

**Military Community Compatibility Committee
(MC3)**

Final Report:

Consensus Recommendations

August, 2006

Tucson, Arizona

Sponsored by:

Arizona Commerce and Economic Development Commission
City of Tucson
Pima County
DM50
Diamond Ventures, Inc.
Metropolitan Pima Alliance
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MC3 Final Report: Consensus Recommendations

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Military Community Compatibility Committee (MC3)

Executive Summary

The Military Community Compatibility Committee (MC3) was formed to generate solutions to minimize current and future military aircraft noise impacts on residential neighborhoods and local businesses, while maintaining the long-term viability of Davis-Monthan Air Force Base (DMAFB). This report is the product of over 19 months of intense effort by a diverse group of Tucson citizens who accepted the challenge of addressing this complex and controversial issue.

Many hours of fact gathering, public testimony, and intense debate have produced a set of “consensus recommendations” which, if implemented, would result in concrete actions intended to address the above goals set forth for the MC3.

The diverse viewpoints represented on the MC3 created considerable challenges in reaching consensus recommendations. These challenges were based on different interpretations of the goals by Committee members. Some members, for example, believed that any proposals for changes or limitations on DMAFB operations could jeopardize the viability and long-term survival of the base. Other members believed that inadequately addressing current and future noise levels could promote continuing and increasing conflict that could ultimately affect the viability of the base.

This report outlines the extensive discussions and numerous proposals where consensus was reached. Although not every participant agreed with every finding, the consensus recommendations outlined in this report were supported or accepted by all members¹ (Table 1 Summary of MC3 Consensus Recommendations). Proposed recommendations where consensus could not be reached are also included. These and other proposals, while they did not receive consensus support, were debated at length and strongly advocated by their respective supporters.

The Recommendations are divided into three categories:

1. DMAFB Operations Recommendations: Intended primarily to decrease the current and future noise impact on Tucson neighborhoods through changes in DMAFB Flight Operations procedures. Operations recommendations are contingent upon mission accomplishment and safety.

2. Land Use/Regulatory Recommendations: Intended to provide improved public policy guidance for current property owners and to ensure that future residents and businesses, potentially affected by DMAFB Flight Operations, are fully informed. The recommendations also include potential mitigation strategies for property owners who may be affected by those operations.

3. Communications Recommendations: Intended to improve communication between DMAFB and the greater Tucson community. Ongoing dialogue and communication between DMAFB and Tucson citizens would heighten the awareness of DMAFB personnel charged with flight operations planning decisions and their effects on the surrounding community, and increase the awareness and understanding of the Tucson community about the demands and intricacies of the national security mission of DMAFB.

¹ As stated in the MC3 Protocols, “Consensus means an agreement supported by the Committee as a whole, that does not necessarily represent any one member’s ideal resolution, and that could be characterized as a decision that all members present can live with.” (Appendix C)

The MC3 consensus recommendations provide an example of how progress can be made on controversial community issues. However, MC3 participants emphasized that real progress on many of these recommendations can only be achieved through the appropriate allocation of resources and implementation funding. It is anticipated that these recommendations will create an ongoing partnership among: DMAFB; the City of Tucson, Pima County and other local jurisdictions; the State of Arizona; and the Tucson community. This partnership has the potential to build trust, address issues, make substantive changes, and ensure that all stakeholders' interests are considered—and addressed to the greatest extent possible—in future decision-making processes. The MC3 has created a framework for cooperation between an Air Force base and the surrounding community, each dependent on the other for future success and prosperity.

Table 1: Summary of MC3 Consensus Recommendations

<p><u>DMAFB Operations</u></p> <p>DMAFB Operations</p> <p>1A) Alter Flight Operations to as high an altitude as possible and maintain safety 1B) Create visual approach down Aviation Blvd/Railroad tracks 1C) Alter helicopter routes from west along 22nd Street to I-10 1D) Find a new helicopter route to the southeast 1E) Codify southeast departures and arrivals for night operations 1F) Publicize historical frequency and timing of night operations</p> <p>DMAFB Administrative Operations</p> <p>2) “Good Neighbor Annual Review” by DMAFB</p> <p>Follow-up Research</p> <p>3A) Commission a health study on effects of aircraft noise 3B) Establish a noise measurement program</p> <p>Use of Other Airfields</p> <p>4) Maximize use of other bases for practice approaches</p> <p>Future Missions</p> <p>5) Involve the Military Community Relations Committee as a partner to enhance public input into Environmental Assessment and related NEPA processes regarding DMAFB mission decisions</p> <p><u>Land Use / Regulatory</u></p> <p>Joint Land Use Study Participation</p> <p>1A) Form communication and coordination groups 1B) Develop City and County policy for providing timely notice to DMAFB of all development plans</p> <p>AEZ Regulatory Impacts</p> <p>2A) Eliminate sound attenuation requirement for residential expansions and reconstruction 2B) Create a sound attenuation/noise mitigation construction program and tax incentives for sound attenuation 2C) Expand opportunities for purchases, land exchanges, and transfer of development rights of devalued use-restricted property</p> <p>Noise Contours</p> <p>3) Include noise contours as additional criteria for concentrating neighborhood reinvestment</p> <p>Development Southeast of DMAFB</p> <p>4) Purchase priority parcels for open space and relocation of uses</p> <p>Real Estate Disclosure</p> <p>5) Enhance real estate disclosure earlier in transaction process</p> <p>AEZ Regulatory Predictability</p> <p>6) Standardize review of AEZ compliant development proposals</p> <p><u>Communications</u></p> <p>1) Revise DMAFB website 2) Revamp DMAFB caller hotline 3) Create ongoing Military Community Relations Committee (MCRC) 4) Increase overall publicity and information sharing</p>

Three draft recommendations made it to the final meeting of the MC3 but did not receive consensus support. These were: 1) a displaced threshold for landing to the southeast, 2) exploring other basing options prior to expansion of snowbird infrastructure, and 3) County amendment of AEZ code to be consistent with JLUS (see Chapter 4).

In order to ensure that the multi-stakeholder dialogue and collaborative work begun through the MC3 process continue, the MC3 agreed to the following next steps:

1. Creation of the MC3 Interim Oversight Committee: This will be a temporary committee consisting of a subset of MC3 members representing the cross-section of interests in the MC3. This transitional committee will begin meeting in September 2006 and will be charged with:

- Convening the planning process to establish the new Military Community Relations Committee (MCRC),
- Following-up and reporting on MC3 recommendations to the MCRC.

2. Creation of the Military Community Relations Committee (MCRC): The MCRC will serve as a permanent forum for dialogue, information sharing and problem solving among DMAFB, local government, neighborhoods, non-residential landowners, and other key interests. It will be co-convened and staffed by key agencies and interests (see Communications recommendation #3).

CHAPTER 1: OVERVIEW OF THE MC3

A. Introduction

In 2001 the Arizona Legislature passed Senate Bill 1120 that appropriated funds to develop comprehensive land use plans in the noise and accident potential zones surrounding active military airports. As a result of this legislation, the Arizona Military Regional Compatibility Project was conceived as a proactive endeavor to convene the stakeholders and jurisdictions around each Arizona military base to address land use compatibility issues. Joint land use studies were initiated by the Arizona Department of Commerce and prepared as part of the Compatibility Project. Phase One of the project involved Luke Air Force Base and was completed in March 2003. Phase Two, involving the Davis-Monthan Air Force Base (DMAFB or the Base) began in Tucson in May 2003, and that Joint Land Use Study (JLUS) was completed in February 2004. On October 25, 2004 the City of Tucson's Mayor and Council voted to amend the current Airport Environs Zone (AEZ) by incorporating the recommendations of the JLUS into the appropriate sections of the City's Land Use Code².

