors attended. (*See sign-in sheet.*)

**Project Team:** The Project Team in attendance were:

- Rory Juneman and Robin Large, Lazarus, Silvyn & Bangs (Planning/Zoning Consultants)
- Ben Becker, CBRE (Real Estate Broker)

**Meeting Synopsis:** Mr. Juneman opened the meeting at 6:00 pm, welcomed the attendees and reviewed the meeting agenda. He identified the Property on an aerial photo and explained its zoning/entitlement history. The current owner, Campbell at the Airport, LLC (“Owner”), has owned the Property since 2014, and it has remained vacant due to lack of demand for industrial properties in this area. However, there is a strong demand for residential uses, which is the basis for this project proposal. The Owner would like to develop apartments along Valencia and medium-density residential (like the adjacent homes along Calle Grandiosa) on the northern portion of the Property (the “Project”).

Mr. Juneman explained this Property is within the Kino Area Plan (“KAP”), which provides land-use policy and guidance for the area. The KAP was adopted in the 1980s and has been amended 11 times since its adoption. The KAP includes the Property on its Industrial Land Use Map. Because the Industrial designation does not support residential uses, the Owner is requesting an amendment to the KAP (“Plan Amendment”). Mr. Juneman also noted that there are multiple industrially-designated sites within the KAP that have been developed with residential uses.

The Plan Amendment includes both a map change and policy changes to support the Project. The Property's Valencia Rd. frontage is already zoned C-2, which allows multi-family residential, commercial, office and/or mixed-use development. The remainder of the Property is zoned a combination of P-I and I-1. This industrially-zoned area will need to be rezoned (likely to R-2) after the Plan Amendment is approved in order to allow for the development of residential uses that match the density of the existing residential community to the north.

Mr. Juneman explained this meeting is the very beginning of the Plan Amendment process, and he identified opportunities for public engagement through this and the subsequent rezoning processes. He also clarified that the details of the Project will be fleshed out during the rezoning portion of the entitlement process.

**Q&A Topics:** The second half of the meeting encouraged attendees to ask questions and provide comments, which the Project Team documented. Below are the comments and questions asked, along with a summary of the Project Team's responses:

- *Is there a possibility that apartments could be developed in the medium-density area?*  
Mr. Juneman explained that the Project proposal includes apartments along Valencia Rd., and single-family residential on the north of the Property that mirrors the density of the adjacent neighborhood to the north (along Calle Grandiosa). The required zoning for that density is R-2, which also permits apartments. That said, the current plan for the Project is to only place apartments on the southern portion of the Property and have single-family homes along the north.

The attendees clarified that they have nuisance and trespass problems with the existing apartment residents to their north, and they do not want to be "sandwiched" between two apartment complexes (i.e., the current apartment complex to the north and a new apartment complex on the Property's north). The Project Team committed to discuss this with the Owner to express this concern and explore ways to address it.

- *Will you be doing sound attenuation for the existing homes?* Mr. Juneman indicated that sound attenuation is addressed during initial construction, so this will only be applicable to the new homes. The Plan Amendment will include a policy that all new residential development should include sound attenuation.
- *Will our home values decrease next to apartments?* Mr. Juneman responded that apartments are only planned for the portion of the Property fronting Valencia. The remainder of the Property will likely include single-family homes, which should not negatively impact property values and likely will improve property values in the area.

- Can you design the Project so that people cannot pass through to our community? (There is currently a path between the existing single-family homes and the existing apartment complex north of it. People cut through our property from the apartments as a shortcut to the convenience store.) Mr. Juneman indicated that this concern may be addressed through a policy in the Plan Amendment and/or a condition at the time of rezoning. The developer will likely incorporate a wall between the Project and the neighborhood to the north, which will prevent cut-through traffic. In addition, there likely will be a screen wall between the apartment and single-family residential that is within the Property, which should also decrease pedestrian cut-through traffic. The Project Team will discuss this with the Owner to determine what screening methods can be used to address this concern.
- We were told that this Property would not be built with residential because of fuel contamination. Mr. Juneman responded that the Project Team is unaware of any fuel contamination on the Property, and since it has never been developed, contamination is not likely. Prior to any development on the Property, an environmental analysis will be done to identify any potential environmental issues on the Property.
- How many homes will be built? Mr. Juneman explained that the Project is in its early stages, and the Team has not yet determined how many homes will be proposed. He indicated that the medium-density residential area on the northern portion of the Property will probably be built at a similar density as the existing residential neighborhood to the north.
- What kind of lighting will be there? Mr. Juneman stated that this level of detail is not known at this stage, but that the Project will comply with the requirements of the City's Outdoor Lighting Code.
- Isn't the Property within the flight path? No. The only airport restrictions on the Property are related to building height, and the Project will be below that limitation, which varies between 50 to 85 feet maximum height. The maximum potential height on the Property would be 40 feet, which is the multi-family structure allowed height.
- The property to the east (across Campbell) is developing with heavy industrial uses. We do not want the new residents to come in and fight the industrial uses. Mr. Juneman explained that if the industrial uses are already permitted on that property, then there is no public process through which the new neighbors could fight them. He indicated that the Project Team would continue to talk with the owner/representative of the adjacent industrial property to come up with a solution to alleviate the concerns. Some type of

disclosure, possibly similar to one that will be given to future homeowners letting them know they are purchasing a home near the airport, may be a possibility.

Other comments included:

- o Concerned this development will disturb the wildlife on the Property.
- o Traffic will increase on Valencia.
- o 3-story buildings will block views. (Wants to keep view of airport.)

The meeting concluded at approximately 7:15 p.m.

# Campbell & Valencia Northwest Plan Amendment

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Neighborhood Meeting

April 17, 2019

# Meeting Agenda

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- Property Location and History
- Plan Amendment
  - Kino Area Plan overview
- Summary of Request
- Next Steps
- Questions and Comments

# Site Location



GENERAL NOTES

1. CROSS AREA OF THIS SUBDIVISION IS 22.53 ACRES.
2. 1-1 ZONE (SEE ACCESS TABLE A-3)
3. 1-2 ZONE (SEE ACCESS TABLE A-3)
4. 1-3 ZONE (SEE ACCESS TABLE A-3)
5. 1-4 ZONE (SEE ACCESS TABLE A-3)
6. UNLESS SURVEYED BY A SUBSEQUENT RECORDING JURISDICTION.
7. TOTAL NUMBER OF LOTS IS 22.
8. TOTAL NUMBER OF NEW PUBLIC STREETS ARE 04 MILES.
9. PROVISIONS TO THE ISSUANCE OF ANY PERMITS, AN APPROVED DEVELOPMENT PLAN IS REQUIRED.
10. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE CITY OF TUCSON.
11. LOTS BEING BOUND: NORTH 1/4 FOR THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 7 TOWNSHIP 14 SOUTH RANGE 14 EAST AS SHOWN ON THE PLAT OF LAS MONTANAS RECORDED IN BOOK 44 OF MAPS AND PLATS, PAGE 105, RECORDS OF PIMA COUNTY, ARIZONA.
12. BASIS OF ELEVATION: 700 ON SOUTHWEST CORNER OF CANYON BASIN, AN CAMPBELL AERIAL, ALL LOW WATERWAYS AND CHANNELS, LAKE AND WATER FACILITIES, AND ALL OTHER FACILITIES.
13. ANY REVISION, MODIFICATION, ETC. OF EXISTING UTILITIES SHALL BE MADE BY THE DEVELOPER. ANY REVISIONS TO EXISTING UTILITIES SHALL BE MADE BY THE DEVELOPER.
14. WHEN THE DRAINAGE BASIN DESIGNATION ARE CONSTRUCTED, THE 100-YEAR FREQUENCY FLOOD SHALL BE DETERMINED WITHIN THESE DRAINAGE BASINS.
15. THE AREA WITHIN OF 100-YEAR FLOODING LINES REPRESENTS AN AREA WHICH IS SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS TOWNSHIP AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS STATED IN THE CITY OF TUCSON ORDINANCES AND CHARTERS.
16. THE REQUIRED PUBLIC SANITARY SERVICE LINE WILL BE DESIGNED AND CONSTRUCTED TO THE LANDS WITHIN THE DRAINAGE BASIN.
17. ANY DEVELOPMENT ON THIS SITE MUST COMPLY WITH THE REQUIREMENTS AS NOTED UNDER THE ZONING CHARTING ZONE SECTION OF THE CITY OF TUCSON LAND USE CODE.

DEDICATION

WE, THE UNDERSIGNED HEREBY WARRANT THAT WE NOT ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SURRENDER OF SAID LANDS IN THE MANNER SHOWN HEREON.

WE HEREBY DEEDS AND CONVEYS TO THE PUBLIC FOR THE USE OF THE CITY OF TUCSON, AS SHOWN HEREON, INCLUDING ALL STREETS, ROADS, PARKS, PARKWAYS AND DRAMAWAYS.

WE HEREBY GRANT TO THE UTILITY COMPANIES THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF UTILITIES, AND FOR OTHER USES AS DESIGNATED BY THIS PLAT.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS THE CITY OF TUCSON, ITS SUCCESSORS AND AGENTS, THEIR EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RESULTING FROM THE USE OF THE IMPROVEMENTS SHOWN ON THIS PLAT AND IN THE FUTURE BY REASON OF FLOODING, FLOODING, EROSION OR DAMAGE CAUSED BY WIND, WIND STORMS, FLOOD OR HAILFALL.

PRIVATE DRAINAGE BASINS, DRAINAGE FACILITIES, DETENTION BASINS AND EASEMENTS, AS SHOWN HEREON, ARE DESIGNED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION. TITLE TO THE LAND OF ALL PRIVATE STREETS AND DRAMAWAYS WILL BE HELD IN AN ASSOCIATION OF OWNERS AS ESTABLISHED BY COORDINATE CONDITIONS AND RESTRICTIONS RECORDED IN BOOKS 103 & 104 OF MAPS AND PLATS, RECORDS OF PIMA COUNTY, ARIZONA.

THE ASSOCIATION OF OWNERS SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE AND LIABILITY FOR THE PRIVATE DRAINAGE BASINS, DRAINAGE FACILITIES, DETENTION BASINS AND EASEMENTS WITHIN THIS SUBDIVISION AND ADJACENT TOWNS.

FIRST FEDERAL NATIONAL ASSOCIATION COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED NO. 2489, HAS BEEN PERSONALLY

BRIELETTE EDGAR, ASSISTANT VICE PRESIDENT

STATE OF ARIZONA  
COUNTY OF PIMA ) S.S.

MY COMMISSION EXPIRES  
NOTARY PUBLIC  
12-21-18

BENEFICIARY  
CAMPBELL GROUP I, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY

STATE OF ARIZONA ) S.S.

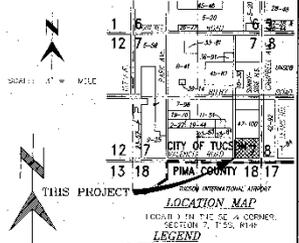
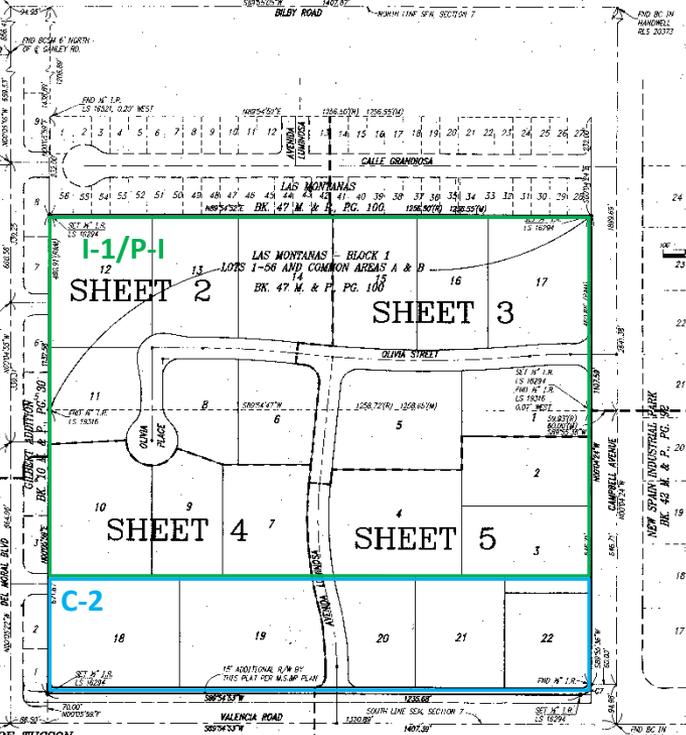
MY COMMISSION EXPIRES  
NOTARY PUBLIC  
4-24-18

ASSURANCES

THIS IS TO CERTIFY THAT THE COMPLETION OF ALL IMPROVEMENTS SUCH AS STREETS, SIDEWALKS, PARKWAYS AND UTILITIES PRESENTED, INCLUDING ANY FLOOD CONTROL FACILITIES, AND RECORDS REQUIRED BY THE CITY OF TUCSON HAVE BEEN COMPLETED OR IN THE PROCESS OF BEING COMPLETED BY THE DEVELOPER. THE CITY OF TUCSON HAS REVIEWED THE PLAT AND HAS GRANTED THE CITY OF TUCSON SECURITY AS THE CITY DEEMS NECESSARY AND PROPER.

CITY OF TUCSON ENGINEER  
CITY OF TUCSON PLANNING DIRECTOR

BOUNDARY AND SECTION TIE MAP/SHEET INDEX



- LEGEND
- 1. SHEET NUMBER
  - 2. TOTAL NUMBER OF SHEETS
  - 3. SHEET ACCESSIBILITY
  - 4. EXISTING SURVEY MONUMENT
  - 5. NEW SURVEY MONUMENT
  - 6. CURVE NAMES
  - 7. SEE TABLE OF SHEET 7
  - 8. SET # 1808 BY A REGISTERED LAND SURVEYOR AT ALL LOT CORNERS
  - 9. PROPERTY FOR NEW FLOOD FLOOD LIMITS, SEE TABLE ON SHEET 4
  - 10. FOUND OR SET BOUNDARY MONUMENT AS NOTED
  - 11. INDICATES BEGINNING/ENDING OF PROPERTY

CLASSIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY IS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY SUPERVISION AND THAT ALL EXISTING OR PROPOSED CURVE MONUMENTS AND MARKERS SHOWN ARE CORRECTLY LOCATED. I FURTHER CERTIFY THAT SAID SURVEY WAS PERFORMED UNDER MY DIRECTION.

MARK A. MADON  
REGISTERED LAND SURVEYOR  
NO. 16234

I HEREBY CERTIFY THAT THE GEOMETRIC DESIGN AND DETERMINATION OF WATER SURFACE ELEVATIONS AS SHOWN WERE CONDUCTED UNDER MY SUPERVISION.

MARVIN D. THOMPSON  
REGISTERED PROFESSIONAL ENGINEER  
P.E. NUMBER 17606

CITY OF TUCSON  
PIMA COUNTY

TUCSON INTERNATIONAL AIRPORT  
RECORDING

STATE OF ARIZONA )  
COUNTY OF PIMA )  
I, MARVIN D. THOMPSON, CLERK OF THE CITY OF TUCSON, ARIZONA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, ON THIS 13TH DAY OF FEBRUARY, 1992.

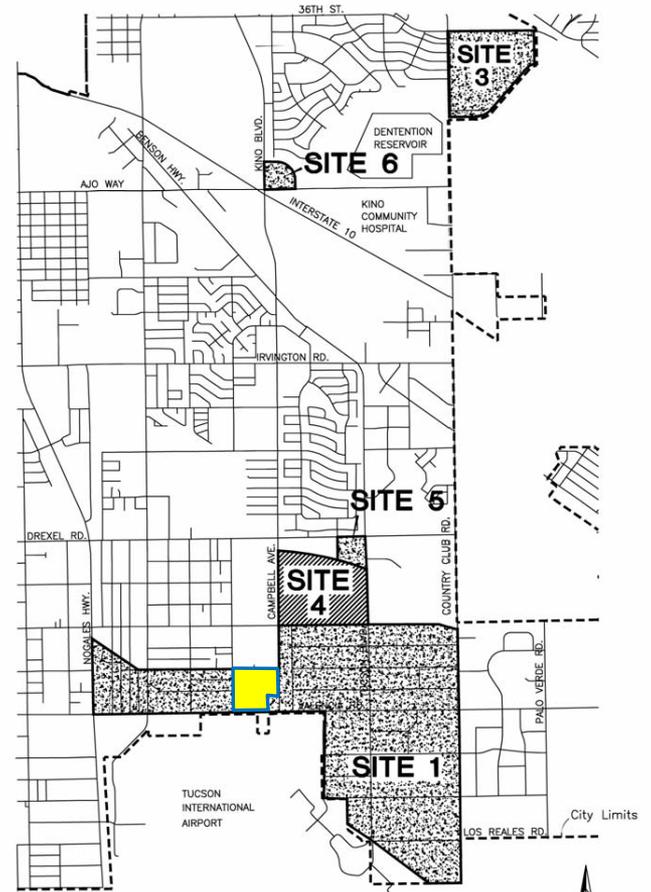
F. ANN ROBERTS  
PIMA COUNTY RECORDER

FINAL PLAT FOR  
CAMPBELL AT THE AIRPORT  
LOTS 1 THRU 22

A Re subdivision of Block 1 of Las Montanas as recorded in Bk. 47 M. & P. Pg. 100 and a part of Section 7, 14-15-S, R-14-S, Q & S24, City of Tucson, Pima County, Arizona