The guiding principle of the JLUS is to ensure that future development is compatible with the high-noise and approach-departure corridors (ADC) identified for future DMAFB operations. Land Use Compatibility Criteria identified in JLUS are based on safety and noise; more specifically, limiting exposure of people and noise-sensitive activities to high noise levels and limiting concentrations of people and safety-sensitive activities. The opportunity to present a very large ADC to the southeast of the base, where there is a significant amount of vacant land and industrial land, was a priority.

The JLUS was a planning process designed to prevent incompatible land use development to the southeast of DMAFB (through land use restrictions and restrictive development standards). The JLUS planning process integrated a set of hypothetical noise contours that were created as a planning tool. These noise contours were based upon a complex formula designed to replicate a noisier single engine aircraft assumed to eventually replace the A-10 mission at DMAFB. These expanded noise contours represent the potential for increased noise over long-established Midtown and University of Arizona area neighborhoods and throughout the DMAFB environs, and establish the framework under which land use compatibility is defined in this area. There was no formal representation from Midtown neighborhoods in the JLUS process, although many Midtown area residents were concerned that their neighborhoods would be significantly impacted by the City's code amendment incorporating the recommendations of JLUS. Midtown residents were concerned about the potential loss of residential property value due to new residential uses being restricted in the AEZ (the stigma of "incompatible residential land use") and to quality of life impacts due to the expansion of the high noise contours. Concerned stakeholders also perceived that noise and safety issues related to current DMAFB operations were not adequately addressed by JLUS.

The MC3 process began shortly after the Mayor and Council's October 2004 decision. Multiple inquiries—from the City of Tucson, DM50, and neighborhood representatives—were made to the U.S. Institute for Environmental Conflict Resolution (the "U.S. Institute") of the Morris K. Udall Foundation to assess the potential for a community dialogue on these issues³. The U.S. Institute convened a small representative group to determine if agreement could be reached on proceeding with such a discussion. Over the course of eight months and several meetings, the group (which evolved as additional interests

² The City's Planning Commission had voted unanimously to recommend postponement of a decision to Mayor and Council.

³ The U.S. Institute for Environmental Conflict Resolution is a federal program established in 1998 by the U.S. Congress to assist parties in resolving environmental, natural resource and public land conflicts. It is a program of the Tucson-based Morris K. Udall Foundation, an independent agency of the executive branch.

were identified and brought into the planning discussions⁴) reached consensus on issues of interest, the scope and objectives for future deliberation, a preliminary design for such meetings, and a name – the Military Community Compatibility Committee (MC3). With the help of the U.S. Institute, the group also selected and contracted with a neutral facilitator to guide them through their subsequent deliberations.

The MC3 process was supported through funding and direct staff assistance from:

- Arizona Commerce and Economic Development Commission
- City of Tucson
- Pima County
- DM50
- Diamond Ventures, Inc.
- Metropolitan Pima Alliance
- U.S. Institute of Environmental Conflict Resolution

B. MC3 Process

1) Purpose

The MC3 was established as an advisory committee with no power to adopt or implement any of its recommendations. The MC3 brought together representatives from diverse interests to discuss issues, gather information and generate consensus recommendations. These consensus recommendations, described in Chapter 3, are to be forwarded to elected political bodies and the Air Force for their consideration and decision (see Chapter 5 Outcomes and Next Steps for more detail).

The parameters for MC3 discussions were delimited by the goals of the MC3 which were defined by the initiating group. MC3 members, who collectively agreed upon these goals, worked to find solutions that would:

- Minimize current noise impacts on residential neighborhoods to the maximum extent feasible, consistent with the fulfillment of the mission of Davis Monthan Air Force Base;
- Minimize, or eliminate if feasible, any additional noise impact on existing residential neighborhoods that results from future mission changes; and
- Maintain the future viability of Davis Monthan Air Force Base.

In order to achieve these goals, MC3 members agreed to:

- Secure and make accessible all relevant information so that participants would have a broad understanding of the issues relevant to military overflight noise in Tucson;
- Generate reasonable and viable recommendations that have consensus support of the Committee, and forward those recommendations to the relevant decision makers for consideration; and,
- Define and seek support for an ongoing monitoring and collaborative consultation process.

⁴ The initiating group included representatives from DMAFB, impacted neighborhoods, non-residential landowners, DM-50, the City of Tucson, Pima County, the Governor's Office, and the Congressional Offices of Kolbe and Grijalva.

2) Process

The 28-member Committee met monthly between September 2005 and August 2006. The process began with education and information-sharing among members, through a series of presentations highlighting the perspectives of: DMAFB, Midtown neighbors, the University of Arizona Science and Tech Park, outdoor-based businesses, and non-residential landowners. Questions, concerns and solution ideas were gathered from the MC3, other stakeholders and the public and then sorted by theme. Responses to the questions were prepared by DMAFB, the City and County, and DM50 and were shared with the MC3 and public. A temporary technical working group was formed to help manage this process.

Based on the synthesis of issues and initial solution ideas, three theme-based working groups were formed – DMAFB Operations, Land Use/Regulatory, and Communications – to review the technical responses, discuss the issues, and generate viable solution options. The outcomes of the working groups were presented to the MC3 for their review and feedback at several points during the process. Comments were also invited from the public at all MC3 meetings. This iterative approach allowed for much more work and substantive discussion than otherwise would have occurred. This format also enabled more candid discussion and brainstorming than would likely not have happened in the open and larger MC3 meetings. No issues were eliminated nor substantive decisions made at the working group level. Given the complexity of the issues under discussion, the MC3 decided to forward recommendations regardless of identified funding sources, understanding that in many cases funding would be necessary for those recommendations to be implemented.

A seven-member Steering Committee met between the monthly MC3 meetings to prepare draft agendas, discuss challenges, and give guidance to the MC3. Substantive decisions were not made by the Steering Committee.

The MC3 process was designed to enable a broad spectrum of interests to participate in the MC3 and allowed multiple opportunities for public input (See Appendix B MC3 Process Design). The greater public was invited to participate in several ways:

- Observer comment periods during each MC3 meeting;
- Two public forums—the first one to gather issues, solution ideas and questions, and the second to gather feedback on the initial draft recommendations;
- A website where all key documents—agendas, meeting summaries, public forum reports, technical responses, etc.—were posted (http://groups.yahoo.com/group/MC3_Solutions/);
- An e-mail public distribution list;
- Monthly Neighborhood Steering Committee open meetings held between MC3 meetings and convened by MC3 neighborhood representatives to inform residents about MC3 discussions and to elicit input from neighbors;
- Varied forms of communication between members and their constituencies.

All substantive and major process decisions of the MC3 were made by consensus, using the thumbs up (support), thumbs to the side (neutral, do not oppose), or thumbs down (reject) method. In order to achieve consensus, all of the consensus members needed to show thumbs up or to the side. While advisory members participated actively in discussion, they did not participate in the consensus decision making process (Appendix C MC3 Protocols).

Tahnee Robertson of Resources for Environment and Community served as neutral facilitator. Ms. Robertson was selected by the initiating group and contracted through the U.S. Institute for Environmental Conflict Resolution.

C. MC3 Participants

In addition to agreeing on the goals, the initial planning group developed a participant selection process. The process was designed to involve a wide range of interests that affect or are affected by DMAFB, while keeping the size manageable for effective deliberation. The primary participant selection criteria were to: 1) represent a key identified interest; and 2) agree to the above goals. A full list of participants is included in Appendix A.

Selected participants determined if they wanted to participate in the consensus decision making or to serve in an advisory capacity. Participants were also asked to identify alternates to participate on the MC3 and its working groups; alternates participated in the consensus process only in the absence of their member.

The 28-member Committee was selected to represent the following entities or interests:

Category	Entity	Role
Local Government: City of Tucson Pima County State of Arizona	City Manager's Office Dept. of Urban Planning and Design County Administrator's Office Development Services Dept. Tucson Office of Governor Napolitano	Consensus Advisory Consensus Advisory Consensus
Davis-Monthan AFB	Inspector General's Office Installations Civil Engineering Office	Advisory
Impacted neighborhoods: Northwest of DMAFB Southeast of DMAFB	Arroyo Chico, Broadmore-Broadway Village, Colonia Solana, Blenman Elm, Julia Keen/29 th Street Coalition Rita Ranch, Civano	Consensus
Non-residential landowners/developers (both northwest and southeast)	Diamond Ventures Triangle Ventures Cross Point Church	Consensus
DM50	DM50	Consensus
Local businesses and organizations (including outdoor-oriented)	Southern Arizona Leadership Council Tucson Botanical Gardens	Consensus
Major educational institutions	University of Arizona Tucson Unified School District Vail Unified School District	Consensus
Congressional	Office of Representative Kolbe Office of Representative Grijalva Office of Senator McCain Office of Senator Kyl	Advisory

D. Summary of Issues Raised

Through an initial survey of MC3 members, observer comment during MC3 meetings, and the first public forum (December 2005), the following issues were identified. The Committee agreed to consider all of these issues, and to the greatest extent possible, generate recommendations that would have a good chance of gaining consensus support of the MC3.

1) Noise from military overflights:

Groups affected: Residents, outdoor-oriented business owners, and others expressed concern that overflight noise impacts the following populations in Tucson: a) neighborhoods under or near flight paths; b) the University of Arizona campus community; c) downtown and the Rio Nuevo area; d) schools and children; e) businesses that rely on quiet (including home-based); and f) parks and other outdoor venues.

Types of impact: Some participants felt that overflight noise—particularly when frequency and decibel levels are high—may have a negative impact on: a) quality of life and outdoor livability (a distinct feature of the Tucson environment); b) health, c) children’s ability to study; d) property values; e) neighborhood character (through, for example, increased rentals or a decline in community investment); f) local business viability; and g) buildings through vibration damage.

Noise sources of concern: The specific types of overflight noise which cause concern included: jet aircraft of non-tenants and visitor jet aircraft; helicopters; military jets flying over Tucson that are not from DMAFB (e.g., Air National Guard stationed at Tucson International Airport, nearby bases), and the potential for louder planes in the future. Operational concerns were expressed over areas where planes fly at low altitudes (e.g., take-off and landing), areas under flight paths where noise is higher, night flights, and the use of afterburners. While most comments shared with the MC3 were raised by people annoyed by the noise, some people indicated that they either are not bothered by it, or “love the sound of freedom” and are happy to live or work beneath flight paths.

2) Health and Safety:

Health: Some residents in high noise areas expressed concern about possible health problems from overflight noise, including hearing loss, sleep deprivation, and stress. Some residents were concerned about the potential health impact from chemicals released through jet exhaust and perceived jet fuel dumping.

Safety: Some residents were very concerned about the prospect of an aircraft accident. They felt that military flights over densely populated areas may be unsafe—especially training related flights. They advocated for stricter aircraft safety and operations regulations and enforcement, and the use of safe aircraft, to minimize the potential for accidents.

3) Value of DMAFB:

Economic: Many participants and members of the public felt strongly about the positive economic impact of DMAFB⁵. Concern was expressed about the negative economic consequences to the

⁵ DMAFB is Arizona’s fifth largest and Tucson’s third largest employer (Arizona Daily Star Trend Tracker, 7/31/06), and is estimated to have contributed \$1.2 billion to the greater Tucson economy in 2005 through payroll, expenditures, indirect jobs, personnel, and Tucson area retiree payroll (DMAFB Finance Office).

community if urban encroachment, and/or the perception of an unsupportive community environment, precipitated a reduction of the current mission in the future.

Other values: Other DMAFB values identified include: a) security provided by DMAFB for Tucson and the nation; b) philanthropic and other community involvement by DMAFB personnel; and c) the numerous DMAFB tenants, other than the 355th Fighter Wing, and their varied missions (e.g. Border Patrol, 12th Air Force, and others); and d) the large number of retired military who reside in southern Arizona and depend on DMAFB for services and benefits.

4) Future of DMAFB:

The core interest of DMAFB, DM50, and other base supporters is DMAFB's viability and the security of its future in Tucson. Many residents in noise-impacted neighborhoods wanted similar or quieter missions at DMAFB in the future. However, others felt that restriction on future missions could negatively impact DMAFB viability. This dilemma remained a challenge throughout the MC3 deliberations.

Other concerns raised relating to the future of DMAFB included: a) future mission uncertainty's affect on the planning certainty of local residents and businesses; b) compatibility of new missions in the context of urban development to the south and southeast of DMAFB; c) other community implications of base realignment decisions or new missions; and d) the difficulty of determining the Pentagon's plans for DMAFB's future.

5) Land use regulations, southeast development and real estate disclosure:

Airport Environs Zone (AEZ): There were numerous concerns expressed related to the JLUS process and AEZ regulations: a) that some interests, Midtown neighborhoods in particular, were not sufficiently informed nor officially included in the JLUS process (one of the driving factors behind the formation of the MC3); b) negative economic and other impacts of AEZ regulations on homeowners, businesses, and landowners in the northwest and southeast; c) noise contour locations and how they were determined; and d) residential uses within the noise contours considered incompatible with nearby military operations⁶.

Southeast development: Some Midtown and southeast residents were concerned that the JLUS may not be restrictive enough to ensure that development in the southeast would not negatively impact: 1) the future viability of DMAFB; 2) future homeowners in the southeast; and 3) Midtown neighborhoods, should flights shift back to the northwest as a result.

Real estate disclosure: Effective disclosure to future homebuyers regarding the proximity of homes to an Air Force base was seen as important by many. However, disclosure has its own challenges due to the possible negative impacts on home sellers.

6) Need for certainty/predictability: Non-residential landowners were very supportive of having fixed AEZ regulations that would allow them to invest in planning and development without experiencing further regulatory change.

⁶ Within the City of Tucson, the residential use group is prohibited within both the Approach Departure Corridors (ADC-1, ADC-2 and ADC-3) and the Noise Control Districts (NCD-A and NCD-B) of the AEZ. An exception to allow new single-family dwellings limited to a density of not more than one dwelling unit per acre is made for property zoned IR, RH, SR, RX-1, RX-2, R-1, R-2, R-3, MH-1, and MH-2 prior to January 1, 2005. Existing residential uses are grandfathered.

7) Improved communications and good neighbor relations: Residents and others wanted more transparent and clearer communication between DMAFB, local government, and residents. Examples included: responses to information requests and noise complaints and access to Environmental Impact Statements (and involvement in these processes). Many wanted good relations characterized by mutual respect, constructive dialogue, open communication, and transparent process.

8) Regarding the MC3 Process: Members and the public expressed concern that: a) the MC3 process be open and participatory, with representation of all key stakeholders; b) members participate in good faith, and that DMAFB, the City, the County, and other decision-making entities offer solid commitment to consider MC3 recommendations; c) the process gather accurate, credible information to effectively inform members in their deliberations; d) the process produce achievable recommendations with specified funding sources and implementing entities; and e) a clear, agency supported plan be developed for follow-up.

CHAPTER 2: MC3 CONSENSUS RECOMMENDATIONS

A. Davis-Monthan Air Force Base Operations

Introduction

The DMAFB Operations Working Group spent numerous sessions learning a common language, and attempting to reach consensus on Flight Operation issues at DMAFB, as well as the base's relationship with its neighbors.