A BUSINESS PLAT  
C12-96-15  
NOVEMBER 1996  
SCALE: AS NOTED

# Kino Area Plan

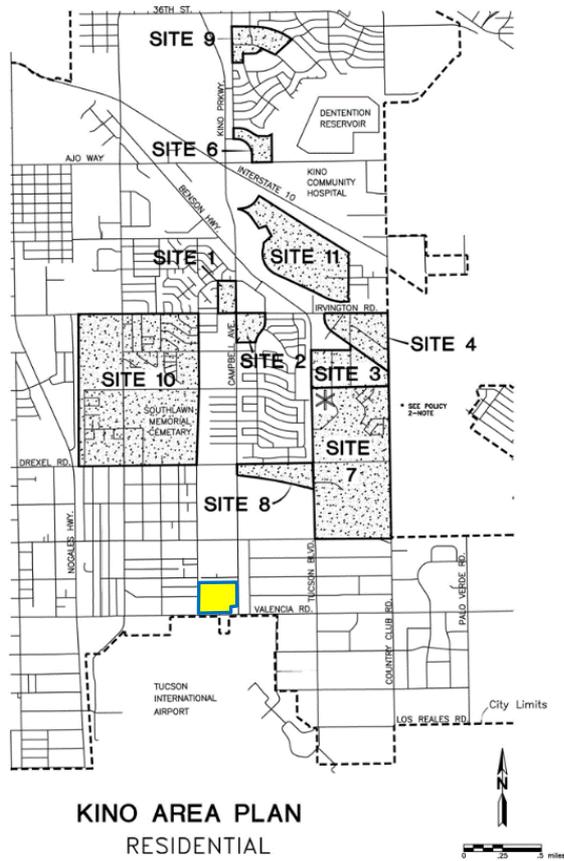


**KINO AREA PLAN**  
INDUSTRIAL

(March 27, 2000, Resolution No. 18563,  
added Site 5)

(July 1, 2002, Resolution No. 19280,  
added Site 6)

(August 5, 2002, Resolution No. 19326,  
deleted Site 2)



**KINO AREA PLAN**  
RESIDENTIAL

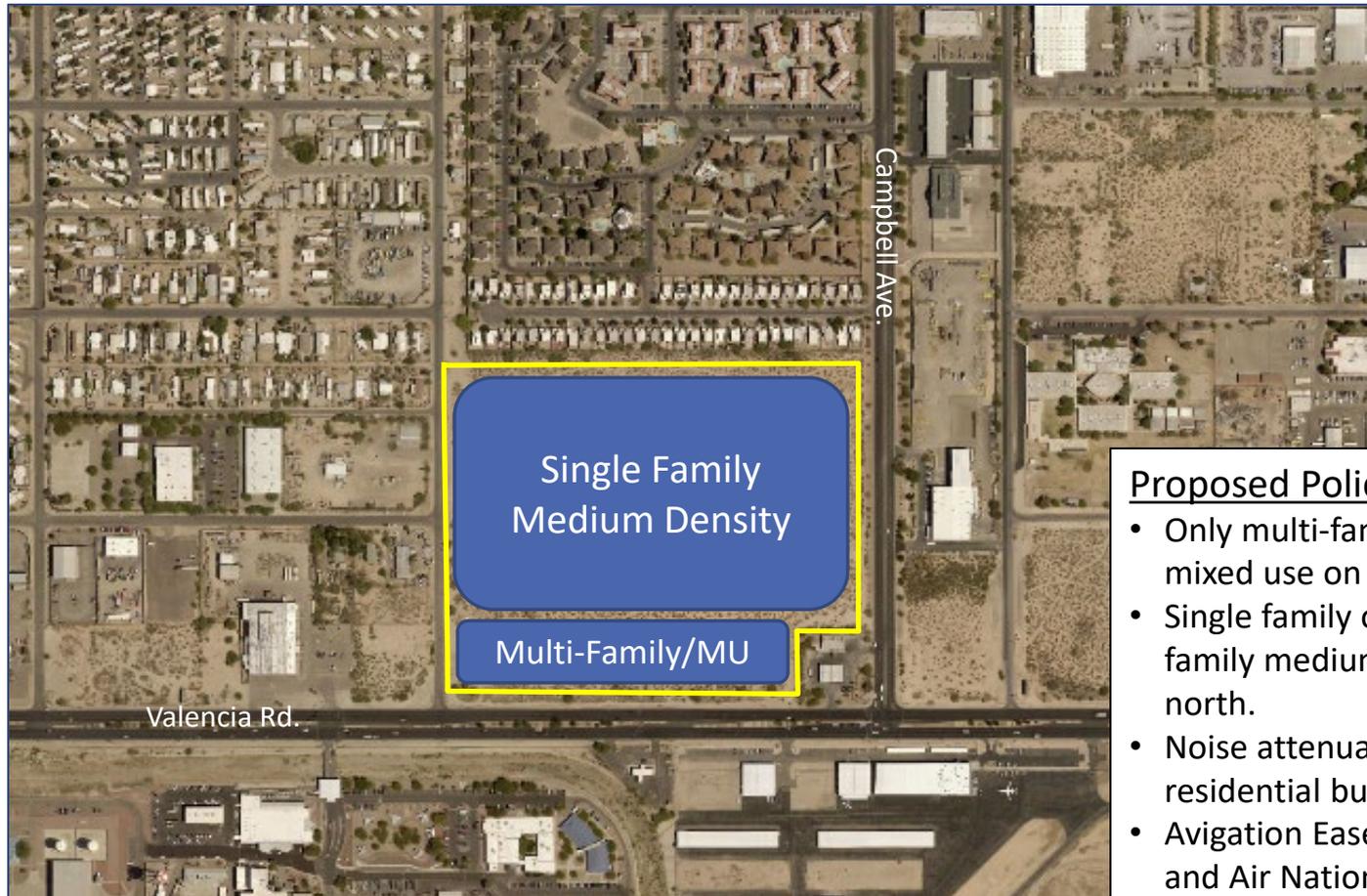
(Plan amended on December 12,  
1994, Resolution 16779 to delete  
Site 5)

(Plan amended on August 5,  
2002, Resolution 19326  
to add Site 11)

# Kino Area Plan

## Proposed Residential Map

# Plan Proposal



- Proposed Policies:**
- Only multi-family and/or mixed use on Valencia.
  - Single family or multi-family medium density on north.
  - Noise attenuation for all residential buildings.
  - Avigation Easement for TIA and Air National Guard Base.

# Reasons for Plan Amendment

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## **Factors for Removing from Industrial Area**

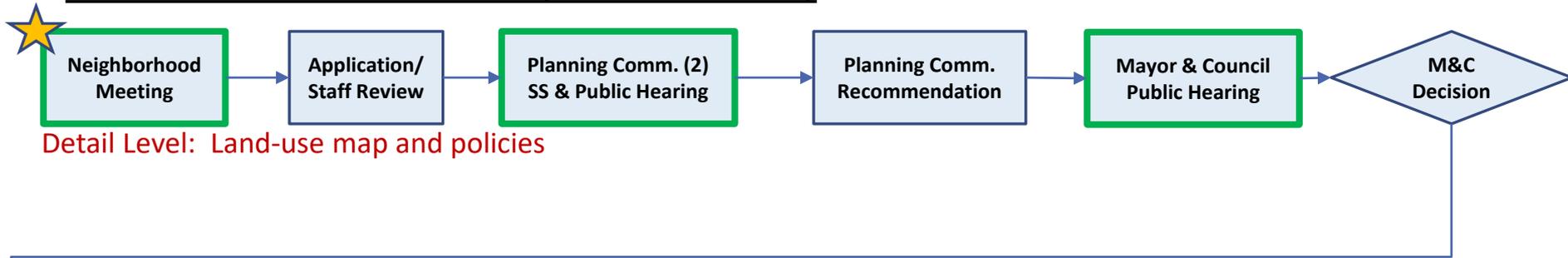
- Soft Industrial Market
- 40+ year supply of industrial property
- Demand for larger areas, closer to freeway
- 22 years on the market

## **Factors Supporting Residential Area**

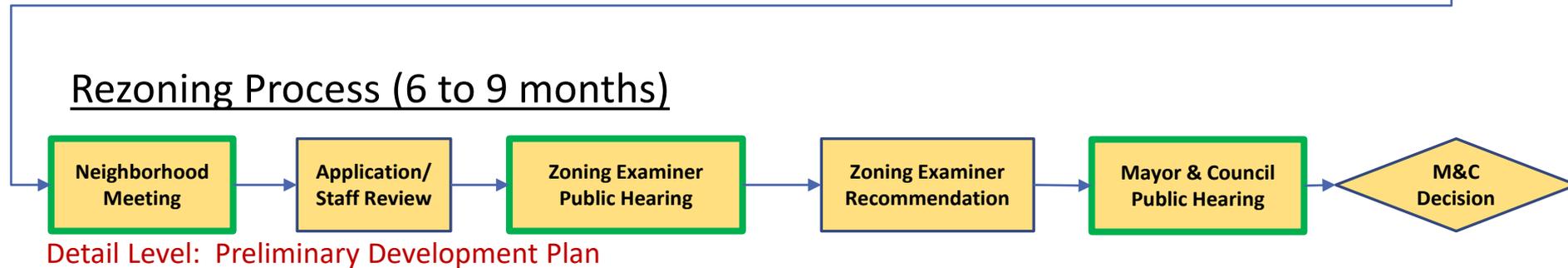
- High, consistent demand for residential in area (25 days on market)
- Extension of existing single-family residential
- Apartments supported by Kino Area Plan, with few in area

# Development Process Overview

## Plan Amendment Process (6 to 9 months)



## Rezoning Process (6 to 9 months)



# Questions or Comments?

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LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

# Thank you for coming!

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For follow-up questions, please contact:

- Rory Juneman – Lazarus, Silvyn & Bangs P.C.  
rjuneman@lsblandlaw.com | 520.207.4464
- Robin Large – Lazarus, Silvyn & Bangs P.C.  
rlarge@lsblandlaw.com | 520.207.4464

Link to Kino Area Plan:

[www.tucsonaz.gov/files/pdsd/plans/kino.pdf](http://www.tucsonaz.gov/files/pdsd/plans/kino.pdf)



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

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## **Incorporating Neighbor Feedback Campbell at the Airport Plan Amendment**

The following items have been incorporated into the Plan Amendment request based on our outreach to neighboring stakeholders and the formal April 17, 2019 Neighborhood Meeting:

1. Addition of noise attenuation policy for all residential units in the Property, based on feedback from the Airport and the Base.
2. Addition of aviation easement policy for the Property, based on feedback from the Airport and the Base.
3. Recognition that the Las Montanas neighbors do not want multi-family apartments on the north end of the Property. While this was the original design plan for the Property, having this information will be noted at the rezoning stage to ensure this design remains.
4. Learning from the Las Montanas neighbors that do not want pedestrian traffic to cut through their neighborhood into the Property. This will allow us to incorporate screening and walls to mitigate this problem at the rezoning stage.

**Planning and Development Services Review  
REZONING/SPECIAL EXCEPTION PRESUBMITTAL**

This preliminary review for code compliance is based only on the information provided on the plans provided. Alternations to the plans as they impact zoning issues will require additional review to insure compliance with the Zoning Code. Additional information provided on revised plans may also create further compliance questions.

Reviewed By: Elisa Hamblin Date: 2/11/19 Phone: 837-4966 Email: elisa.hamblin@tucsonaz.gov  
 Applicant: Robin Large (Lazarus, Silvyn & Bangs, P.C.)  
 Project Address: NWC Valencia Rd and Campbell Av  
 T: 15S R: 14E S: 7 Existing Zoning: C-2, P-1, I-1 Proposed Zoning: NA (Area Plan Amendment)  
 Existing Use: Vacant Proposed Use: Multi-Family and Single-Family Residential  
 Annexation Date: 3/17/60 Ordinance No.: 2014 Parcel No.: Various (21 total)  
 Rezoning History: C9-95-22, C9-083-26

<input checked="" type="checkbox"/> Development Package Required	<input type="checkbox"/> Special Exception Land Use	<input type="checkbox"/> FLD
<input type="checkbox"/> Tentative Plat Required	<input type="checkbox"/> Planned Area Development (PAD)	<input type="checkbox"/> Plan Amendment
<input type="checkbox"/> Final Plat Required	<input checked="" type="checkbox"/> New Project / Change of Use; Full UDC	<input type="checkbox"/>

**Site Area / Lot Size Total:** Approx 32 acres Sq. Ft. / Acres  
 Proposed Principal Use: Multi-Family Residential  
 Use Specific Standards: \_\_\_\_\_  
 Min Lot /Site Size: \_\_\_\_\_; ( ) Building Height Max: 40'; ( ) Lot Coverage Max: \_\_\_\_\_ %  
 Site Coverage allowed for Subdivision: \_\_\_\_\_%; ( ) Density: \_\_\_\_\_; FAR: \_\_\_\_\_

**Perimeter Yard Building Setbacks: (ST = Street) (H = Height of Structure Exterior Wall)**

Existing Adjacent Zones: N: R-2; W: P-I, MH-1; S: C-2; E: P-I, I-1  
 Required perimeter Yard Setbacks per Adjacent Zone: N: 1.5H; W: 21' or H; S: 21' or H; E: 21' or H

Proposed Principal / Secondary Use: Single-Family Residential  
 Use specific standards: Unknown without new zone designation  
 Min lot /Site size: \_\_\_\_\_; ( ) building height max: \_\_\_\_\_; ( ) Lot coverage max: \_\_\_\_\_ %  
 Site coverage allowed for subdivision: \_\_\_\_\_%; ( ) Density: \_\_\_\_\_; FAR: \_\_\_\_\_

**Perimeter Yard Building Setbacks: (ST = Street) (H = Height of Structure Exterior Wall)**

Existing Adjacent Zones: N: R-2; W: P-I, MH-1; S: C-2; E: P-I, I-1  
 Required perimeter yard setbacks per adjacent zone: N: 1.5H; W: 21' or H; S: 21' or H; E: 21' or H

<b>APPLICABLE OVERLAY ZONES:</b>	<input type="checkbox"/> ERZ	<input type="checkbox"/> HDZ	<input type="checkbox"/> HPZ	<input type="checkbox"/> NPZ	<input type="checkbox"/> IID	<input type="checkbox"/> UOD	<input type="checkbox"/> FLD
	<input type="checkbox"/> WASH	<input type="checkbox"/> AEZ	<input checked="" type="checkbox"/> AHD	<input type="checkbox"/> CUZ-1	<input type="checkbox"/> CUZ-2	<input type="checkbox"/> CUZ-3	
	<input type="checkbox"/> NCD-65	<input type="checkbox"/> NCD-75	<input type="checkbox"/> ADC-1	<input type="checkbox"/> ADC-2	<input type="checkbox"/> ADC-3		
	<input type="checkbox"/> NCD-A	<input type="checkbox"/> NCD-B	<input checked="" type="checkbox"/> MS&R		<input type="checkbox"/>		

**Planning and Development Services Review  
REZONING/SPECIAL EXCEPTION PRESUBMITTAL**

**MAJOR STREETS AND ROUTES (MS&R) Plan:**

Street Name: Valencia Rd Future R/W Width: 150'

Street Name: \_\_\_\_\_ Future R/W Width: \_\_\_\_\_

**STREET PERIMETER YARD SETBACKS IN DEVELOPING AREA and ADJACENT TO MS&R's** or for streets within new SUBDIVISIONS for all proposed structures per UDC 6.4.5.C.2

**The greater of 21 feet or the height of the proposed exterior building wall measured from the back of:**

Existing curb  Future curb  Back of sidewalk  Outside edge of the nearest adjacent travel lane.

**STREET PERIMETER YARD SETBACKS IN ESTABLISHED AREA** for all proposed structures per UDC 6.4.5.C.1

**The greater of 20 feet or one and one half the height of the exterior building wall measured from:**

Front street property line  Ten feet from side street property line

**ACCESS PROVISIONS, UDC 7.8 and TSM Section 7-01**

Street access for vehicle traffic;  Adjacent street access for pedestrian traffic;

On-Site pedestrian circulation system

**MOTOR VEHICLE / BICYCLE PARKING REQUIREMENTS**

Vehicle parking ratio per UDC Table 7.4.4-1: \_\_\_\_\_; Required: \_\_\_\_\_; Provided: \_\_\_\_\_

Subdivision vehicle parking on both sides of the street; (\_\_\_) Common area parking required when no on street

Short term bicycle parking ratio per UDC Table 7.4.8-1: \_\_\_\_\_; Required: \_\_\_\_\_; Provided: \_\_\_\_\_

Long term bicycle parking ratio per UDC Table 7.4.8-1: \_\_\_\_\_; Required: \_\_\_\_\_; Provided: \_\_\_\_\_

**LOADING SPACE REQUIRED PER UDC TABLE 7.5.5-A:** Required: \_\_\_\_\_; Provided: \_\_\_\_\_

**LANDSCAPE PLAN REQUIRED:** UDC 7.6 and TSM Section 5-01:

Entire site;  Expansion only

"Trees for parking lots, 1 tree per 4 vehicle parking spaces required. Each space located within 40' of a canopy tree

Street landscape border(s) \_\_\_\_\_

Interior landscape border(s) \_\_\_\_\_

Screening(s) \_\_\_\_\_;  Native Plant Preservation Plan \_\_\_\_\_

Trails or Protected Riparian Area \_\_\_\_\_;  Comments: \_\_\_\_\_

Contact the Landscape Section @ (520) 837-4950 for specific information

Additional Comments:

Additional development standards to be provided during rezoning process  
Comments on this transmittal are based on current zoning and the multi-family in the C-2 zoned area. Single-family is not permitted in existing zoning.

**CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES**  
**REZONING/SPECIAL EXCEPTION**  
**PRESUBMITTAL REVIEW – Land Use Plan Compliance**

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**CASE NUMBER: T19PRE0015** 02-13-19 MULTIPLE PARCELS

**APPLICANT NAME:** ROBIN LARGE, LAZARUS, SILVYN, & BANGS, P.C.  
**ADDRESS:** 5983 E. GRANT RD., STE.290 **CITY:** TUCSON **STATE:** AZ **ZIP:** 85712

**EXISTING AND PROPOSED USE**

**EXISTING USE:** VACANT

**PROPOSED USE:** MULTI-FAMILY RESIDENTIAL ALONG VALENCIA ROAD AND LOWER-DENSITY RESIDENTIAL ON THE NORTHERN PORTION OF THE PROPERTY.

**PROPOSED HEIGHT ?? # OF STORIES ? FLOOR AREA OF NON-RES. DEV. ?**

**PROJECT LOCATION**

**ADDRESS (IF ASSIGNED):** NONE YET ASSIGNED

**PARCEL NUMBER:** THERE ARE 21 PARCELS WITH THE FOLLOWING #'S: 140-22-0950; 140-22-0960; 140-22-0970; 140-22-0980; 140-22-0990; 140-22-1000; 140-22-1010; 140-22-1020; 140-22-1030; 140-22-1040; 140-22-1050; 140-22-1060; 140-22-1070; 140-22-1080; 140-22-1090; 140-22-1100; 140-22-1110; 140-22-1120; 140-22-1130; 140-22-1140; 140-22-1150;

**EXISTING ZONE:** C-2; PL, I-1

**PROPOSED ZONE:** REZONING OF P-I AND I-1 AREAS TO R-2

**PLAN DIRECTION**

**ADOPTED PLAN (S):** Plan Tucson, City of Tucson General & Sustainability Plan; Kino Area Plan

**PLAN AMENDMENT REQUIRED BASED ON CONCEPT PRESENTED (SEE NOTES BELOW)**

**X YES**             **NO**                     **TO BE CONFIRMED LATER**

**PLAN SUPPORT BASED ON CONCEPT PRESENTED (SEE NOTES BELOW):**

**YES**            **X NO**                     **WILL DEPEND ON DESIGN**

**X DESIGN COMPATIBILITY**     **ENVIRONMENTAL RESOURCE REPORT**  
(abbreviated report)

**REVIEWED BY:** RRR  
**DATE:** 02/11/19

**Background:** This request is to rezone the existing P-1 and I-1 designations to R-2, in order to construct multi-family residential along Valencia Road and lower-density residential on the northern portion of the approx. 31-acre site at the northwest corner of Valencia Road and Campbell Avenue.

It should be noted that in 1995 a rezoning ordinance was adopted by Mayor and Council for “the vicinity of the northwest corner of Valencia Road and Campbell Avenue” – the same area as the proposed project - changing the underlying zoning from R-1 to C-2, P-I, and I-1.

**Surrounding Zoning and Land uses:** Adjacent property zoning includes: Commercial (C-2), Park Industrial (P-I), and Industrial (I-1) to the east; Park Industrial (P-I), Industrial (I-1), and Mobile Home (MH-1) to the west; Residential (R-2 and R-3) to the north; and Industrial (I-1) to the south.

**Land Use Policies:** Policy direction is provided by *Plan Tucson, the City of Tucson General & Sustainability Plan*, ratified by the voters in 2013, and by the *Kino Area Plan* (the applicable specific plan)

*Plan Tucson:* *Plan Tucson* contains a variety of elements that are categorized in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. Each focus area contains specific goals and each element contains specific policies many of which complement each other. The Built Environment Focus Area includes a Future Growth Scenario Map (p. 3.144) that provides guidance for determining the general location of development opportunities and patterns, land use, and transportation concepts through a series of Building Blocks. Guidelines for reviewing development proposals are associated with each of the Building Blocks. The proposed project site is located in the Existing Neighborhood Building Block, which is described as “primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades.” The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.” Along with the Future Growth Scenario Map guidance, there is one policy that addresses residential development as proposed for this project. This policy includes:

The Social Environment Focus Area / Housing Element

- Encourage residential development including both market rate and affordable housing projects in Tucson

There are also several policies that may be inconsistent with the proposed project. These include:

The Economic Environment Focus Area / Regional & Global Positioning

- *Policy RG4* - Support existing and potential commercial, industrial, and other land use activity in and around Davis-Monthan Air Force Base (DMAFB) and Tucson International Airport (TIA) that: is compatible with military and aviation operation, contributes to the long-term viability of DMAFB and TIA; is enhanced by proximity to air service; produces a public benefit in regard to employment and revenues generated; and does not diminish existing neighborhood viability or negatively impact the health, safety, and welfare of existing residents, their homes, and their neighborhoods.

The Natural Environment Focus Area / Environmental Quality

- *Policy EQ4* - Reduce and mitigate noise in neighborhoods, along roadways, and near industrial and airport zones through enforcement of existing codes, use of noise reducing and mitigating materials and designs, and deliberative decisions regarding compatible land uses and related

zoning.

The Built Environment Focus Area / Environmental Quality

- *Policy LT24* - Coordinate a comprehensive revision of the Airport Environs Plan including areas beyond the current Airport Environs Zone, taking into account noise and the public health, safety, and welfare of Tucson residents.

*Kino Area Plan*: The overall goal of the *Kino Area Plan* is as follows: “To establish guidelines for the future growth of the Kino area and to provide a balance of uses and a wide range of activities, including employment, shopping, housing, and recreation.” Future use identified in the *Kino Area Plan* for the subject site are Industrial.

The proposed project site is identified as “Site 1” on the *Kino Area Plan* map titled “Industrial” (pg. 16). This map identifies the appropriate future use for Site 1 as Industrial.

The *Kino Area Plan* introduction to the section titled “Industrial” (pg. 8), states: “Sites in the Kino area have a number of features appropriate for industrial facilities. These include: 1) good accessibility to airport, railroad, Interstate 10 and truck facilities 2) relatively inexpensive vacant land, and 3) large amounts of industrial zoned land. For these and other reasons, rapid industrial development is occurring and will continue to occur in Kino.”

Policy 1 in the *Kino Area Plan* Industrial Section (pg. 8) addresses Site 1, which is the Applicant’s proposed project site. Policy 1 reads “Concentrated industrial development should be promoted on the land immediately north and east of the Tucson International Airport (**Site 1**). To accomplish this, the City should:

- a. Discourage additional residential uses around the Airport by assisting property owners to rezone vacant R-1 and R-2 land south of Sunnyside High School, the area around Los Ranchitos Elementary School, and the area bounded by Campbell Avenue on the west, the Rodeo Wash alignment on the north, Tucson Boulevard on the east, and Bilby Road on the south.
- b. Allow industrial uses on the 126-acre parcel which is bounded by the presently existing Rodeo Wash on the north, Bilby Road on the south, Tucson Boulevard on the east, and Campbell Avenue on the west. In developing this parcel, park industrial shall be developed to a depth of 300 feet along Campbell Avenue, Tucson Boulevard, and the presently existing Rodeo Wash. The remaining acreage should be allowed to develop for other industrial uses (**Site 4**).

**Assessment:** The Applicant is seeking an amendment to the *South Pantano Area Plan* to allow Residential uses in an area the Plan designates for future Industrial uses. Policies in both *Plan Tucson* and the *Kino Area Plan* make cases for Industrial uses in the site area in large part because of the site’s adjacency to Tucson International Airport. Additionally, as noted above, a rezoning was adopted for the site area that changed the underlying zoning from R-2 to C-2, P-I, and I-1. The staff report for that rezoning stated: “The *Kino Area Plan* encourages the integration of appropriate industrial and commercial development within this area and discourages additional residential uses around the Tucson International Airport.”

Staff requests the following to assist them in deciding whether or not to support the requested plan amendment:

- More detailed information regarding both the market for Industrial and the Park Industrial uses in the area of TIA. Staff recognizes that the *Kino Area Plan* was written in 1980 and the market for industrial may be different now. However, that needs to be explained in greater detail. Also, please note that *Plan Tucson* was ratified by the voters in 2013, and that the Plan’s guidance raises questions

about the compatibility of residential uses with airport activities.

- An explanation of what is meant by "starter home (e.g., range of values, more information about types of housing contemplated and height).
- Discussion of employment opportunities in the area for nearby residents?
- Identification of any bus routes in the area and/or any other alternative mode facilities?
- Information about any discussion Applicant has had with the Tucson Airport Authority and the National Guard about amending the Plan to allow future residential uses in the area?

**Conclusion:** Both *Plan Tucson* and the *Kino Area Plan* provide policy guidance in support of industrial uses in the area. Staff needs to understand what has changed that would make Residential a preferable option.

Staff requires applicant to return for a follow up pre-submittal meeting to present the above information.



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

*Via Electronic Mail Only:* john.beall@tucsonaz.gov, rebecca.ruopp@tucsonaz.gov

March 7, 2019

John Beall, Section Manager  
Rebecca Ruopp, Principal Planner  
Planning & Development Services Department  
City of Tucson  
201 N. Stone Ave., 3<sup>rd</sup> Floor  
Tucson, AZ 85701

**Re: Campbell & Valencia Plan Amendment, Response to Pre-application question**

Dear John and Rebecca:

Thank you for taking time on February 13, 2019, for the Plan Amendment pre-submittal meeting regarding the vacant land at the northwest corner of Valencia Rd. and Campbell Rd. (the "Property"). As we discussed, our request is to amend the Kino Area Plan ("Plan") to remove the Property from Site 1 of the Industrial Planning Area Map ("Site 1"). This amendment will allow us to proceed with a rezoning on the northern portion of Property from the current I-1 and P-I zones to R-2.<sup>1</sup> The overall goal of this development is to build multi-family residential along Valencia Rd. within the C-2 area, and higher density single family residential on the northern part of the Property within the rezoned R-2 area. The single-family housing will be similar to the existing adjacent homes to the Property's north.

In our meeting, you asked that we provide additional data to support our Plan Amendment request, specifically asking for additional information relating to five planning topics. Below are those topics along with our responses:

**1. Provide additional Market Data for Industrial Uses (I-1 and P-I) in the area of Tucson International Airport, along with residential market data for this area.**

*A. Overview of the Industrial Market (P-I & I-1) around Site 1 and the Airport.*

The recent market for light industrial properties (I-1 or P-I) in southern Tucson is greatly affected by a strong supply of developed and vacant industrially zoned land in this area. Currently there is at least a 40-year supply of industrial properties south of Golf Links Rd. This significant supply of industrial property allows for purchasers and developers to be more selective in choosing sites, while also keeping the prices for industrially zoned properties lower. This supply also lessens demand for each individual industrial property as purchasers have many options.

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<sup>1</sup> We are not requesting to change the Property's C-2 zoning.

As industrial sites are plentiful, potential purchasers have more options for sites that suit their specific needs. There are several factors that are particularly attractive to industrial buyers. The first is location near either I-10 or I-17, as these sites provide faster and easier access to the interstate freeway system. Second is larger tracts (or potential assemblages) of land as these sites can accommodate the larger distribution centers. Examples includes sites directly east of the Tucson International Airport (“Airport”) where Homegoods and FedEx have recently located distribution centers, and in the Port of Tucson where Amazon is constructing its distribution center. A factor that typically does not drive demand for industrial properties is location next to airports, as shipping by air freight is costly and infrequently used.

For areas north of the Airport, including Site 1, the industrial market is softer because larger tracts cannot be assembled and because the freeways are not nearby. This softer market is illustrated by the length of time it takes for industrial properties to be sold in this area. Specifically, there are 105 industrial properties for sale in the area north of the Airport.<sup>2</sup> The average time on the market for these properties is 1835.54 days, or a little over five years. More specifically, the Property is an example of this soft market as it has remained vacant since it was rezoned to industrial and commercial in 1997, or 21 years ago.

Further analysis of Site 1 shows that that it functions more like a mixed-use area than an industrial area. City Certificate of Occupancy (“C of O”) data captured since 2005 shows the City has issued at least 174 recognizable C of Os to non-residential uses in and near Site 1.<sup>3</sup> Of those, 125 were issued to commercial or office uses, meaning that 72% of the C of Os issued were commercial or office uses. Only 49 C of Os, or 28%, were issued to industrial uses. This data shows that Site 1 does not function as a primarily industrial area and instead functions as a mixed-use area that includes a robust mix of uses. Adding a multi-family development along Valencia, with higher density residential to the north of it, will compliment this mixed-use area.

#### *B. Overview of Residential Market around Site 1.*

While the industrial market north of the Airport is soft, the residential market is very strong, especially for entry-level homes. The area bordered by Valencia Rd. on the south, Country Club Rd. on the east, Nogales Hwy. on the west, and Irvington Rd. on the north provides a good example of this demand. Over the past six months (September 2018 to February 2019), there have been 59 home sales in this area.<sup>4</sup> The median sales price for homes in this area was \$162,500, and the average days on market for these homes was *only 25 days*. In comparison, the average days on market for homes throughout Tucson around this same time was 44 days, and the median home price was \$218,000.<sup>5</sup> This data shows a strong residential market in this area that is more affordable than other areas of Tucson.

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<sup>2</sup> **Enclosure 1**, CBRE Listing Report,

<sup>3</sup> **Enclosure 2**, C of O Data Spreadsheet from the City’s GIS Map, March 5, 2019. To analyze this data, we classified all C of O entries into commercial, industrial or office uses. There were 14 entries that could not be classified based on incomplete data or were uses within the Airport.

<sup>4</sup> **Enclosure 3**, CBRE Residential Listing Report, February 22, 2019.

<sup>5</sup> Tucson MLS Data, January 2019 found at [www.tucsonrealtors.org/docs/default-source/Stats/statsjan2019.pdf?sfvrsn=2](http://www.tucsonrealtors.org/docs/default-source/Stats/statsjan2019.pdf?sfvrsn=2) .

In 2018, there were three major residential development land sales in this area, shown below, that further show a strong demand for entry-level single-family homes. These developments will bring 247 new-home lots into the market, with starting prices ranging from \$150,000 to \$210,000. These developments are:

- Cantera Subdivision – 143 lots offered by LGI homes, near Alvernon & Benson Highway. This land sale closed January 2018.
- Desert Vista Estates – 62 lots offered by DR Horton, near Alvernon & Benson Highway. This land sale closed May 2018.
- Desert Pointe – 42 lots offered by KB Homes, near Alvernon and Valencia. This land sale closed December 2018.

This demand for residential homes, especially entry-level homes, will remain strong into the future.<sup>6</sup> What could hurt that demand is the currently low supply of residential lots for new construction. If the supply of land/lots remains low, demand and prices for these lots will increase and result in higher land prices. The availability of new lots for development is crucial as more available land keeps land prices lower, which in turn helps keep entry-level home prices lower, helping to meet strong homebuyer demand.

### *C. Pattern of Industrial Plan Areas Reverting to Residential.*

This Plan Amendment request is not the first property within the Plan’s industrially designated areas to revert back to a residential use. The Plan included six “sites” designated as appropriate for industrial uses. Two of these sites – Site 4 and Site 5 – both were rezoned to the industrial uses in the late 1990s but reverted back to residentially zoned property in the early 2000s.<sup>7</sup> Now, both Sites 4 and 5 have been fully developed with residential, single-family homes. The reversion of these sites back to residential uses indicates the Plan overestimated the demand for industrial uses and underestimated the demand for residential uses in these areas. Allowing residential uses on the Property is equally appropriate now as the market for industrial properties remains soft, while residential demand continues to be strong.

## **2. An explanation of “starter home,” including price ranges, types of housing, and heights.**

In the Tucson housing market, the cost of entry level, new construction homes typically range between \$150,000 to \$250,000, depending on location and amenities provided. In the area around the Property, the range is on the low end, between \$150,000 and \$210,000. Houses in these developments are single-family or duplex models, and either one or two stories (i.e., no higher than 25 feet).

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<sup>6</sup> Arizona Daily Star, “Demand for new housing in the Tucson area expected to remain strong,” January 6, 2019, found at [www.tucson.com/business/demand-for-new-housing-in-the-tucson-area-expected-to/article\\_3d753dde-8207-50a8-bef1-9a017af84072.html](http://www.tucson.com/business/demand-for-new-housing-in-the-tucson-area-expected-to/article_3d753dde-8207-50a8-bef1-9a017af84072.html) .

<sup>7</sup> See Plan, p. 16.

### **3. Discuss employment opportunities in the area for nearby residents.**

The Property is nearby and easily accessible to the four major employment areas in southern Tucson.<sup>8</sup> These employment centers are:

- *Tucson Airport Employment Area* – This area supports more than 43,000 jobs and includes notable employers such as Raytheon Missile Systems, Bombardier, Ascent Aviation, FedEx, HomeGoods, Skywest Airlines, Universal Avionics, the Arizona Air National Guard, and the Tucson Airport, along with numerous smaller employers.<sup>9</sup>
- *Davis-Monthan Employment Area* – This area includes Davis-Monthan Air Force Base (9,100 employees), along with numerous other smaller employers in the commercial and industrial areas to the west of the Base.
- *UA Tech Park* – The Tech Park is one of the nation’s premier research parks that includes both emerging companies and multi-national corporations, along with the University of Arizona’s south branch. The Park has approximately 50 tenants and includes companies such as Citi, BASF, IBM, Oracle, Raytheon and TEP.<sup>10</sup>
- *Port of Tucson* – Includes numerous industrial and commercial employers, and soon will include the new Amazon distribution center (estimated 1,500 employees).

### **4. Identify bus routes in the area and/or other alternative mode facilities.**

The Property is within the SunTran service area. It is adjacent to SunTran Line 25, which provides a direct link to the Ronstadt Transit Center. From there a rider has broad access to the SunTran system. The Property is also approximately a half-mile from Line 11, which provides riders to the Alvernon corridor and from there access to most of the east-west bus lines.

The Property also provides access to City-designated bike routes on Valencia Rd. and Campbell Rd.

### **5. Summary of discussions with Tucson Airport Authority and Arizona Air National Guard Base.**

Our project team has met with the following stakeholders regarding this project:

- *Tucson International Airport*: On February 1, 2019, we met with Tucson Airport Authority (“TAA”) representatives Michael Smejkal, Vice President of Planning and Engineering, Chris Schmaltz, Deputy General Counsel, and Scott Robidoux, Sr. Planner. They stressed their overall goal is to protect airport operations, and because of this they

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<sup>8</sup> See **Enclosure 4**, Employment Area Map.

<sup>9</sup> [www.suncorridorinc.com/Sites-Data/Tucson-International-Airport-Employment-Zone.aspx](http://www.suncorridorinc.com/Sites-Data/Tucson-International-Airport-Employment-Zone.aspx).