The Operations Working Group reached the conclusion that there is no single solution that will resolve all the noise and related issues considered by the MC3. The Working Group therefore recommended a series of operational changes that would individually make incremental improvements by reducing noise from military aircraft from DMAFB on affected neighborhoods, and collectively, result in benefit to the community. In addition, the Working Group recognized that more research is needed to assess public health concerns. Since the MC3 did not have direct expertise in this area, the Working Group proffered a recommendation to that end.

DMAFB is critical to the Air Force due to its proximity to the Barry M. Goldwater Range in southwestern Arizona. The range offers unique training opportunities not available elsewhere in the United States. The Working Group explored the option of using other bases within proximity to the Goldwater Range without reaching a consensus conclusion on any recommendations.

The Working Group does not offer any formal recommendations on matters discretely related to public and pilot safety issues. However, the Working Group thoroughly examined the issues and offered a finding of fact in Chapter 3. Safety concerns were also addressed as a product of other recommendations—targeted primarily at noise.

The Working Group made a number of modifications in its recommendations based on the input received at the second Public Forum and comments from MC3 members after initial presentation of the Group's draft.

Finally, the Working Group talked at length about current and future missions assigned to DMAFB but was unable to come to consensus regarding recommendations that would specify or limit current or future missions. The Working Group therefore developed a general recommendation regarding the public input process (Recommendation #5).

Individually, these recommendations offer incremental improvements for those concerned about DMAFB Flight Operations. However, their sum represents an overall improvement in noise exposure for the residents of Tucson while instituting processes that will integrate the impact and concerns of Tucson area residents and businesses into to planning and execution of DMAFB Flight Operations training mission.

These recommendations were made without a cost-benefit analysis. The MC3 did not have the expertise—nor the funding to acquire independent technical experts—to fully and adequately analyze the complex relationships, coordination, approvals, costs and funding necessary to enact these recommendations. The MC3 therefore leaves that analysis to the appropriate bodies considering implementation of each recommendation.

Summary of Recommendations

DMAFB Flight Operations

- 1A) Alter Flight Operations to as high an altitude as possible and maintain safety
- 1B) Create visual approach down Aviation Blvd/Railroad tracks
- 1C) Alter helicopter routes from west along 22nd Street to 1-10
- 1D) Find a new helicopter route to the southeast
- 1E) Codify southeast departures and arrivals for night operations
- 1F) Publicize historical frequency and timing of night operations

DMAFB Administrative Operations

- 2) “Good Neighbor Annual Review” by DMAFB

Follow-up Research

- 3A) Commission a health study on effects of aircraft noise
- 3B) Establish a noise measurement program

Use of Other Airfields

- 4) Maximize use of other bases for practice approaches

Future Missions

- 5) Involve the Military Community Relations Committee as a partner to enhance public input into Environmental Assessments and related NEPA processes regarding mission decisions at DMAFB.

Recommendations

Davis-Monthan Flight Operations

1A) Alter Flight Operations to as high an altitude as possible and maintain safety

Issue:	Aircraft noise affects the quality of life for Tucsonans in their business, education and recreational activities
Findings:	Aircraft noise has an impact on the quality of life for some Tucson residents and businesses.
Recommendation 1A:	<p>The MC3 recommends that Davis-Monthan Air Force Base (DMAFB) flight operations be altered to keep assigned aircraft as high as possible over the City of Tucson during all phases of flight, within the bounds of flying safety. The MC3 recommends the following changes:</p> <ol style="list-style-type: none"> 1. During Visual Meteorological Conditions (VMC) all aircraft taking off to the northwest or executing a “Missed Approach” or “Go Around” from DMAFB Runway 30 will use “noise abatement” climb rates/ procedures until reaching published or assigned departure or re-entry altitudes. 2. All aircraft approaching DMAFB for landing from the northwest on Runway 12 will be assigned as high an altitude as safety permits until descending to intercept the published instrument or visual approach to be flown. 3. Aircraft being directed to re-enter a visual or instrument approach to either runway will be assigned the highest altitude feasible within safety and performance considerations of each aircraft type. 4. Consider modifications to the “VFR Overhead” and “Closed Pattern”. Considerations should include, but not be limited to: <ol style="list-style-type: none"> a. Raising the altitude for “Initial” b. Keeping aircraft higher over the city and then “stepping down” to “Initial” altitude within two to three miles of the field c. Assigning aircraft a higher “Initial” altitude, followed by a descent on “Inside Downwind” prior to the “Final Turn” <p><i>Note: The MC3’s intent is for DMAFB and Tucson TRACON (Terminal Radar Approach Control) to develop new procedures that result in higher altitudes than are currently in use and to do it for every pattern/ approach where it is feasible to do so within safety and performance considerations.</i></p>
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • The amount of aircraft noise is a function of distance between the aircraft and those affected. Raising the altitudes of aircraft departing and arriving at DMAFB will reduce the decibel (dB) levels experienced and thereby lessen the impact on the citizens of Tucson regardless of the aircraft type. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • The skies over Tucson serve many aircraft (Tucson International Airport, Air National Guard, Tucson Police Department, LifeNet, non-commercial aircraft, etc.) in addition to those from DMAFB. Raising the altitudes will require close coordination with the Federal Aviation Administration (FAA)

	to ensure safe separation from commercial airlines, business aircraft, Police, Border Patrol, non-commercial civilian aircraft and other military aircraft flying through the area and not going to or from DMAFB.												
Comment:	<p><i>Potential Impact:</i></p> <p>The impact in decibels of raising altitude for an A-10 and F-16 from the current standard altitude [at 95°F, 15% relative humidity, and Clear Skies] would be:</p> <ul style="list-style-type: none"> • Increase of 500' AGL (“above ground level”) will reduce the A-10 and F-16 effective noise level 5.1 dB and 2.7 dB respectively. • Increase of 1000' AGL will reduce the effective noise level 9.3 dB and 4.9 dB respectively. <p>Altitude vs. dB</p> <table border="1"> <thead> <tr> <th>Altitude</th> <th>A-10</th> <th>F-16</th> </tr> </thead> <tbody> <tr> <td>1,500' AGL</td> <td>83.5 dB</td> <td>99.0 dB</td> </tr> <tr> <td>2,000' AGL</td> <td>78.4 dB</td> <td>96.3 dB</td> </tr> <tr> <td>2,500' AGL</td> <td>74.2 dB</td> <td>94.1 dB</td> </tr> </tbody> </table>	Altitude	A-10	F-16	1,500' AGL	83.5 dB	99.0 dB	2,000' AGL	78.4 dB	96.3 dB	2,500' AGL	74.2 dB	94.1 dB
Altitude	A-10	F-16											
1,500' AGL	83.5 dB	99.0 dB											
2,000' AGL	78.4 dB	96.3 dB											
2,500' AGL	74.2 dB	94.1 dB											
Implementing Body:	DMAFB, Tucson TRACON, FAA												
Potential Funding:	Costs are limited to DMAFB and Tucson TRACON for the publication of procedural manuals used by those involved with flight operations at the base. Funding should come from the implementing agencies.												