<sup>10</sup> [www.techparks.arizona.edu/tenant/tenants-list](http://www.techparks.arizona.edu/tenant/tenants-list)

likely would not publicly support the Project. They did state that they likely would not publicly oppose the Project if it included the following commitments in its entitlements:

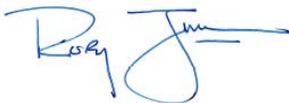
- Avigation Easement – The Project will record an avigation easement against the Property that will provide specific rights to TAA, its tenants and airlines, and the travelling public. These rights will allow for flyovers, noise, odor and light spillover from the Airport onto the Property. The purpose of this easement is to protect TAA and the Airport from future nuisance claims against it.
- Noise Attenuation – The Project will incorporate noise attenuation features into the residential components of the Project to bring interior noise levels to 45 dB as required by the U.S. Department of Housing and Urban Development (“HUD”).

The TAA representatives did acknowledge that some of the Airport employees may benefit from residential housing being in this area.

- Arizona Air National Guard: On February 19, 2019, we met to discuss the Project with the Arizona Air National Guard Base (“Base”) representatives Col. Sandy Wilson, Mission Support Group Commander, and Lt. Col. Greg Hoffman, Commander, 162<sup>nd</sup> Civil Engineer Squadron. They said that they likely will defer to TAA’s opinion on issues related to Airport Overlay issues, including uses that are appropriate around the Airport and Base. They also indicated that they likely would not publicly oppose our Project if TAA also remained neutral. They did see a benefit to having nearby housing (both rental and ownership) for their Base employees.
- Ward 5, Councilman Richard Fimbres: On January 15, 2019, we met with Councilman Fimbres and staff to review the Project. He was excited about the potential for entry-level housing in this area. He encouraged us to reach out to the Airport and Base, and work with City staff on applying for the Plan Amendment.

If you have any questions about the information we have provided above, do not hesitate to reach out to Robin Large or me. We look forward to meeting again to discuss our Plan Amendment application and beginning the formal process

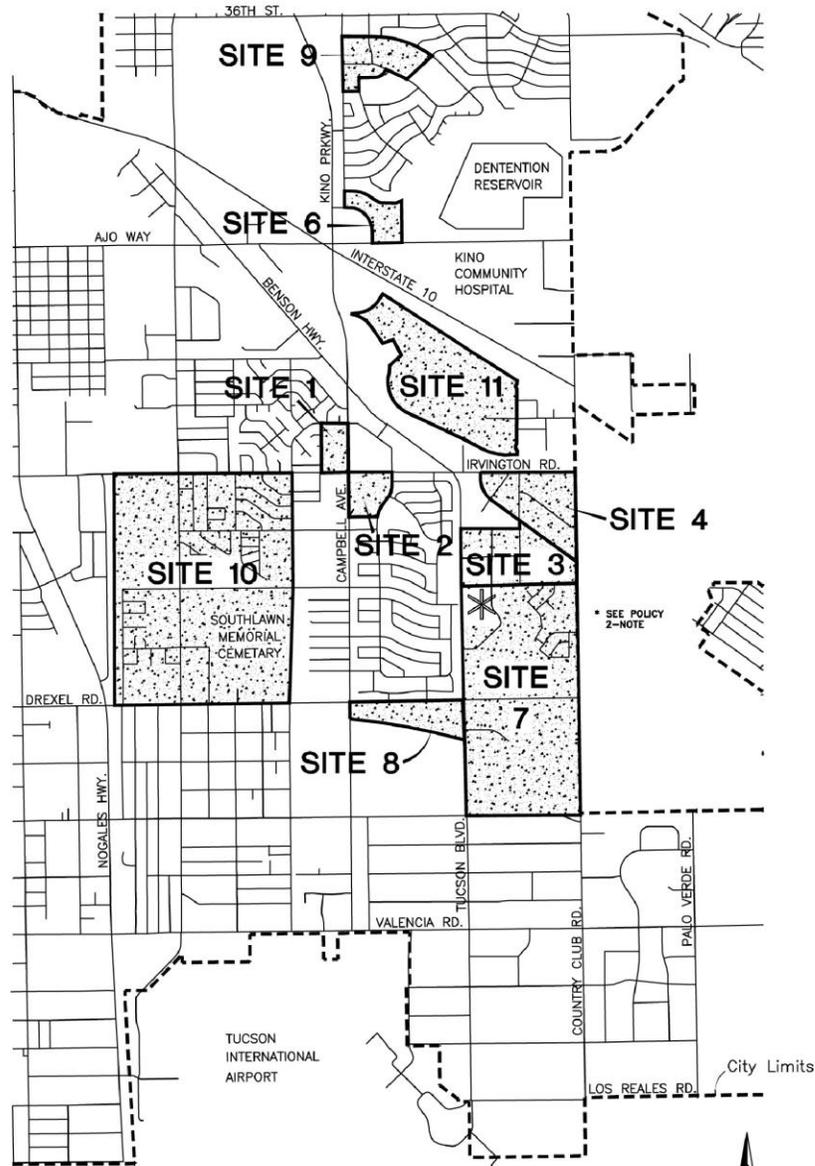
Sincerely,

A handwritten signature in blue ink, appearing to read 'Rory Juneman', with a stylized flourish extending to the right.

Rory Juneman, Esq.

Enclosures

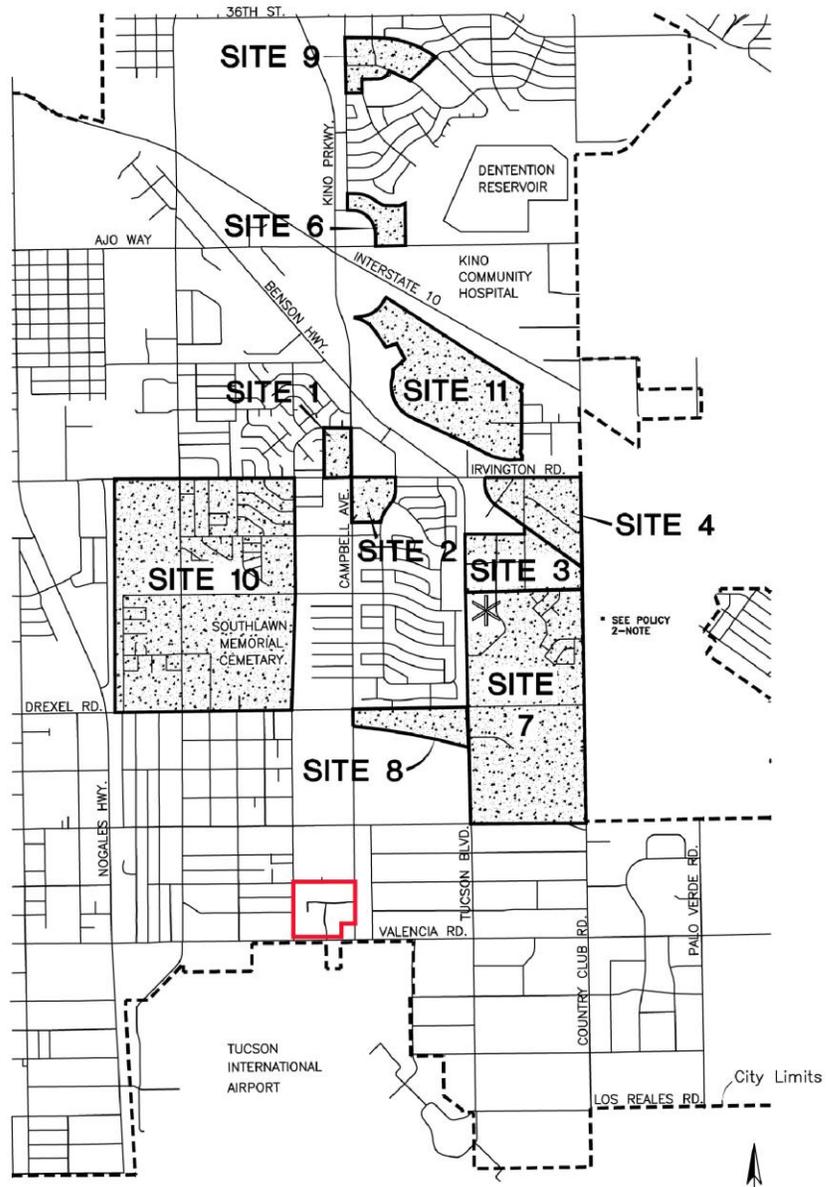
cc: Luigi Schiappa  
Robin Large



### KINO AREA PLAN RESIDENTIAL

(Plan amended on December 12, 1994, Resolution 16779 to delete Site 5)

(Plan amended on August 5, 2002, Resolution 19326 to add Site 11)



### KINO AREA PLAN RESIDENTIAL

 Proposed Site 12

(Plan amended on December 12, 1994, Resolution 16779 to delete Site 5)

(Plan amended on August 5, 2002, Resolution 19326 to add Site 11)

**PA-19-01**  
**Kino Area Plan**

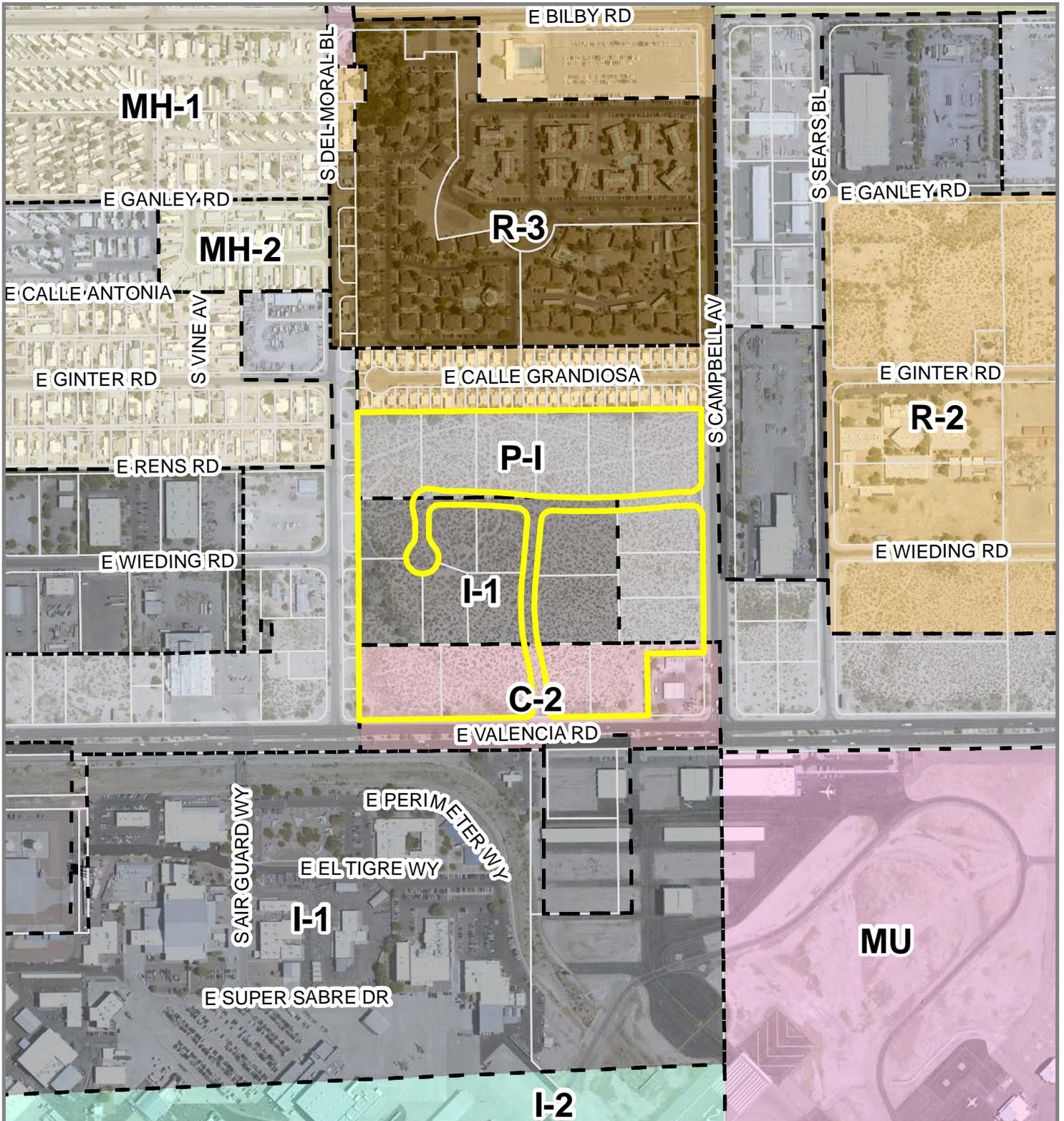
**POLICY 7:** The approximately 33-acre parcel (Site 12) located at the northwest corner of Campbell Avenue and Valencia Road, has the option of commercial, industrial, and park industrial development. In the event that industrial and park industrial uses are not developed on this site, development of residential uses should be allowed and should be developed in a manner that:

- Ensures compatibility with the Tucson International Airport (TIA) and the Tucson Air National Guard Base, including but not limited to
  - the provision of sound attenuation in keeping with current US Department of Housing and Urban Development standards
  - makes clear to prospective homebuyers and tenants through multiple means the potential impacts associated with being located in the vicinity of Tucson International Airport and the Tucson Air National Guard Base
- Minimizes the impact of new development on adjacent residential areas taking into account, but not limited to, compatible density and privacy considerations



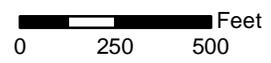
PA-19-01  
Kino Area Plan

Attachment F: Zoning Map



 Plan Amendment Site

Address: 1701 E Valencia Rd.  
Base Maps: Twp.15S Range 14E Sec. 7  
Ward: 5



1 inch = 500 feet





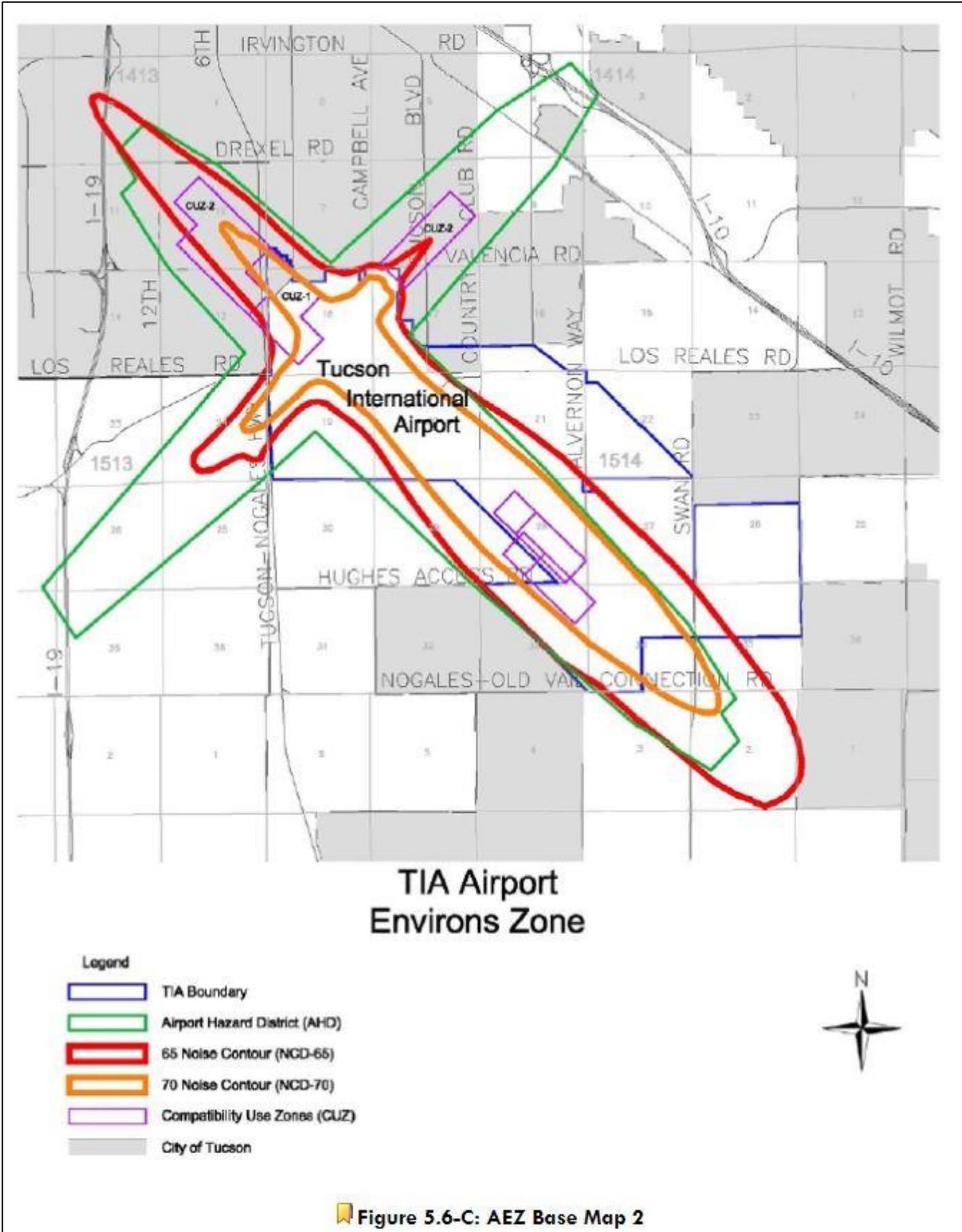


Figure 5.6-C: AEZ Base Map 2



May 30, 2019

Rezoning Section  
City of Tucson  
Public Works Buildings – 201 North Stone Avenue  
Tucson, AZ. 85701

RE: Kino Area Plan Amendment, Northwest Corner of East Valencia Road and South Campbell Avenue, Received May 14, 2019

To Whom It May Concern,

Thank you for the opportunity to comment on the Kino Area Plan Amendment. This is an application for a Plan Amendment of an approximately 33 acre site which is located northwest of the intersection of East Valencia Road and South Campbell Avenue. Presently the Kino Area Plan promotes policies to develop this particular property into industrial types of uses. The representative of the property owner, for this Plan Amendment request, has expressed interest in ultimately rezoning this property to single family residential, multi-family residential, commercial, and office uses. The property owner needs to have the Kino Area Plan amended to allow for the residential uses at this location before proceeding with the rezoning application.

This site is within the Tucson International Airport aviation easement requirements and public disclosure area, City of Tucson Airport Environs Height Zones, City of Tucson Airport Hazard District, FAA traffic pattern airspace, and FAA Part 77 airspace.

The Kino Area Plan promotes policies to develop this particular property into industrial related uses since industrial uses are described as having long-term compatibility with airports. Residential related uses are not a preferred use since this property is located in close proximity to Tucson International Airport (this property is located approximately 150 feet north of Tucson International Airport). Individuals within these residential uses have a greater likelihood to be subjected to elevated aircraft noise, fumes, and other impacts from aircraft operations and other activities at Tucson International Airport through being in close proximity to the airport. There is the potential for residential uses to be determined to be incompatible with Tucson International Airport in the future due to increases in noise contours (increases to day night average sound level [DNL] to a level of 65 DNL or greater) through changes in the aircraft fleet mix, changes to FAA arrival and departure procedures, and increased aircraft operations at Tucson International Airport. Industrial related uses are compatible with all of the potential impacts which would be negative for a residential related use on this property. The proposed plan amendment is not recommended since there are many potential impacts to residential related uses, as described earlier, which would need to be mitigated.

The Tucson Airport Authority will not oppose the subject request contingent upon the inclusion of the following conditions of approval in any City approval of the Kino Area Plan amendment and the rezoning application that may follow. The Tucson Airport Authority reserves the right to request additional conditions of approval during the subsequent rezoning process if the proposed Kino Area Plan Amendment is approved.

Conditions of approval:

1. "Prior to the City's approval of this Plan Amendment request, the property owner/developer/applicant shall record the TAA approved form Avigation Easement which discloses the existence, and operational characteristics of the Tucson International Airport to future owners or tenants of the property and further conveys the right to the public to lawfully use the airspace above the property. The Avigation Easement shall be recorded in a manner with the Pima County recorder which shall document it as having title liability. The content of such documents shall be according to the form and instructions provided.

The current property owner/developer/applicant or other person authorized to sign on behalf of the current property owner shall complete, sign, and record the Avigation Easement with the Pima County Recorder's Office. Once the Avigation Easement is recorded send a complete copy of the recorded easement document, which contains all pages which were recorded, to Tucson Airport Authority by either email (send to [srobidou@flytucson.com](mailto:srobidou@flytucson.com)) or to the mailing address provided below.

Scott Robidoux  
Senior Airport Planner  
Tucson Airport Authority  
7250 South Tucson Boulevard  
Suite 300  
Tucson, AZ 85756"

2. "According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As the project site develops every project applicant for development of any portion of the subject property shall file FAA Form 7460 with the FAA at least 45 days before construction activities begin for every proposed project unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>"
3. "Applicable to residential uses only
  - a. The developer shall provide the Airport Disclosure Statement form, at time of sale, to the new property owners with all new unit purchases. In the event the development of any residential uses does not involve the sale of new units, but is instead offering rental residential units to the public, the new tenant of the rental unit shall be provided a copy of the Airport Disclosure Statement form. The intent of the Airport Disclosure Statement form is to educate and notify the new residents that they are living near an airport. The content of such documents shall be according to the form and instructions provided.

The property owner (for itself or its tenants) shall forward a signed copy of the Airport Disclosure Statement form to the Tucson Airport Authority within ten (10) days of signature, using the mailing address provided below.

Scott Robidoux  
Senior Airport Planner  
Tucson Airport Authority  
7250 South Tucson Boulevard  
Suite 300  
Tucson, AZ 85756”

- b. Noise attenuation features shall be included in all residential uses to reduce interior noise levels to a level not to exceed a day night average sound level (DNL) of 45 decibels (dB).”
4. “Development of the subject property shall not cause or potentially affect aviation in the vicinity of the site, determined in the reasonable judgment of the Tucson Airport Authority, including but not limited to, physical obstructions to aircraft operations, interference with operations by way of electrical static, visual obstructions through emissions or glare, and/or the open storage of petroleum products, explosive materials, or materials which attract or lead to the concentration of wildlife.”
5. “The developer shall form a Home Owner Association (HOA) and shall include and enforce the following (or language closely resembling below, subject to TAA and City of Tucson review) in their adopted Covenants, Conditions, and Restrictions (CC&Rs).
  - a. All residential uses which are subsequently reconstructed, repaired, replaced, modified, or expanded shall include noise attenuation features to reduce interior noise levels to a level not to exceed a day night average sound level (DNL) of 45 decibels (dB).
  - b. All owners, tenants, residents and any other user of the residential property subject to these CC&Rs specifically acknowledge and agree that any and all aircraft operations, noise, emissions or other impacts from airport related activities in proximity to the [Property subject to the CC&Rs, however defined] are not a violation of the resident’s, user’s, owner’s or tenant’s quiet enjoyment of the [Property subject to the CC&Rs] and are not a nuisance, nor are they a reasonable and acceptable subject of a noise complaint by any owner or tenant under these CC&Rs. Any airport operation noise complaint filed by an owner, tenant, resident or other user of the [Property] shall be denied as in violation of this provision. Repeated complaints in violation of this provision will make the owner, tenant, resident, or other user of the [Property] subject to any and all applicable enforcement provisions under these CC&Rs.”

Please do not hesitate to contact me if you have any questions or concerns regarding this comment letter. I can be reached by email at [srobidoux@flytucson.com](mailto:srobidoux@flytucson.com) or by telephone at 520-573-4811.

Respectfully,



Scott Robidoux,  
Senior Airport Planner

cc MS  
file

**DECLARATION OF AVIGATION EASEMENT**

THIS DECLARATION OF AVIGATION EASEMENT ("Declaration"), is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, a(n) \_\_\_\_\_ ("Declarant").

A. Declarant is the sole record owner in fee simple of certain real property (the "Property") located in Pima County, Arizona which is more particularly described in Exhibit "A" attached hereto; and

B. The Property is located in the proximity of Tucson International Airport (as it now exists or may hereafter be enlarged and/or developed, the "Airport"); and

C. The Property is now and in the future will be subject to noise and other effects emanating from aircraft operating at or departing from or arriving at the Airport, and changes in airport layout or operating procedures could result in increased noise influences.

NOW THEREFORE, for good and sufficient consideration, the receipt and adequacy of which Declarant hereby acknowledges, Declarant hereby covenants and declares that all of the Property shall be held, sold, used and conveyed subject to the following avigation easement, which shall run with the Property and be binding on all occupants thereof and on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, grantees, invitees and tenants.

DECLARANT HEREBY DECLARES, ESTABLISHES, GRANTS AND CONVEYS to the Tucson Airport Authority, the City of Tucson and all persons lawfully using the Airport ("Benefited Parties") the right to operate aircraft in and the right to cause in the airspace above or near the Property such noise, vibrations, fumes, vapors, smoke, deposits of dust or other particulate matter, fuel particles and all other effects as may be inherent in the operation of aircraft, now known or hereafter used, while landing on, taking off from, or operating at the Airport, as long as such operations are in compliance with applicable federal, state and local regulations concerning operation of aircraft and use of the Airport.

As used herein, the term "aircraft" shall mean any and all types of aircraft, whether not in existence or hereafter manufactured and developed, to include without limitation, jet aircraft, propeller driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all types of aircraft or vehicles now in existence or hereafter developed, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air.



**EXHIBIT A**

(Legal Description)

**AIRPORT DISCLOSURE STATEMENT**

The undersigned owner(s) of a lot in the subdivision known as \_\_\_\_\_, a Pima County subdivision recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ of Maps and Plats, acknowledges that the property lies in proximity to Tucson International Airport and that the property is subject to aircraft overflight and noise that may be annoying or objectionable to some persons.

Flight patterns within 5 nautical miles of Tucson International Airport (TIA) are controlled by the Federal Aviation Administration (FAA) Air Traffic Control Tower (ATCT) according to rules and guidelines for maintaining aircraft separation. The ATCT at TIA is in operation 24 hours per day. According to FAA rules, except when necessary for takeoff and landing, aircraft may not fly below 1000 ft. above ground level in populated areas.

While air traffic may be generalized into tracks, it is, by nature, dispersed. Aircraft may approach and depart the airports from any number of directions. Flight paths vary depending on a variety of factors including origin/destination, wind conditions and other aircraft in the traffic pattern. As a result, any property in the vicinity of an airport is likely to be subject to aircraft overflight and its impacts to some degree.

As traffic approaches or departs from an airport, it is lower to the ground, more concentrated and more frequent. The area where air traffic converges as it approaches and departs the airport is represented by the FAA Traffic Pattern Airspace. This area is shown on exhibit A, attached. Lower altitudes and more frequent activity increase the impacts of aircraft on the ground within this area.

The most significant impacts occur within noise contours. Noise contours depict the area where average noise exposure over a 24 hour period is considered "significant" by FAA standards. Measures such as sound insulation of structures and land use planning to exclude noise sensitive uses are required to maintain compatibility within these areas. As explained, aircraft approach and depart the airport on dispersed paths. As a result, a property that is outside established noise contours may still be impacted by the effects of periodic aircraft overflights.

Flight patterns are apt to shift or change over time. Changes in operations may occur due to weather, changes in users, changes in aircraft type, military missions, weather conditions, etc. Similarly, TIA has a master plan that identifies plans for future expansion and development needs. These plans are updated every several years to respond to the needs of the aviation community.

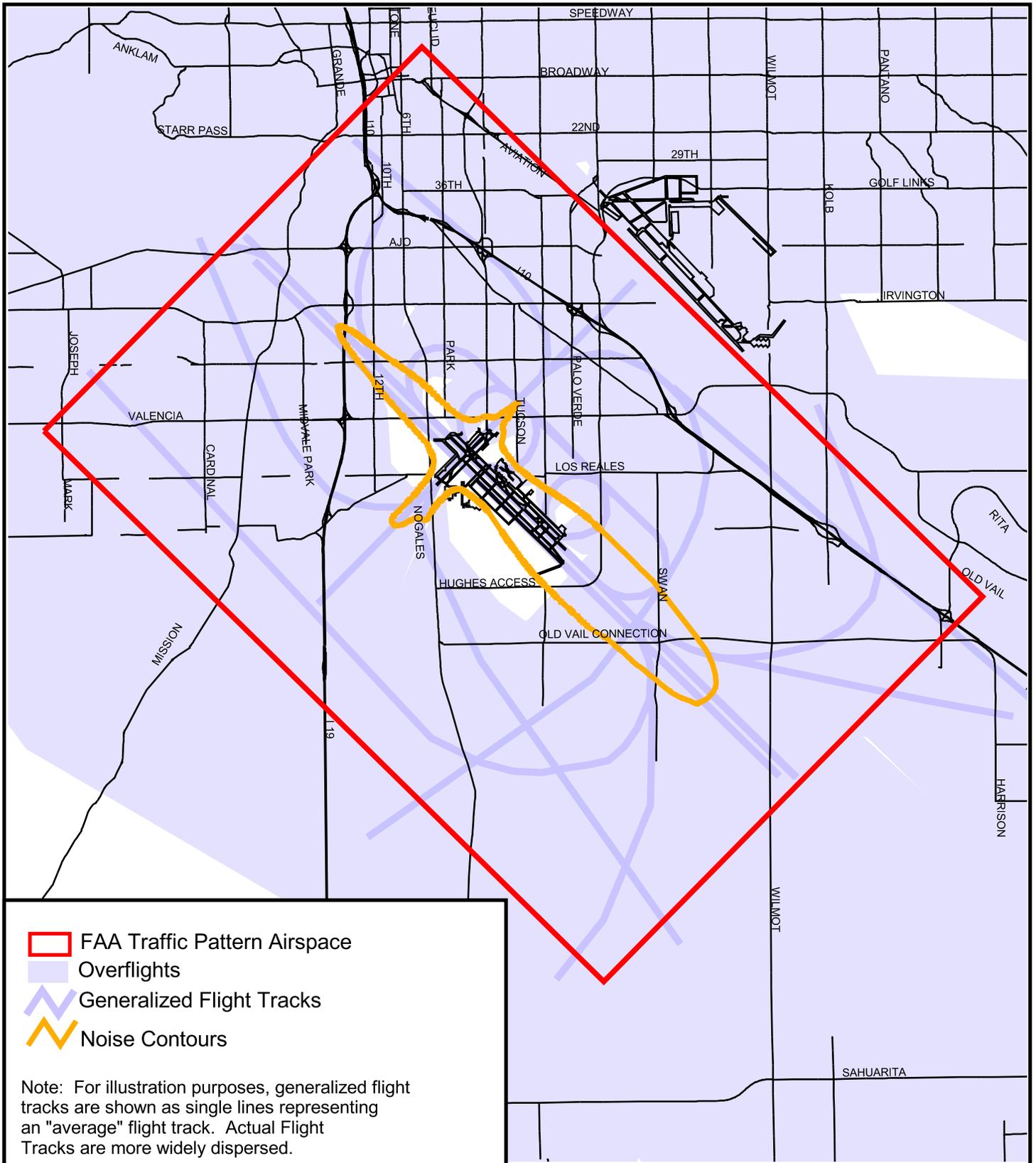
The undersigned acknowledges the Owner(s) is aware of these impacts and that the Tucson Airport Authority and all persons lawfully using the Airport have the right to operate aircraft in the airspace above and near the property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Owner \_\_\_\_\_ Date

Owner \_\_\_\_\_ Date

# Tucson International Airport











DOMINION

September 24, 2019

Mr. Luigi Schiappa  
Campbell at the Airport, LLC  
2040 Lomita Blvd., Ste. 100  
Lomita, CA 90717

RE: Campbell at the Airport LLC  
Dominion Project Number: AZ1934.01

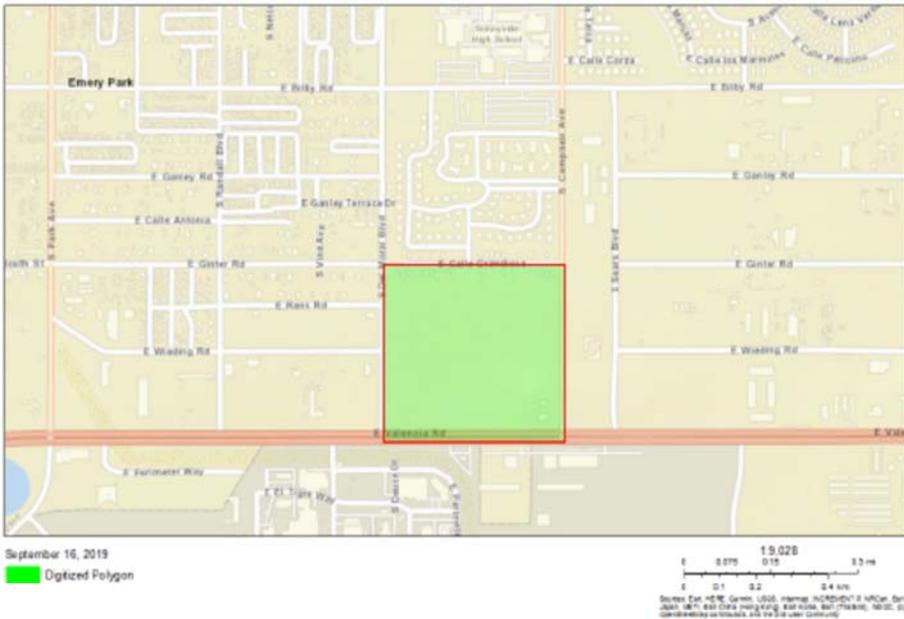
Dear Mr. Schiappa,

Pursuant to your request, Dominion Environmental Consultants, Inc. (Dominion) reviewed the EPA EJSCREEN Report for the 33-acre property at the northwest corner of Campbell and Valencia in Tucson, AZ. According to Dominion's information the property is currently owned by, Campbell at the Airport, LLC (Campbell Parcel).

Dominion was informed that the property is being considered for a plan amendment for re-zoning from industrial to residential zoning. The Planning commission has raised concerns of poor air quality around the Campbell Parcel based on their evaluation and interpretation of the EJSCREEN Report.

The EJSCREEN report is a report generated on the EPA website for any selected area on a map. The report shows the values for environmental and demographic indicators. The environmental and demographic raw data is compared to the State, EPA region and the National data for those parameters. The measurable air quality parameters reported on the EJSCREEN report include: 1.) Particulate Matter (PM<sub>2.5</sub>) – these are fine inhalable particles, with diameters that are generally 2.5 micrometers and smaller. These particles come in many shapes and can be made up of hundreds of different chemicals. Common sources of PM include construction sites, unpaved roads, smokestacks and fires. Particulate matter can also form in the atmosphere as a result of complex reactions of chemicals such as sulfur dioxide and nitrogen oxides; 2.) Ozone – Ozone is a highly reactive gas composed of three oxygen atoms. It is both a natural and man made product. Ground level ozone is formed primarily from photochemical reactions between volatile organic compounds and nitrogen oxides. The reactions typically require sunlight and heat and therefore, is more common in the summer months and contributes to what is referred to as smog; 3.) Diesel PM – Exhaust from diesel engines contains a mixture of gases and solid particles. These solid particles are known as diesel particulate matter.