1B) Create visual approach down Aviation Blvd/Railroad tracks

(Note: former Draft Recommendation 1B is in Chapter 4)

Recommendation 1B	<p>The MC3 recommends that when it is safe and in accordance with the mission to do so, the visual approach path landing from the northwest to the southeast be altered to follow the Union Pacific Railway tracks, turning onto short final at the Veterans Memorial Bridge.</p> <p><i>Note: Recommendation (1C) also must be implemented for this recommendation to be feasible.</i></p>
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Approaching Runway 12 from the northwest along the path of the railroad tracks will reduce the number of flights over those homes lying under the normal straight-in approach, as well as over the University of Arizona campus. • The area surrounding the tracks is largely non-residential, resulting in a net reduction of flights over residences. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • This creates two different approach paths to the same runway, which will necessitate additional training. • While the areas surrounding the railway tracks are largely non-residential, this new flight path will transfer part of the approach over another part of the city, specifically over the Tucson Convention Center and downtown historic and Rio Nuevo areas. • This new approach would require coordination and de-confliction with

	<p>Tucson International Airport.</p> <ul style="list-style-type: none"> An A-10 at 750' AGL generates 91.6 dB [at 95°F/15% relative humidity, clear skies] whereas currently the HH-60 at 750' generates 87.1 dB. This flight path will expose the residents along the current Aviation Boulevard corridor to a 4.5 dB increase from the A-Mountain helicopter departure procedure.
Comments:	<ul style="list-style-type: none"> Although this is not a typical approach, similar approaches are used at other airports around the world. Helicopters currently use this route. In order for aircraft to fly along the tracks, helicopters must also establish a new flight path. This is addressed in the following recommendation. It is estimated that no more than 5% of the current straight-in approaches executed by DMAFB aircraft would be suitable for this approach, due to the high number of regular instrument approaches required of pilots.
Implementing Body:	DMAFB, Tucson TRACON, FAA
Potential Funding:	Costs are limited to DMAFB and Tucson TRACON for the publication of procedural manuals in use by those involved with flight operations at the base. Funding should come from the implementing agencies.

1C) Alter helicopter routes from west along 22nd Street to I-10

Recommendation 1C	<p>The MC3 recommends that the flight path of helicopters currently maneuvering to/from the west along 22nd Street be altered such that departures fly south to I-10, then follow I-10 west (and return along the same route).</p> <p><i>Note: There is no requirement to implement recommendation 1B for this recommendation to be feasible.</i></p>
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> The intention is that helicopters would take a route over the non-residential and less dense residential areas directly south of DMAFB. This would decrease helicopter noise along 22nd Street. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> Will affect a limited number of residents under the new flight path who may not have been previously affected. Because this path to training areas is less direct, there will be an increase in fuel costs. The increased travel time may have an impact on the training mission. Depending on the altitudes flown, there is a slight possibility of motorists becoming distracted by helicopters flying over the freeway.
Implementing Body:	DMAFB
Potential Funding:	Some training impact will be borne by DMAFB flight operations. A Department of Defense Air Combat Command (ACC) Flying Hour Program increase may be required.

1D) Find a new helicopter route to the southeast

Recommendation 1D	The MC3 recommends that a different helicopter route to the southeast be explored, with the intention of reducing flights over current and planned residential areas (e.g., flying over AMARC to the base boundary, then a route south of the current one). If the route is changed, the affected populations and property owners should be notified.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Helicopters flying to or from the southeast currently fly along Golf Links Road and other residential areas. A route that over flies over the base and over more southerly, less densely populated areas would reduce the impact of noise on this part of the city. • Such a route would be more direct out of town, potentially resulting in a savings to Davis-Monthan of both fuel costs and transit time. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • There are protected environments in the vicinity of the non-residential areas in question. • Depending on the route determined by DMAFB, there may need to be an environmental impact assessment. • There is the potential for conflict with fixed-wing aircraft traffic in this area. • Would likely shift noise over areas not currently exposed to helicopter noise.
Implementing Body:	DMAFB, Tucson TRACON, FAA
Potential Funding:	There should be no funding necessary; in fact, there is a potential cost and time savings to DMAFB.

1E) Codify southeast departures and arrivals for night operations

Recommendation 1E:	The MC3 recommends that during night operations, when conflicting traffic flow into Tucson International Airport is reduced and it is safe to do so, FAA controllers shall direct DMAFB aircraft to both approach from and depart to the southeast.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • This will result in more night traffic being directed over a less densely populated area. • This procedure is already used on a discretionary basis and is therefore familiar to those charged with implementing the recommendation. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Slight increase in night traffic approaches in the southeast. • This procedure only impacts fixed wing aircraft and has no impact on helicopters.
Comments:	<ul style="list-style-type: none"> • <i>Potential Effect:</i> Small decrease in night traffic approaches and departures over the northwest. • This standardizes a practice that is now discretionary.
Implementing Body:	Tucson TRACON, FAA, DMAFB
Potential Funding:	No funding is required for this recommendation.

1F) Publicize historical frequency and timing of night operations

Recommendation 1F:	The MC3 recommends that DMAFB, without compromise to national security or flight operations, make available at the meetings of the proposed Military Community Relations Committee (MCRC) recent aggregate flight operations data on aircraft takeoffs and landings during the hours of darkness and during quiet hours.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • This will further enhance the relationship between DMAFB and the community. • It would provide an additional level of information for Tucson residents. • It would differentiate the DMAFB-based noise from other aircraft. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • There is increased time and resources, both presently not available, necessary to implement the recommendation. • Doesn't provide relative data on aircraft originating or terminating at locations other than DMAFB.
Implementing Body:	DMAFB, MCRC
Potential Funding:	Some additional personnel funding and/or reallocation of resources is required to implement this recommendation.

Administrative Operations

2) “Good Neighbor Annual Review” by DMAFB

Issue:	Concerns over the potential negative impact of noise, as well as the potential impacts on the safety and health of Tucson residents, require a specific effort by DMAFB personnel to ensure that all that is feasible is being done to reduce any negative impact on the citizens of Tucson who live and work under the DMAFB flight path.
Findings:	Although noise, safety and health concerns are already major considerations in decisions made concerning DMAFB flight operations now and in the future, it is important that this be better communicated to the public.
Recommendation 2:	<p>The MC3 recommends that DMAFB adopt specific requirements that, in addition to the paramount safety of flight operations, the following concerns be included in their internal decision processes:</p> <ol style="list-style-type: none"> 1. New elements incorporated into the flight operations of DMAFB aircraft and local DMAFB regulations should require an internal review that considers any potential negative impact from noise, as well as any potential negative impact on the safety or health of Tucson residents. 2. DMAFB should convene an annual Airspace and Flight Operations internal review to consider any new “mission impacts” on the City of Tucson and identify any changes within the city itself (such as new residential developments) that now must be considered in the

	formulation of local area flight procedures.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Once these processes are institutionalized they are likely to produce a steady stream of adjustments that reflect the changing mission and growing community of Tucson. • This process will heighten the awareness of new base personnel as they transfer into DMAFB. <p><i>Concerns/Constraints:</i> None identified at this time.</p>
Comments:	<p><i>Potential Effect:</i></p> <ul style="list-style-type: none"> • The changes to DMAFB regulations will further improve the “Good Neighbor” commitment of DMAFB to the residents of the City of Tucson. • The outcome has the potential to reduce noise where safely feasible while ensuring the highest level of safety for all Tucson residents.
Implementing Body:	DMAFB
Potential Funding:	Limited to DMAFB

Research

3A) Commission a health study on effects of aircraft noise

Issue:	Public health risk
Findings:	<p>Some public health literature suggests that there may be risks to the public as a result of aircraft flight operations over residential areas; however, there exists neither a comprehensive review of research to date, nor specific investigation into the unique situation of Tucson. The MC3 recognizes that although it is outside the scope of the current process, the potential effects of aircraft noise and operations on the health and safety of Tucson residents is nonetheless a serious concern that warrants a response.</p> <p>An accurate assessment of risk requires the expertise of skilled and knowledgeable public health specialists with specific experience in real-world research.</p>
Recommendation 3A:	<p>The MC3 recommends that a qualified, impartial, peer-reviewed body with expertise in public health and epidemiology (such as an accredited College of Public Health) study the potential health effects of flight operations on Tucson residents. This study should begin with a comprehensive literature review that compares conditions in Tucson with those conditions that are acknowledged to create public health concerns. If the literature review identifies specific health risks related to flight operations, new research should be conducted to assess those risks.</p> <p>Selection of the body conducting the study, approval of the study design, and oversight of the study will be the responsibility of the MCRC.</p>
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • With authoritative findings, it will be possible make an accurate assessment, and if further action is indicated, these findings will enable responsible