Below is an excerpt from the report for the Campbell Parcel:



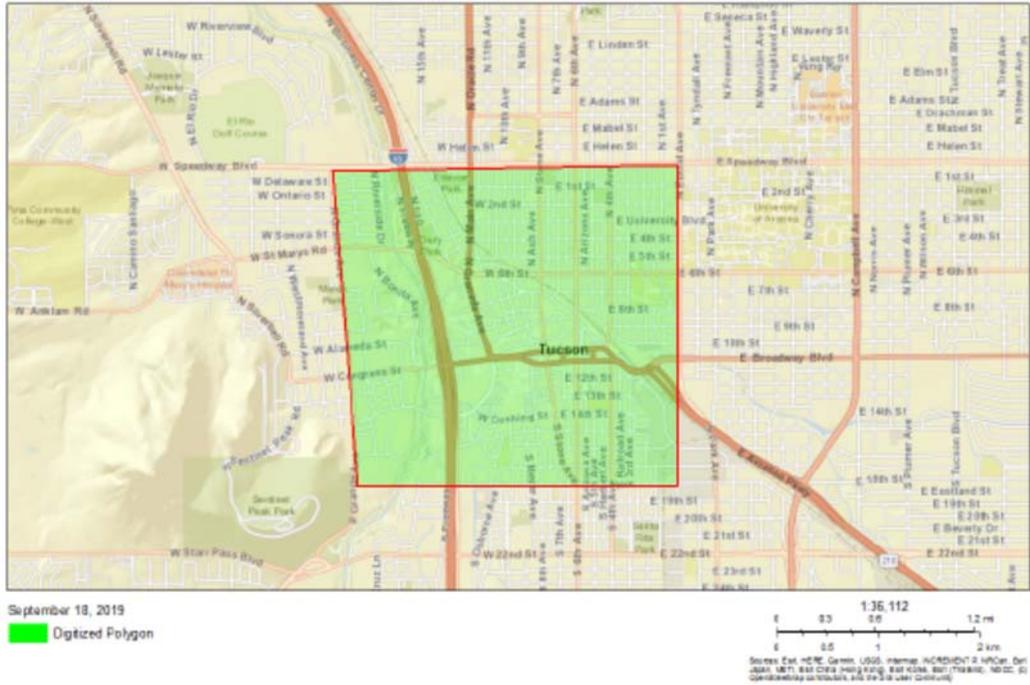
Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	N/A	7.59	N/A	10.1	N/A	9.53	N/A
Ozone (ppb)	N/A	51.1	N/A	48.3	N/A	42.5	N/A
NATA* Diesel PM ( $\mu\text{g}/\text{m}^3$ )	N/A	1.11	N/A	0.978	N/A	0.938	N/A

As illustrated above there are no values for the property specifically because there is no population living on the site. Below is the report generated when expanding the reporting location to include some of the populated areas around the Campbell Parcel.



Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	7.14	7.59	37	10.1	11	9.53	10
Ozone (ppb)	45.2	51.1	5	48.3	36	42.5	75
NATA Diesel PM ( $\mu\text{g}/\text{m}^3$ )	1.14	1.11	57	0.978	60-70th	0.938	70-80th

Once the report is expanded to include a populated area around the Campbell Parcel, data fields are populated with raw data. The value for particulate matter in the highlighted area is reported to be  $7.14 \mu\text{g}/\text{m}^3$  (micrograms/cubic meter of air). The State average is  $7.59 \text{ mg}/\text{m}^3$ , EPA Region average is  $10.1 \text{ (mg}/\text{m}^3)$  and the U.S. average is  $9.53 \text{ mg}/\text{m}^3$ . Therefore, the air quality for particulate matter around the property is better than the State average, the regional average and the U.S. average. Ozone around the property is reported to be 45.2 ppb (parts per billion). The State average is 51.1 ppb, the EPA Region average is 48.3 ppb and the U.S. average is 42.5 ppb. Therefore, ozone levels are below the State and regional average but slightly above the U.S. average. The last category is Diesel PM. The levels around the subject property is  $1.14 \text{ mg}/\text{m}^3$ . This is slightly above the State average and above the regional and U.S. averages. Below is a report for a residential area around Downtown Tucson.



Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	7.16	7.59	38	10.1	11	9.53	10
Ozone (ppb)	45.4	51.1	6	48.3	37	42.5	77
NATA Diesel PM ( $\mu\text{g}/\text{m}^3$ )	1.09	1.11	78	0.978	80-90th	0.938	80-90th





- The EPA’s guidelines for Diesel PM is 5 µg/m<sup>3</sup>. The data for all of the examples above is well below the EPA’s guidelines for Diesel PM.

**LIMITATIONS**

The conclusions and results contained herein are based solely on the information presented in this report, are for the sole and exclusive use of the Client, and are subject to the terms and conditions of "The Contract." No other person or entity may rely on this report without the prior written consent of Dominion Environmental Consultants.

Dominion performed these services using the degree of care and skill ordinarily exercised under similar conditions by reputable members of the profession practicing in the same or similar circumstances, applicable to this location and that were existing at this time. The data and findings presented in this report are valid as of the dates when the evaluation of the documentation used as a basis for this report was performed. Additional information or materials that were hidden, undiscovered, inaccessible, or are not a part of the finding presented herein, would result in the modification of the conclusions and recommendations made herein. Changes over which Dominion has no control, including but not limited to, the passage of time, manifestation of latent conditions, or occurrence of future events, require reevaluation of the findings, observations, and conclusions expressed in the report.

Dominion is not responsible for the accuracy of information or services provided by others, including but not limited to: other consultants, analytical data, or public records. The limited observations described in the report represent conditions only at the specified times and locations. Dominion is not liable for conditions or consequences arising from relevant facts that were withheld, concealed, undiscovered, or not fully disclosed. Dominion performed this document assessment, as directed by the Client, for a specific piece of property referred to herein as the “Campbell Parcel”.

Dominion's scope of service for this report did not include the inspection for, or identification of asbestos, lead paint, fungal or any other hazardous or controlled substances not specifically identified herein.

This report presents professional opinions and findings of a scientific or technical nature. Dominion is not a law firm and therefore makes no representations or warranty regarding any potential liability of any person or entity for site conditions. Further, Dominion is not qualified to present medical advice. If any present or future health issues are in question, it is recommended that the findings in this report be presented to a qualified medical professional for evaluation.

Sincerely,

Dominion Environmental Consultants, Inc.



Dr. Ryan Kuhn, Ph.D., CIH  
Corporate Director of Industrial Hygiene Services



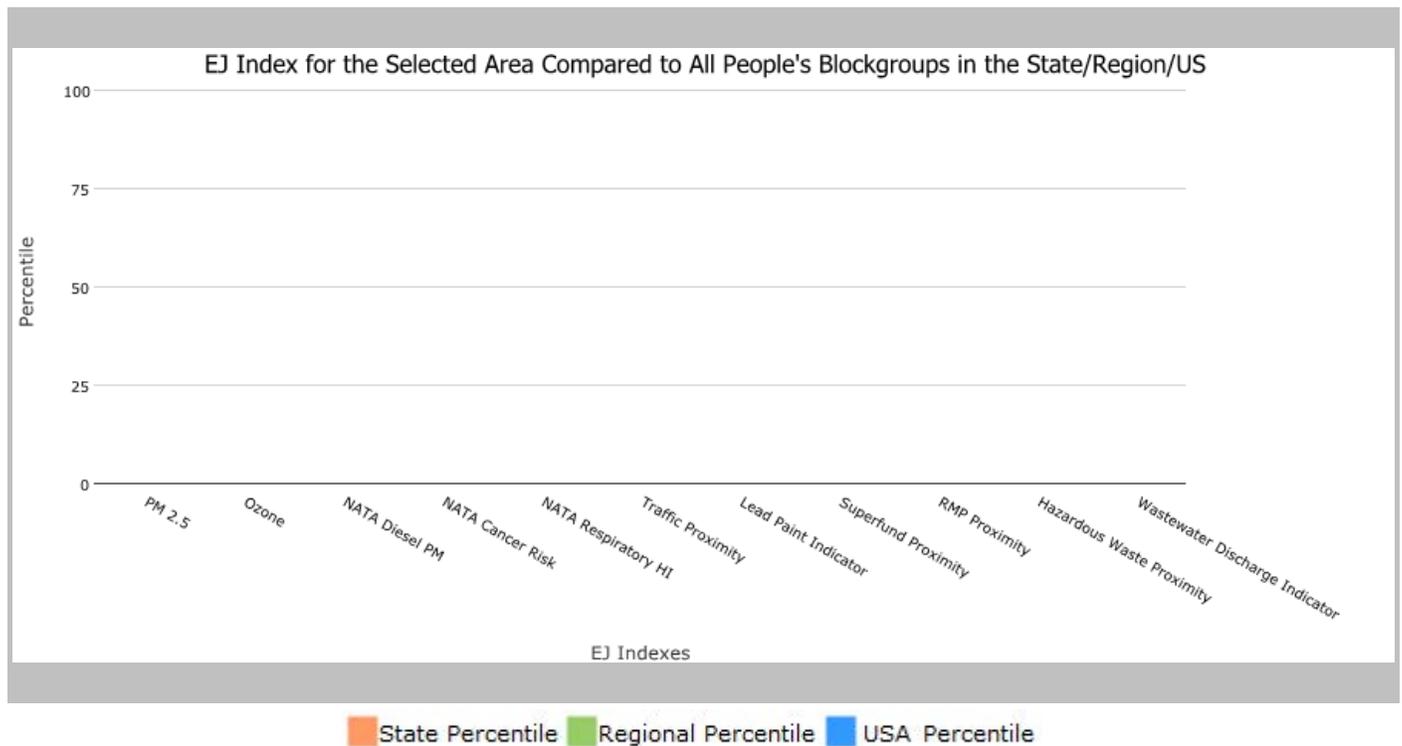
# **EXHIBIT 1**

the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 0

Input Area (sq. miles): 0.07

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EJ Index for PM2.5	N/A	N/A	N/A
EJ Index for Ozone	N/A	N/A	N/A
EJ Index for NATA* Diesel PM	N/A	N/A	N/A
EJ Index for NATA* Air Toxics Cancer Risk	N/A	N/A	N/A
EJ Index for NATA* Respiratory Hazard Index	N/A	N/A	N/A
EJ Index for Traffic Proximity and Volume	N/A	N/A	N/A
EJ Index for Lead Paint Indicator	N/A	N/A	N/A
EJ Index for Superfund Proximity	N/A	N/A	N/A
EJ Index for RMP Proximity	N/A	N/A	N/A
EJ Index for Hazardous Waste Proximity	N/A	N/A	N/A
EJ Index for Wastewater Discharge Indicator	N/A	N/A	N/A

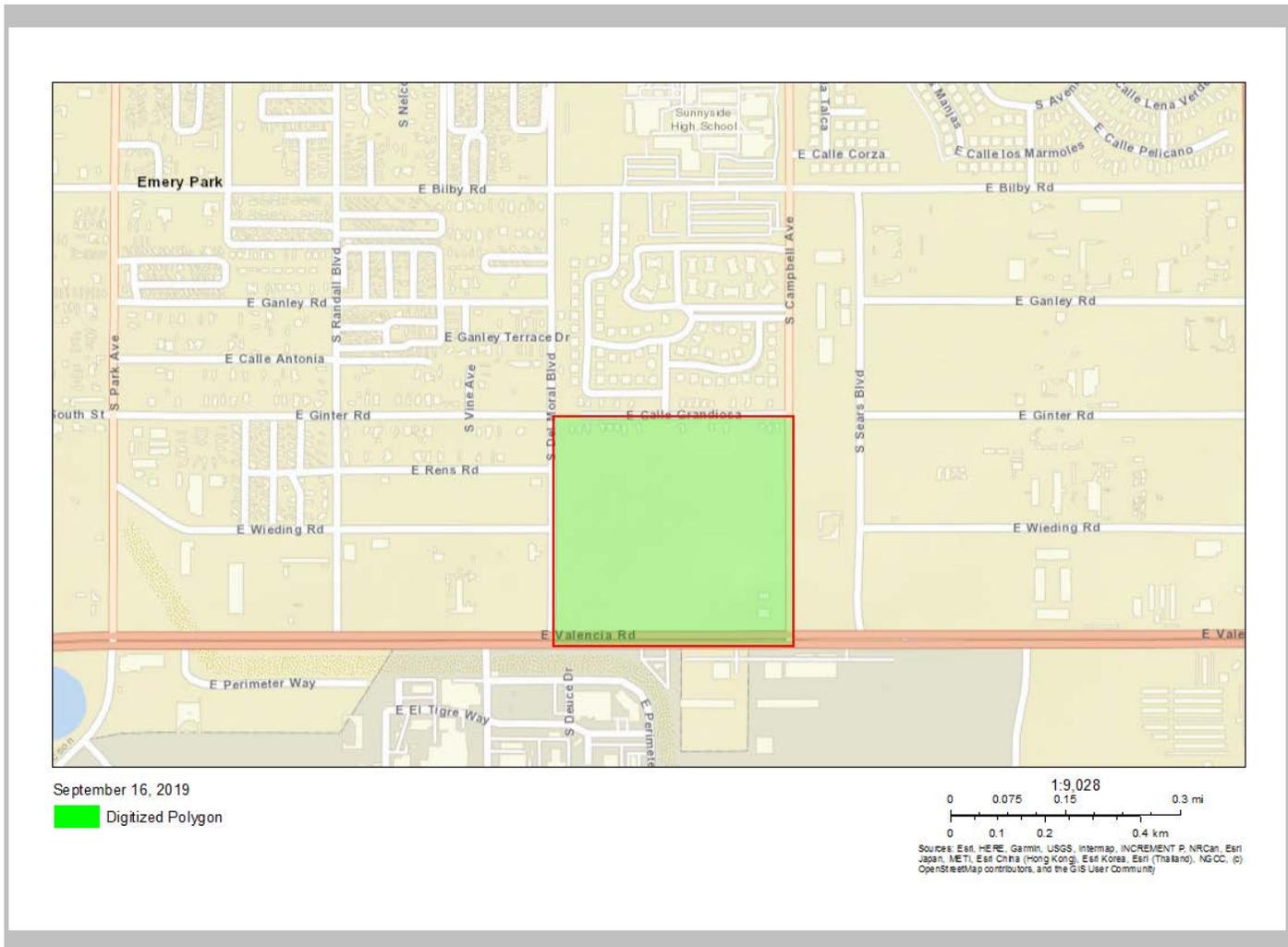


This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 0

Input Area (sq. miles): 0.07



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

## EJSCREEN Report (Version 2018)

the User Specified Area, ARIZONA, EPA Region 9

**Approximate Population: 0**

**Input Area (sq. miles): 0.07**



Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	N/A	7.59	N/A	10.1	N/A	9.53	N/A
Ozone (ppb)	N/A	51.1	N/A	48.3	N/A	42.5	N/A
NATA* Diesel PM ( $\mu\text{g}/\text{m}^3$ )	N/A	1.11	N/A	0.978	N/A	0.938	N/A
NATA* Cancer Risk (lifetime risk per million)	N/A	44	N/A	43	N/A	40	N/A
NATA* Respiratory Hazard Index	N/A	1.5	N/A	2	N/A	1.8	N/A
Traffic Proximity and Volume (daily traffic count/distance to road)	N/A	830	N/A	1100	N/A	600	N/A
Lead Paint Indicator (% Pre-1960 Housing)	N/A	0.089	N/A	0.24	N/A	0.29	N/A
Superfund Proximity (site count/km distance)	N/A	0.07	N/A	0.14	N/A	0.12	N/A
RMP Proximity (facility count/km distance)	N/A	0.62	N/A	0.97	N/A	0.72	N/A
Hazardous Waste Proximity (facility count/km distance)	N/A	0.72	N/A	2.8	N/A	4.3	N/A
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	N/A	2.3	N/A	12	N/A	30	N/A
<b>Demographic Indicators</b>							
Demographic Index	N/A	41%	N/A	47%	N/A	36%	N/A
Minority Population	N/A	44%	N/A	59%	N/A	38%	N/A
Low Income Population	N/A	38%	N/A	35%	N/A	34%	N/A
Linguistically Isolated Population	N/A	4%	N/A	8%	N/A	4%	N/A
Population With Less Than High School Education	N/A	14%	N/A	17%	N/A	13%	N/A
Population Under 5 years of age	N/A	6%	N/A	6%	N/A	6%	N/A
Population over 64 years of age	N/A	16%	N/A	13%	N/A	14%	N/A

\* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

For additional information, see: [www.epa.gov/environmentaljustice](http://www.epa.gov/environmentaljustice)

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

## **EXHIBIT 2**

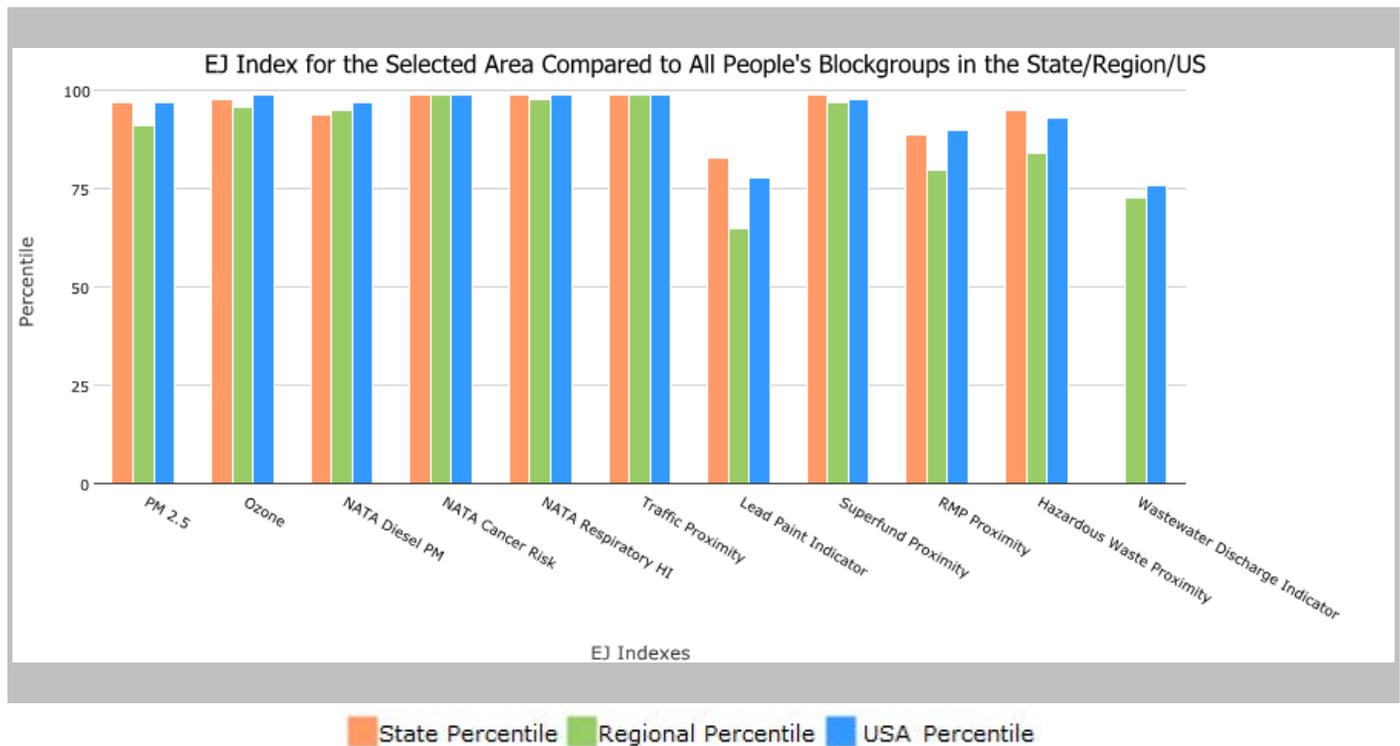
the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 2,348

Input Area (sq. miles): 0.17

Area around Campbell Property

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EJ Index for PM2.5	97	91	97
EJ Index for Ozone	98	96	99
EJ Index for NATA* Diesel PM	94	95	97
EJ Index for NATA* Air Toxics Cancer Risk	99	99	99
EJ Index for NATA* Respiratory Hazard Index	99	98	99
EJ Index for Traffic Proximity and Volume	99	99	99
EJ Index for Lead Paint Indicator	83	65	78
EJ Index for Superfund Proximity	99	97	98
EJ Index for RMP Proximity	89	80	90
EJ Index for Hazardous Waste Proximity	95	84	93
EJ Index for Wastewater Discharge Indicator	N/A	73	76



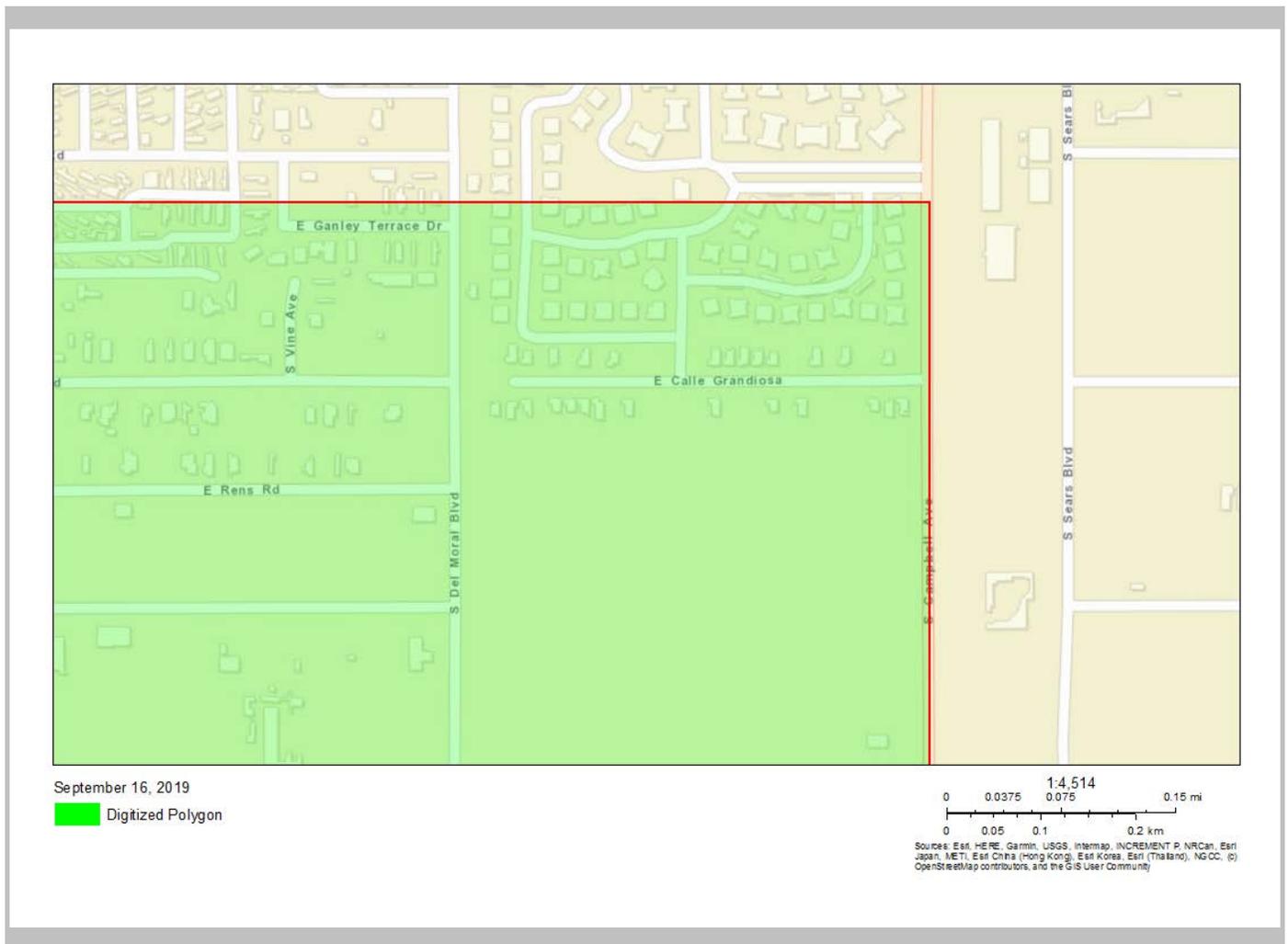
This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 2,348

Input Area (sq. miles): 0.17

Area around Campbell Property



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

## EJSCREEN Report (Version 2018)

the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 2,348

Input Area (sq. miles): 0.17

Area around Campbell Property

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	7.14	7.59	37	10.1	11	9.53	10
Ozone (ppb)	45.2	51.1	5	48.3	36	42.5	75
NATA* Diesel PM ( $\mu\text{g}/\text{m}^3$ )	1.14	1.11	57	0.978	60-70th	0.938	70-80th
NATA* Cancer Risk (lifetime risk per million)	57	44	95	43	90-95th	40	90-95th
NATA* Respiratory Hazard Index	2.9	1.5	94	2	80-90th	1.8	80-90th
Traffic Proximity and Volume (daily traffic count/distance to road)	5300	830	95	1100	94	600	97
Lead Paint Indicator (% Pre-1960 Housing)	0.042	0.089	64	0.24	34	0.29	24
Superfund Proximity (site count/km distance)	0.25	0.07	97	0.14	89	0.12	89
RMP Proximity (facility count/km distance)	0.37	0.62	60	0.97	45	0.72	54
Hazardous Waste Proximity (facility count/km distance)	1.4	0.72	86	2.8	54	4.3	71
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0	2.3	N/A	12	59	30	40
<b>Demographic Indicators</b>							
Demographic Index	80%	41%	91	47%	92	36%	95
Minority Population	89%	44%	90	59%	81	38%	89
Low Income Population	71%	38%	89	35%	92	34%	94
Linguistically Isolated Population	15%	4%	89	8%	78	4%	89
Population With Less Than High School Education	32%	14%	86	17%	80	13%	91
Population Under 5 years of age	11%	6%	85	6%	86	6%	87
Population over 64 years of age	6%	16%	20	13%	16	14%	12

\* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

For additional information, see: [www.epa.gov/environmentaljustice](http://www.epa.gov/environmentaljustice)

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

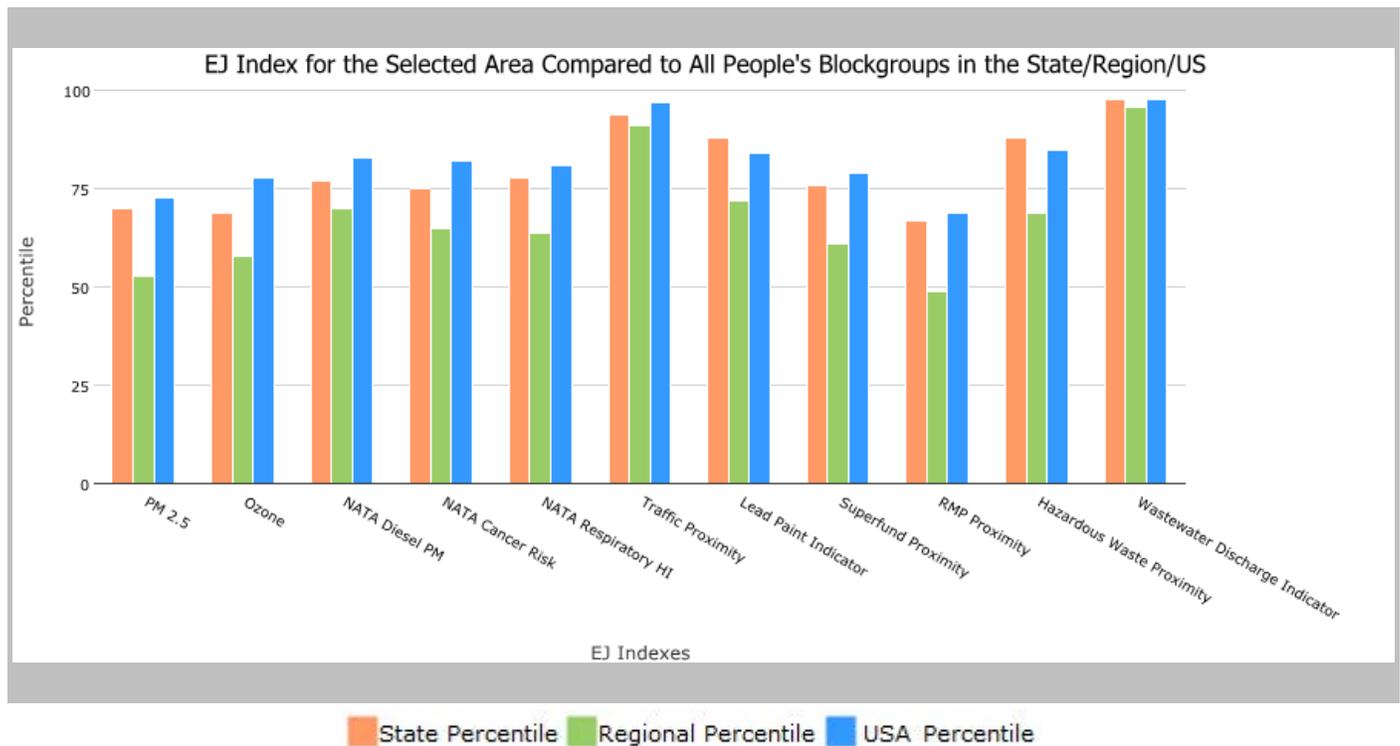
## **EXHIBIT 3**

the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 10,258

Input Area (sq. miles): 2.81

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EJ Index for PM2.5	70	53	73
EJ Index for Ozone	69	58	78
EJ Index for NATA* Diesel PM	77	70	83
EJ Index for NATA* Air Toxics Cancer Risk	75	65	82
EJ Index for NATA* Respiratory Hazard Index	78	64	81
EJ Index for Traffic Proximity and Volume	94	91	97
EJ Index for Lead Paint Indicator	88	72	84
EJ Index for Superfund Proximity	76	61	79
EJ Index for RMP Proximity	67	49	69
EJ Index for Hazardous Waste Proximity	88	69	85
EJ Index for Wastewater Discharge Indicator	98	96	98



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

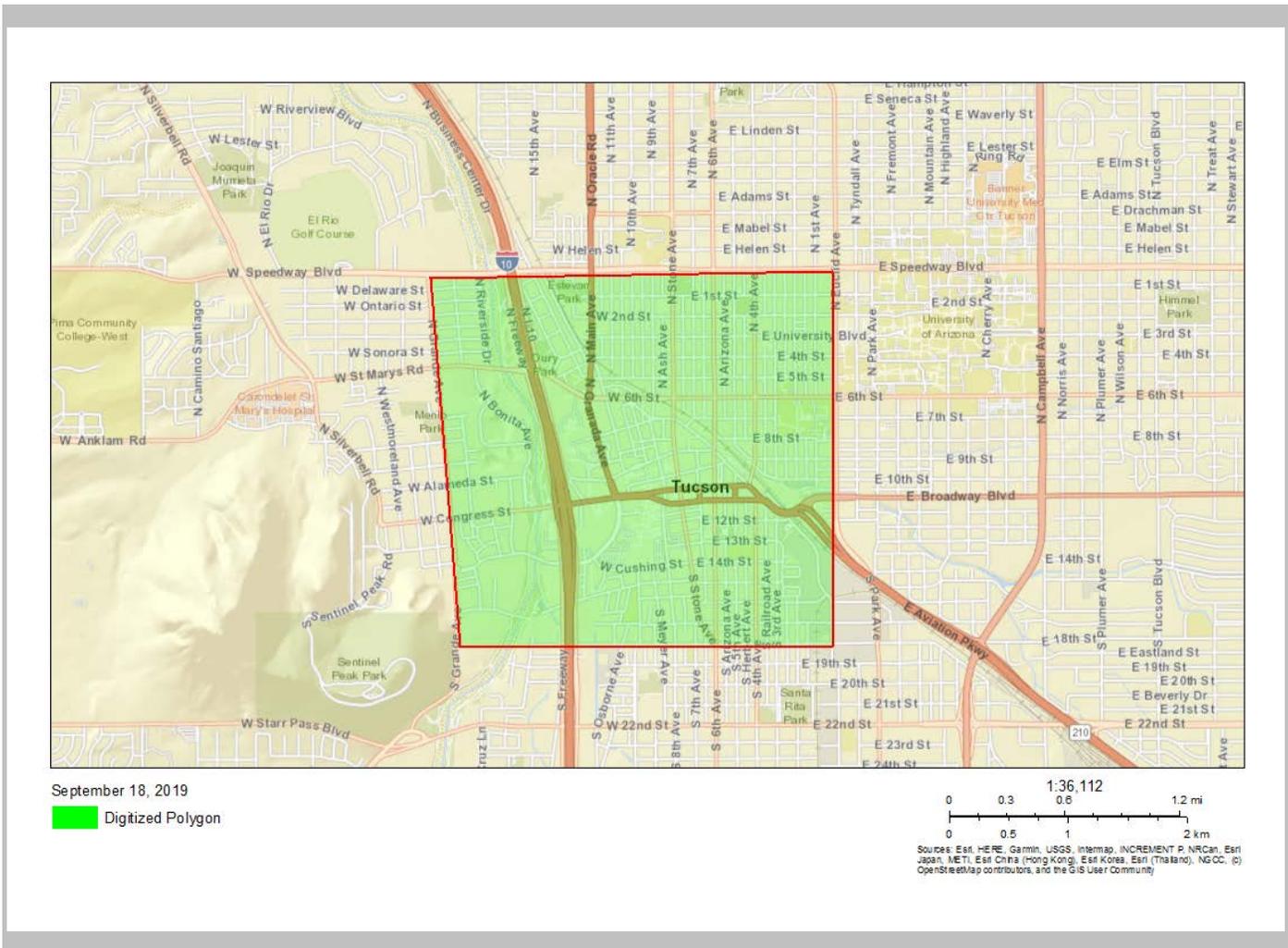
# EJSCREEN Report (Version 2018)



the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 10,258

Input Area (sq. miles): 2.81



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

## EJSCREEN Report (Version 2018)

the User Specified Area, ARIZONA, EPA Region 9

**Approximate Population: 10,258**

**Input Area (sq. miles): 2.81**

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	7.16	7.59	38	10.1	11	9.53	10
Ozone (ppb)	45.4	51.1	6	48.3	37	42.5	77
NATA* Diesel PM ( $\mu\text{g}/\text{m}^3$ )	1.69	1.11	78	0.978	80-90th	0.938	80-90th
NATA* Cancer Risk (lifetime risk per million)	62	44	97	43	95-100th	40	95-100th
NATA* Respiratory Hazard Index	2.7	1.5	92	2	80-90th	1.8	80-90th
Traffic Proximity and Volume (daily traffic count/distance to road)	7100	830	97	1100	96	600	98
Lead Paint Indicator (% Pre-1960 Housing)	0.53	0.089	95	0.24	80	0.29	78
Superfund Proximity (site count/km distance)	0.066	0.07	70	0.14	53	0.12	59
RMP Proximity (facility count/km distance)	0.15	0.62	40	0.97	26	0.72	34
Hazardous Waste Proximity (facility count/km distance)	2.1	0.72	90	2.8	62	4.3	78
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	6.1	2.3	97	12	95	30	97
<b>Demographic Indicators</b>							
Demographic Index	55%	41%	72	47%	62	36%	77
Minority Population	50%	44%	63	59%	39	38%	67
Low Income Population	58%	38%	77	35%	81	34%	85
Linguistically Isolated Population	8%	4%	77	8%	58	4%	79
Population With Less Than High School Education	13%	14%	59	17%	50	13%	60
Population Under 5 years of age	2%	6%	17	6%	13	6%	14
Population over 64 years of age	10%	16%	47	13%	45	14%	36

\* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

For additional information, see: [www.epa.gov/environmentaljustice](http://www.epa.gov/environmentaljustice)