	<p>decision-making.</p> <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Such research can be costly and time consuming.
Comment:	Results will have implications for all flight operations over the City of Tucson (e.g., Tucson Police Dept, Life Net, Border Patrol, Tucson International Airport, the Arizona Air National Guard, etc.)
Implementing Body:	The University of Arizona College of Public Health, or other similar body
Potential Funding:	The City of Tucson, Pima County, State of Arizona; initial cost may be mitigated though academic partnership projects

3B) Establish a noise measurement program

Issue:	Aircraft noise measurement
Findings:	There is insufficient data to adequately assess the impact of aircraft noise on the Tucson metropolitan area. In addition, accurate noise data are needed to assess any potential health effects of aircraft noise and to inform local governments relative to future land-use planning, provision of community services, neighborhood reinvestment and noise attenuation decisions.
Recommendation 3B:	The MC3 recommends that a program for monitoring aircraft noise be designed and implemented by a qualified, impartial, peer-reviewed body with experience in acoustical measurement. Data will be publicly available to assist in short and long-term decision making. The MCRC will be integral to determination and approval of the scope, design and oversight of the program.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <p>A noise data-collection program would:</p> <ul style="list-style-type: none"> • Provide data helpful to current and future residents and businesses in order to make informed decisions. • Provide data to support the health study in Recommendation 3A. • Provide factual data to inform community planning decisions. • Provide data to assist in prioritization and decision making for noise attenuation programs. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Funding sources have not been identified. • There are concerns that data could be misinterpreted or misused.
Implementing Body:	City of Tucson, Pima County, State of Arizona, MCRC
Potential Funding:	City of Tucson, Pima County, State of Arizona grants, private citizens groups
Comment:	The goals and purposes of this program must be clearly defined. Study methodology needs to be developed.

Use of Other Airfields

4) Maximize use of other bases for practice approaches

Issue:	Aircraft noise impacts the quality of life for some Tucsonans in their business, education and recreational activities.
Findings:	Aircraft noise has an impact on the quality of life for some Tucson residents and businesses.
Recommendation 4	The MC3 recommends that DMAFB to the greatest extent possible use auxiliary airfields (for example, Fort Huachuca, Gila Bend and others) for Visual Pattern and Instrument Approach training. The MC3 acknowledges that DMAFB already employs auxiliary fields for some Visual Pattern and Instrument Approach Training; however, this recommendation asks that more pattern training be accomplished at other airfields for all aircraft assigned to DMAFB. This recommendation will not reduce the number of aircraft assigned to DMAFB, but will further reduce overall noise over Tucson by reducing multiple practice approaches at DMAFB.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • The impact of aircraft noise is, in part, a function of both number and frequency of aircraft overflights. Therefore, any approach and landing training that can be accomplished at fields other than DMAFB reduces the frequency of overflights, thereby lessening the overall impact of aircraft operations on quality of life. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Shifting this training will require DMAFB aircraft to fly to those fields for this training, reducing the time available to accomplish other training events planned for a given mission and thereby increasing the number of training sorties required to meet the current requirements. • The volume of training that can be shifted to auxiliary fields is limited as some home field training is necessary for safe operation of assigned aircraft at DMAFB.
Comment:	<p><i>Potential effect:</i></p> <p>The reduction of flights over the City of Tucson is difficult to quantify but has the potential to reduce overall noise impact by reducing overflights.</p>
Implementing Body:	DMAFB
Potential Funding:	Some training impact will be borne by DMAFB flight operations; however, additional funding may be required to increase the flying hour program due to the increase in travel time.

Future Missions

5) Involve the Military Community Relations Committee as a partner to enhance public input into Environmental Assessments and related NEPA processes regarding mission decisions at DMAFB

(Note: The MC3 did not reach consensus on mission limitations)

Issue:	Future missions will affect the residents of Tucson and the long term viability of DMAFB.
Findings:	<p>The MC3 had numerous discussions of multiple options concerning the future of DMAFB missions and the potential impact of future mission decisions on the residents of Tucson as well as the potential impact on the long-term viability of the base.</p> <p>Some members of the MC3 believe that any recommendation that limits the type of aircraft or future mission jeopardizes the long-term viability of the base. Other members of the MC3 believe that <i>not</i> making a recommendation to limit the type of aircraft or future mission jeopardizes the viability of the base.</p> <p>When future mission decisions at DMAFB are undertaken, the USAF considers how these future missions might impact the quality of life in Tucson and the surrounding community and it solicits public input as part of the Environmental Assessment associated with changes in flying mission.</p>
Recommendation 5:	The MC3 recommends that, complementary to the National Environmental Policy Act’s Environmental Assessment process, the Military Community Relations Committee (MCRC) should also help publicize the public input process.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • This recommendation may increase public input into the decision making process, potentially resulting in greater public input into future mission changes at the base. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • None identified at this time.
Implementing Body:	MCRC, DMAFB
Potential Funding:	Limited to USAF mission decision process

B. Land Use/Regulatory

Introduction

The Land Use/Regulatory Working Group devoted many sessions to studying the meaning and intent of policies and regulations related to land use in the vicinity of Davis-Monthan Air Force Base (DMAFB) as well as the impact of those regulations on residents, property owners, and the greater Tucson community.

Simply understanding the existing regulations is an enormous challenge. The existing regulations were written by highly-specialized technicians, making them difficult for a layperson to clearly interpret. These regulations are often required to use legally-defined terms instead of common vocabulary, and the implications of the regulations are often difficult to determine without additional research or background knowledge. Unless an individual directly participated in drafting legislation or zoning regulations, it is likely that there will be difficulty understanding the various aspects of these regulations. Effectively communicating these regulations should be a high priority of all constituencies in the community, and requires an ongoing effort by all parties.

Arizona's military facilities and operations have been the subject of studies, plans and regulations for many years. The history of land use policy and regulation which acknowledged the presence of DMAFB goes back decades. More recently, in 2001 the Arizona Legislature passed Senate Bill 1120 that appropriated funds to develop comprehensive land use plans in the noise and accident potential zones surrounding military airports. The Arizona Military Regional Compatibility Project is a result of that legislation. It was conceived as a proactive endeavor to address land use compatibility issues. A component of the Compatibility Project was the DMAFB Joint Land Use Study (JLUS) which began in March of 2003. The JLUS resulted in a set of strategies and recommendations that supported action by a variety of public and private entities specifically related to compatible land use around DMAFB.⁷ The land use policies of DMAFB JLUS were codified in State Statute (ARS §28-8481J).

Since the adoption of the Airport Environs Overlay Zone (AEZ) by the Tucson City Council, Tucson property owners and residents have been engaged in a series of efforts to address safety, health, economic and lifestyle impacts related to DMAFB flight operations. The nature of land use and related regulations limits their ability to fully address such a wide range of impacts. As with many land use considerations, a variety of constituencies in the community have been motivated to speak out and request that a comprehensive review and resultant actions be taken. These concerns are valid and can serve the community well—if constructive dialogue among a variety of constituencies continues and recommended solutions are implemented.

The Issues in this report have been drawn from input gathered from MC3 members and the public, via the MC3 Public Forums, and were discussed at length. The working group attempted to acknowledge that the same issues may have different impacts depending on one's perspective. The Findings in this report are not meant to be a complete listing of facts, but represent key statements that can be substantiated with data. There are additional facts that we may or may not have included in the Findings. Some of these are included as exhibits to this report. The Comments provide an overview of Working Group discussions on recommendations. Lastly, the Other Solutions/Actions Considered are not comprehensive in nature but do reflect points of discussion and distinctly different points of view within the Working Group and MC3.