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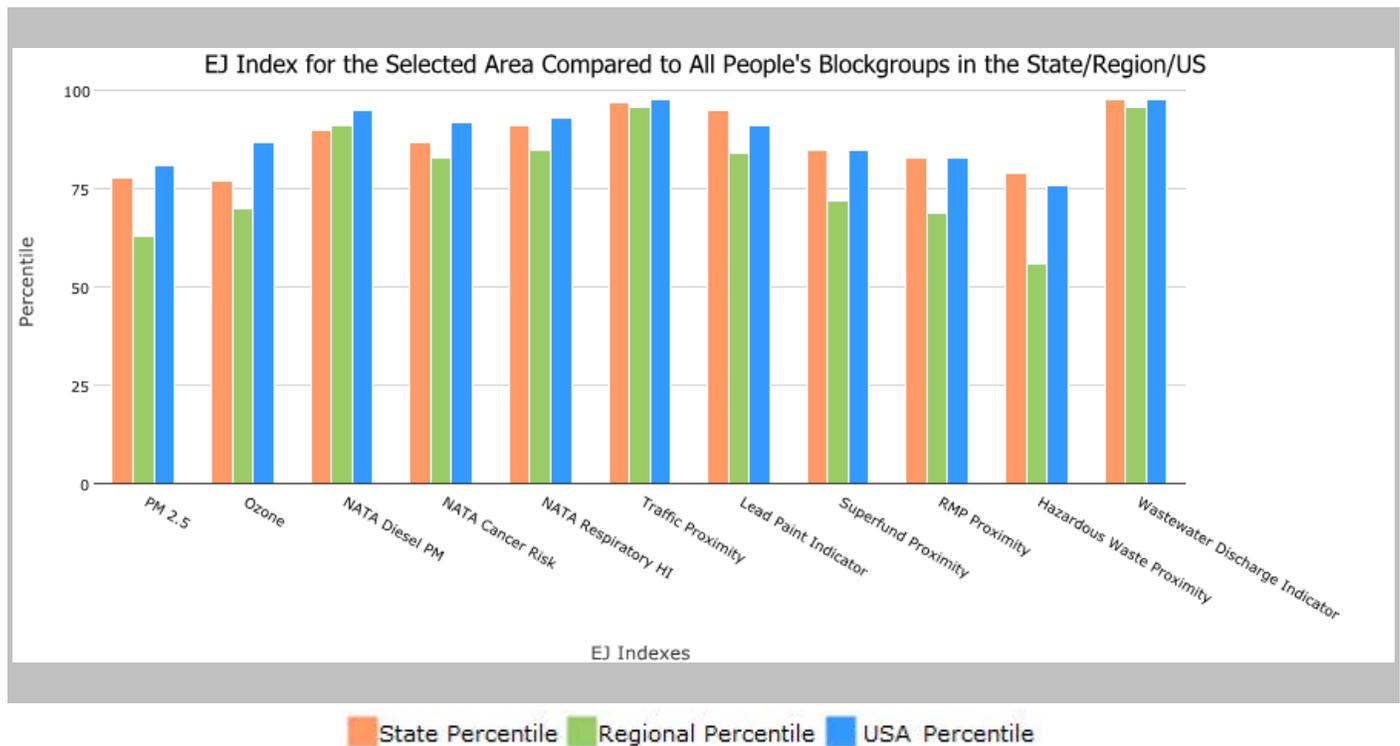
## **EXHIBIT 4**

the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 1,246

Input Area (sq. miles): 0.20

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EJ Index for PM2.5	78	63	81
EJ Index for Ozone	77	70	87
EJ Index for NATA* Diesel PM	90	91	95
EJ Index for NATA* Air Toxics Cancer Risk	87	83	92
EJ Index for NATA* Respiratory Hazard Index	91	85	93
EJ Index for Traffic Proximity and Volume	97	96	98
EJ Index for Lead Paint Indicator	95	84	91
EJ Index for Superfund Proximity	85	72	85
EJ Index for RMP Proximity	83	69	83
EJ Index for Hazardous Waste Proximity	79	56	76
EJ Index for Wastewater Discharge Indicator	98	96	98

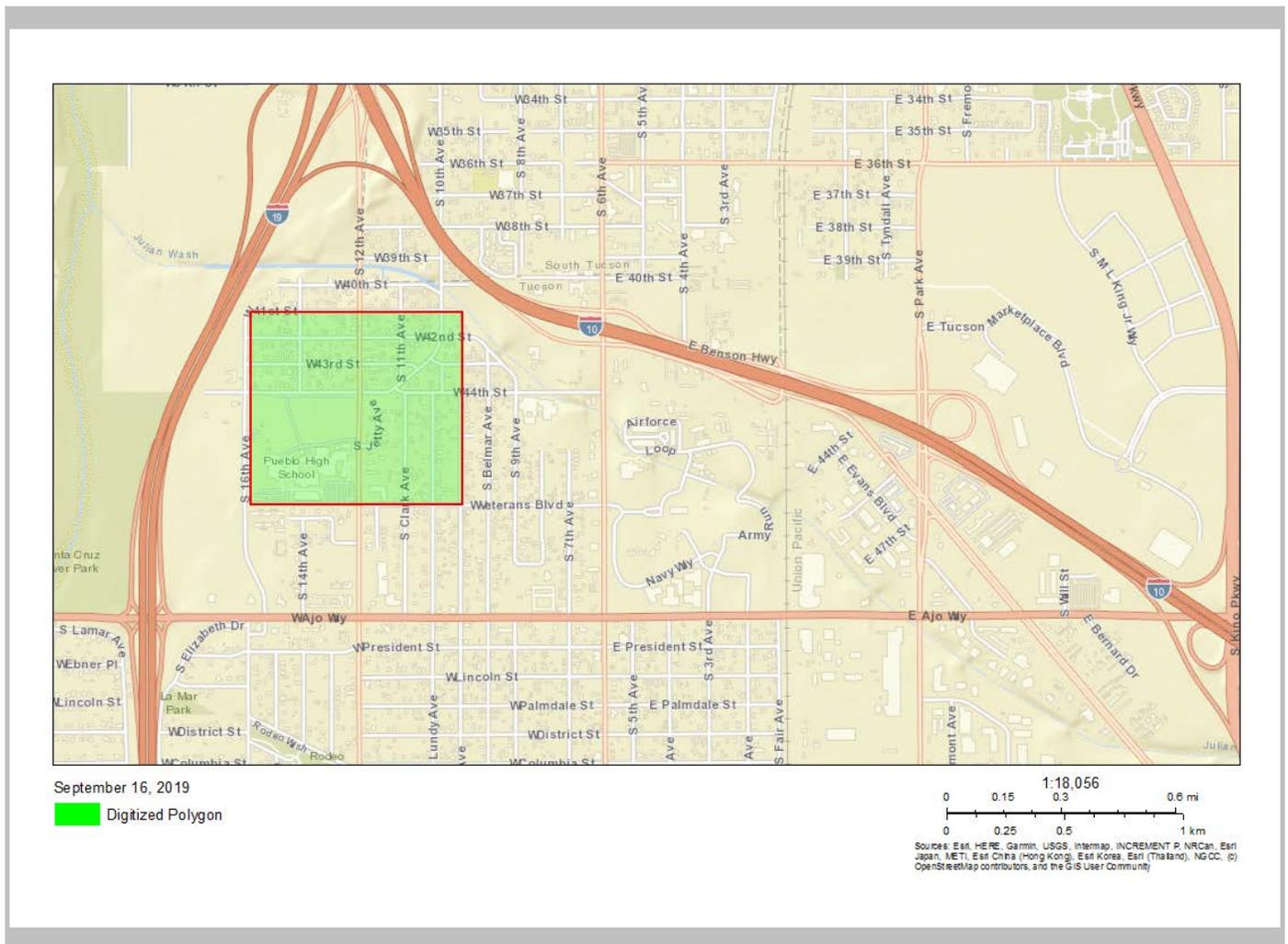


This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 1,246

Input Area (sq. miles): 0.20



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

## EJSCREEN Report (Version 2018)

the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 1,246

Input Area (sq. miles): 0.20



Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	7.23	7.59	40	10.1	12	9.53	11
Ozone (ppb)	45	51.1	4	48.3	36	42.5	75
NATA* Diesel PM ( $\mu\text{g}/\text{m}^3$ )	2.42	1.11	93	0.978	95-100th	0.938	95-100th
NATA* Cancer Risk (lifetime risk per million)	66	44	99	43	95-100th	40	95-100th
NATA* Respiratory Hazard Index	3.4	1.5	96	2	90-95th	1.8	90-95th
Traffic Proximity and Volume (daily traffic count/distance to road)	5000	830	95	1100	94	600	97
Lead Paint Indicator (% Pre-1960 Housing)	0.5	0.089	94	0.24	78	0.29	76
Superfund Proximity (site count/km distance)	0.083	0.07	80	0.14	62	0.12	66
RMP Proximity (facility count/km distance)	0.48	0.62	65	0.97	50	0.72	59
Hazardous Waste Proximity (facility count/km distance)	0.36	0.72	62	2.8	30	4.3	46
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	4.6	2.3	97	12	94	30	97
<b>Demographic Indicators</b>							
Demographic Index	78%	41%	89	47%	89	36%	93
Minority Population	90%	44%	90	59%	81	38%	90
Low Income Population	66%	38%	84	35%	88	34%	90
Linguistically Isolated Population	14%	4%	89	8%	76	4%	89
Population With Less Than High School Education	47%	14%	95	17%	92	13%	97
Population Under 5 years of age	6%	6%	52	6%	53	6%	57
Population over 64 years of age	13%	16%	57	13%	57	14%	47

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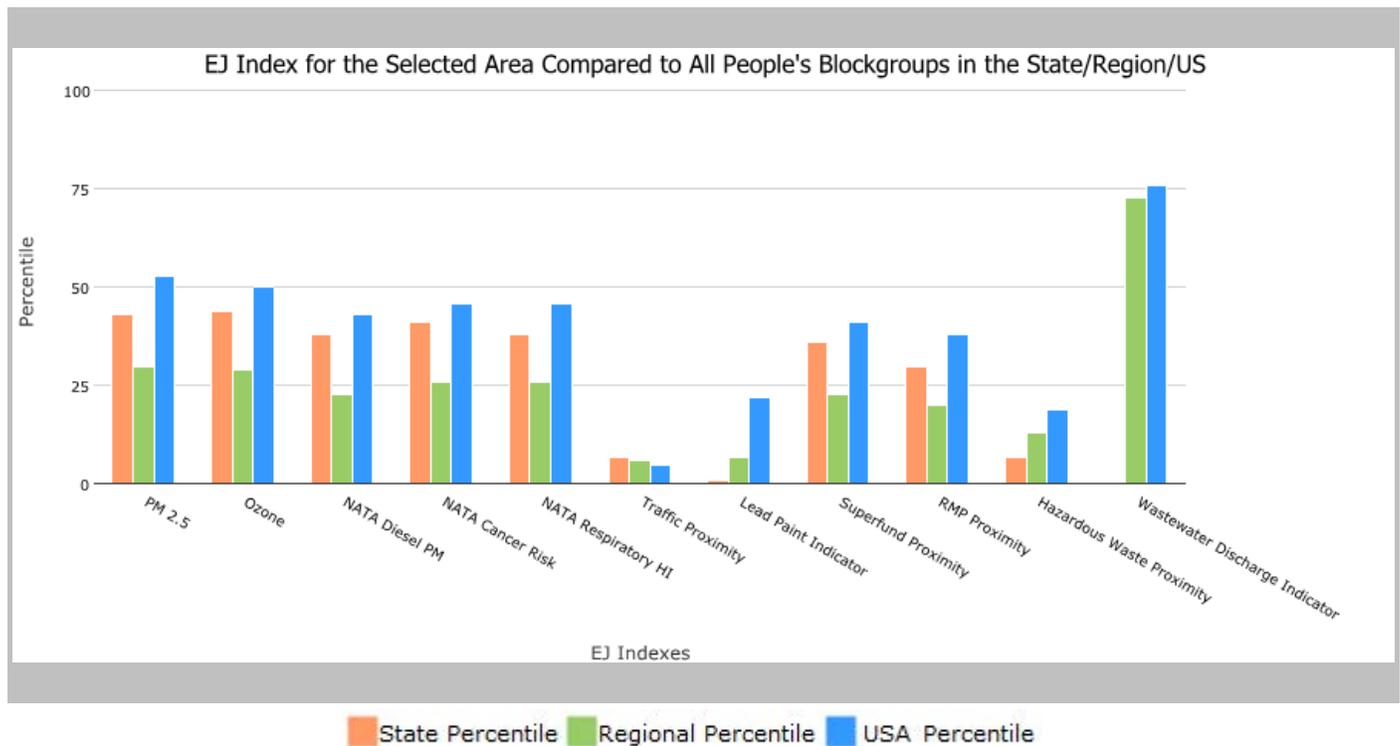
## **EXHIBIT 5**

the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 5,153

Input Area (sq. miles): 0.88

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EJ Index for PM2.5	43	30	53
EJ Index for Ozone	44	29	50
EJ Index for NATA* Diesel PM	38	23	43
EJ Index for NATA* Air Toxics Cancer Risk	41	26	46
EJ Index for NATA* Respiratory Hazard Index	38	26	46
EJ Index for Traffic Proximity and Volume	7	6	5
EJ Index for Lead Paint Indicator	1	7	22
EJ Index for Superfund Proximity	36	23	41
EJ Index for RMP Proximity	30	20	38
EJ Index for Hazardous Waste Proximity	7	13	19
EJ Index for Wastewater Discharge Indicator	N/A	73	76

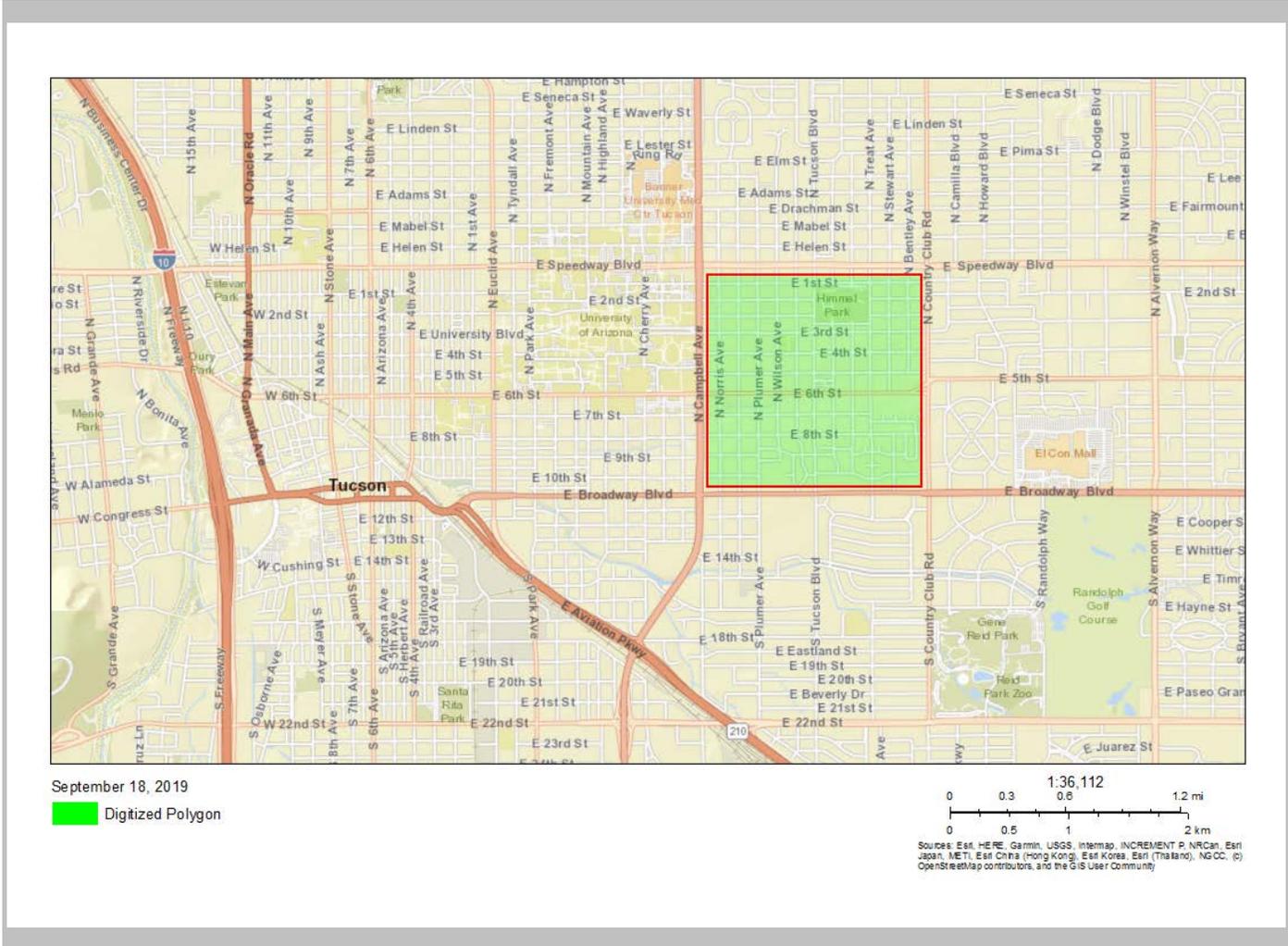


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the User Specified Area, ARIZONA, EPA Region 9

Approximate Population: 5,153

Input Area (sq. miles): 0.88



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

## EJSCREEN Report (Version 2018)

the User Specified Area, ARIZONA, EPA Region 9

**Approximate Population: 5,153**

**Input Area (sq. miles): 0.88**

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	7.09	7.59	35	10.1	10	9.53	9
Ozone (ppb)	45.8	51.1	9	48.3	39	42.5	79
NATA* Diesel PM ( $\mu\text{g}/\text{m}^3$ )	0.874	1.11	45	0.978	50-60th	0.938	50-60th
NATA* Cancer Risk (lifetime risk per million)	51	44	81	43	70-80th	40	80-90th
NATA* Respiratory Hazard Index	2	1.5	80	2	50-60th	1.8	60-70th
Traffic Proximity and Volume (daily traffic count/distance to road)	1400	830	83	1100	78	600	91
Lead Paint Indicator (% Pre-1960 Housing)	0.65	0.089	97	0.24	87	0.29	84
Superfund Proximity (site count/km distance)	0.063	0.07	67	0.14	52	0.12	58
RMP Proximity (facility count/km distance)	0.49	0.62	65	0.97	51	0.72	60
Hazardous Waste Proximity (facility count/km distance)	1.9	0.72	89	2.8	60	4.3	76
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0	2.3	N/A	12	59	30	40
<b>Demographic Indicators</b>							
Demographic Index	30%	41%	40	47%	25	36%	49
Minority Population	19%	44%	21	59%	9	38%	38
Low Income Population	40%	38%	57	35%	61	34%	65
Linguistically Isolated Population	6%	4%	74	8%	52	4%	75
Population With Less Than High School Education	5%	14%	32	17%	26	13%	29
Population Under 5 years of age	4%	6%	25	6%	22	6%	24
Population over 64 years of age	16%	16%	68	13%	71	14%	64

\* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

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