⁷ Based on preliminary research conducted by one member of the MC3, the member concluded that “no other base and local jurisdiction in the United States have as many restrictions on land use beyond 30,000' as do DMAFB and Tucson.”

Summary of Recommendations

Joint Land Use Study Participation

- 1A) Form communication and coordination groups
- 1B) Develop City and County policy for providing timely notice to DMAFB of all development plans

AEZ Regulatory Impacts

- 2A) Eliminate sound attenuation requirement for residential expansions and reconstruction
- 2B) Create a sound attenuation/noise mitigation construction program and tax incentives for sound attenuation
- 2C) Expand opportunities for purchases, land exchanges, and transfer of development rights of devalued use-restricted property

Noise Contours

- 3) Include noise contours as additional criteria for concentrating neighborhood reinvestment

Development Southeast of DMAFB

- 4) Purchase priority parcels for open space and relocation of uses

Real Estate Disclosure

- 5) Enhanced real estate disclosure earlier in the transaction process

AEZ Regulatory Predictability

- 6) Standardize review of AEZ compliant development proposals

Recommendations

Joint Land Use Study Participation

1A) Form communication and coordination groups

Issue:	Concerns that some interests were not informed of and included in the Joint Land Use Study (JLUS) process.
Findings:	The JLUS has been completed, but implementation through City and County zoning regulations is on-going. Despite numerous public notices and advice from a broad range of interests, it is likely that parties who would otherwise have been interested in taking part in the JLUS process were not aware of the process or otherwise discounted the implications of the JLUS to the northwest of DMAFB. The process was also focused more on future development southeast of the DMAFB runway than on the developed neighborhoods northwest of the runway.
Recommendation 1A:	The MC3 recommends immediate formulation of the below described ongoing coordinating committee (the Military Community Relations Committee - see Communications Recommendation #3), and an internal DMAFB Community Initiatives Team as per recommendations of the JLUS (Sections 6.2.5 and 6.2.6)
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Efficient and effective communication between the City of Tucson, Pima County, area homeowners and landowners, other local organizations, other local jurisdictions, and DMAFB is critical to the successful implementation of the JLUS. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Inability to ensure that all stakeholders are included. • No immediate redress of issues. • National security issues concerning what can be shared. • Cost and allocation of resources, including manpower, to keep information current and to staff the MCRC and Community Initiatives Team.

Comments:	<p>Section 6.2.5 <i>Ongoing Organization for JLUS Implementation</i> recognizes the need for communication among stakeholders, including land owners, to wit, “To provide a means to maintain communication and coordination as the JLUS recommendations are being carried out, the City, County and Base should consider the formation of an ongoing coordinating committee (emphasis added). This committee, in addition to representatives from the City, County and Base, should include representatives from area homeowners, landowners and other local organizations that have an interest in compatible land use around the Base. This committee could also serve as the interface with the State Military Affairs Commission proposed by the Governor’s Military Facilities Task Force.”</p> <p>Additionally, JLUS Section 6.2.6 <i>Davis-Monthan AFB Community Initiatives Team</i> promotes an additional source of communication between the Base and the community: “As a means of maintaining effective liaison between (sic) with the surrounding community, the Base should consider the formation of a dedicated “Community Initiatives Team” (emphasis added). Made up of individuals with an understanding of base operations as well (as) development issues, this team, working as part of the base’s command structure, would focus on land use compatibility issues, and would serve as a consistent mechanism for outreach and input by surrounding communities on environmental and growth issues. The team would also be tasked with working at the staff level with other implementing organizations during the JLUS implementation process.” <i>Note: This initiatives team should interact with the Military Community Relations Committee.</i></p>
Implementing Bodies:	City of Tucson, Pima County, DMAFB
Potential Funding:	Costs are limited governmental entities’ staff time, use of office supplies, mailings, meeting advertisements, and place of meetings (if not within government building facilities).

1B) Develop City and County policy for providing timely notice to DMAFB of all development plans.

Issue:	As an adjunct to MC3’s recommendations for a DMAFB “Good Neighbor” Annual Review” (DM Operations Recommendation #2) and for an on-going Military Community Relations Committee (Communications Recommendation #3), there is a need for DMAFB personnel to be aware of development proposals in the vicinity of DMAFB.
Recommendation 1B:	The MC3 recommends that the respective jurisdictions, including the City of Tucson and Pima County, formulate a policy whereby the respective staffs will provide timely notification to DMAFB of all subdivisions and development plans which have been approved for development, in addition to all development requests which require a public hearing, including plan amendments, rezonings, and conditional use permits, within the Military Airport Vicinity Box of DMAFB.

Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • DMAFB’s awareness of new development in the community will better enable the formulation of local area flight procedures. • DMAFB’s recommendations on discretionary (subject to approval at public hearing) development proposals will enable better informed decisions to be made by local governing bodies. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Potential for time delays on discretionary development proposals. • Difficulty in ascertaining compliance on phased developments.
Comments:	<p>This notification policy will provide DMAFB up-to-date information on non-discretionary development proposals in most of the major military flight path areas in metropolitan Tucson. Such information will aid DMAFB’s consideration of local area flight path procedures. Additionally, DMAFB personnel will have the opportunity to influence discretionary development proposals and to include recommendations against the proposals or conditions of approval for the proposals.</p> <p>The Pima County Comprehensive Plan currently contains this recommended policy relative to discretionary development requests under <i>Military Airport Regional Plan Policies</i>. Additionally, Arizona Revised Statutes (ARS §11-829) requires notice to the military airport of rezoning proceedings on Land Located within Territory in the Vicinity of a Military Airport (Military Airport Vicinity Box).</p>
Implementing Bodies:	City of Tucson, City of South Tucson, Pima County
Potential Funding:	Costs are limited to staff time, reproductions, and mailings.

Airport Environs Overlay Zone (AEZ) Regulatory Impacts

2A) Eliminate sound attenuation requirement for residential expansions and reconstructions

Issue:	Concerns regarding economic and other impacts of Airport Environs Overlay Zone (AEZ) regulations on homeowners, businesses and landowners, both northwest and southeast of the DMAFB runway, as well as additional expense of sound attenuation for residential expansions and reconstructions.
Findings:	Despite the Working Group’s finding that additional costs for sound attenuation may be low in light of Model Energy Code requirements, the public remains concerned about such additional costs.
Recommendation 2A:	The MC3 recommends that the State of Arizona and the City of Tucson eliminate the ARS §28-8482 (D) and the AEZ Land Use Code requirements for sound attenuation associated with new construction done as part of an expansion or reconstruction of existing residential units for which permits were issued prior to 1/1/05.

Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> Eliminates additional expense of sound attenuation above the expense of the current Model Energy Code. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> Lesser sound attenuation. Does not address outdoor lifestyles.
Comments:	<p>The requirement for the sound attenuation of structures located within the AEZ is based on recommendations included in JLUS and developed according to ARS §28-8482. Although sound attenuation associated with expansions and/or reconstruction of existing structures was not specifically addressed in the JLUS, it is within the City’s authority to include such requirement. However, the working group questions the value of the requirement of sound attenuation for the area of the partial expansion or reconstruction of a dwelling unit lacking noise attenuation for the entire unit. In addition, the requirements of the Model Energy Code, which apply to construction within both the City and the County regardless of location within or outside of the AEZ, provide significant noise reduction qualities by virtue of the building standards in the Code which are designed to promote energy-use (building heating and cooling) efficiency. Any Land Use Code amendment will require Mayor and Council approval.</p>
Implementing Body:	City of Tucson, Pima County, State of Arizona
Potential Funding:	Costs are limited to those associated with processing a County ordinance and State statute amendments, including staff time, materials and reproductions, mailings, newspaper advertisements.

2B) Create a sound attenuation/noise mitigation construction program and tax incentives for sound attenuation

Issue:	New AEZ regulations do not reduce noise within existing residences; and, retrofitting for noise attenuation for other than new construction is expensive.
Recommendation 2B:	<p>The MC3 recommends:</p> <ol style="list-style-type: none"> 1) Creation of a sound attenuation program similar to that of the successful program in the vicinity of Tucson International Airport (TIA). Use of the current DMAFB Air Installation Compatible Use Zone (AICUZ) noise contours is recommended for defining the initial area covered by the program. The program can be expanded as funding allows. Formulation of a committee is recommended to specifically identify and recommend funding sources and program specifics for the on-going sound attenuation program. 2) Provision of a State tax incentive/credit for private expenses incurred from voluntary retrofitting for sound attenuation for dwellings located within the Military Airport Vicinity Box. 3) Exploration of funding options to include user fees, general fund revenues, improvement districts, tax increment financing, grants, bonds, etc.

Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • A sound attenuation program would provide funds for real noise reduction inside homes within older residential subdivisions. • A tax incentive program would help off-set expenses for voluntary sound attenuation for homes ineligible for the sound attenuation program. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Depending on the sound attenuation program funding source(s), potential demand on tax revenues. • A sound attenuation program could likely have limited geographic eligibility, leading to issues of equity. • A tax incentive program would be a drain on State revenues. • Historic and older non-historic residences are typically difficult to retrofit. • Increased utility costs of alternative air conditioning systems. • Does not address outdoor lifestyles. • Time delay for achieving funding. • Challenge of determining fund allocation priorities.
Comments:	<p>Use of the current AICUZ contours to define the sound attenuation program boundaries is a rational prioritization which begins with the residential areas most impacted by aircraft noise, i.e. the 65 Ldn and higher aircraft noise contour area generated from DMAFB’s current missions. In addition, the Working Group understands that any federal funding that may be secured for the program needs to relate to the AICUZ noise contours derived from DMAFB’s current missions.</p> <p>Use of the Military Airport Vicinity Box to define the tax incentive/credit boundaries for voluntary sound attenuation is based on this statutorily defined area being apt to be affected by military aircraft overflights. This rectangular “Vicinity Boundary” covers 90,500 acres per the JLUS and extends from the Craycroft Road vicinity of the Catalina Foothills to the north to the Houghton Road vicinity of the Pima County Fairgrounds to the south.</p> <p>The main problem of a sound attenuation program is the funding source. Funding for the TIA program comes from airline ticket sales. Funding sources will need to be researched, whether Federal, State, or local.</p>
Implementing Bodies:	City of Tucson, Pima County, State of Arizona
Potential Funding:	Various sources including Federal, State, or local revenues

2C) Enhance opportunities for purchases, land exchanges, and transfer of development rights of devalued use-restricted property

Issue:	Current or future devaluation of residential and commercial developed and vacant property as a result of Airport Environs Overlay Zone (AEZ) regulations and use restrictions. Perception of negative impact by current citizens, future buyers and investors.
Findings:	<ol style="list-style-type: none"> 1) As a result of the implementation of the JLUS, the expanded AEZ and additional use restrictions of the AEZ have reduced the value of non-residentially-zoned property according to several private land owners in the area southeast of DMAFB and according to a representative of the University Science and Technology Park. 2) Review of residential real estate transactions and Assessor’s Office tax records for this area does not currently demonstrate devaluation related to DMAFB operations or to adoption of AEZ land use regulations. The regulations may not have been in place for a sufficient period for the impact on residential real estate transactions to be documented. Further, possible devaluations might not be discernable due to an unprecedented healthy home sales market. It is also possible that the current practice of disclosing a home’s location in the “Vicinity Box” rather than more complete and detailed disclosure of a home in relationship to DMAFB and overflight activity in real estate sales transactions may be postponing a devaluation impact. Therefore, no specific recommendations are made to address the possibility of future devaluation of resident homes, other than to reiterate that all property owners negatively impacted by the AEZ regulations and restrictions should be made aware of funding programs and the community should seek to create additional programs and expand funding for existing programs. (Appendix F, Exhibits 1, 2, & 3)
Recommendation 2C:	<p>The MC3 recommends that:</p> <ol style="list-style-type: none"> 1) The owners of <u>any</u> property devalued as a result of the JLUS process be made aware that they may either petition existing government funding mechanisms whereby the land may be purchased or seek a land exchange or purchase of development rights with the City or County. 2) The County pass an ordinance which allows transfer of development rights (TDR). 3) The State amend the existing statute pertaining to cities’ ability to engage in transfer of development rights in a manner similar to the statute now in place for Counties in order to provide an effective transfer of the development rights tool. 4) The State pass a statute allowing inter-jurisdictional transfers of development rights as a measure to increase the viability of this tool. 5) The State’s Congressional delegation be lobbied to secure budget appropriation(s) for the purchase of critical parcels around DMAFB.

	<p>6) Future county bond referendums include potential for purchase of impacted property.</p>
<p>Rationale:</p>	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Will provide potential measures of relief for property owners who have suffered economically as a result of local zoning regulations amended per the JLUS recommendations. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Land purchases would be based on fair market value and would not necessarily compensate for loss of property value. • Time delay for passage of regulations or budget appropriation provisions. • Difficulty balancing sending area with receiving area for development rights transfers.
<p>Comments:</p>	<p>There are two current public funding sources which can be used for the purchase of undeveloped land in the vicinity (mainly southeast) of the runway. These funding sources are:</p> <ul style="list-style-type: none"> • The Davis-Monthan Open Space Bond Fund - \$10 million is available for the purchase of open space within the southeast Approach-Departure Corridor from willing sellers through this voter-approved source; and • The Arizona State Military Installation Fund (MIF) - \$4.8 million annually is available State-wide for projects, including purchases of private land and relocation of incompatible uses in the vicinity of military installations. <p>Beyond the issue of compensation, however, are the issues of increased time on the market, uncertainty of permitted uses leading to staff delays of use decisions and to investment reticence which would be eliminated with land purchases. In addition, the resultant open space promotes the JLUS recommendations for open space provision within the Approach-Departure corridor for safety purposes.</p> <p>Other potential options include:</p> <ul style="list-style-type: none"> • Department of Defense Land Acquisition/Purchase of Conservation Easements - As per JLUS Section 6.2.7, this would require help from the State's Congressional delegation to secure a Department of Defense budget appropriation(s) for the purchase of critical parcels around DMAFB. These could be matching funds to the MIF; and • Other processes which may have a positive result similar to outright purchase of privately-held property include land exchanges, purchase of development rights (JLUS Section 6.2.14), and transfer of development rights (TDR) (JLUS Sections 6.2.15 and 6.2.16). <p>Relative to TDR's, the Arizona State Legislature has given counties, cities and towns the authority to adopt TDR ordinances. Pima County currently is working on a draft ordinance. The concept of a TDR ordinance is to identify community assets to be preserved and create a mechanism by which that preservation is accomplished through the transfer of development rights. TDR's may apply to</p>

	vacant zoned land as well as established residential neighborhoods. The adoption of a TDR ordinance in Pima County and the City of Tucson could be beneficial to protecting the current and future mission of the base as well as property owners in proximity to the base.
Implementing Bodies:	City of Tucson, Pima County, State of Arizona
Potential Funding:	<p>Recommendation #1 – DMAFB Open Space Bond Fund (Pima County), State of Arizona Military Installation Fund.</p> <p>Recommendations #'s 2 through 4 – Costs are limited to those associated with processing County ordinance/State statute amendments, including staff time, materials and reproductions, mailings, newspaper advertisements.</p> <p>Recommendation #5 – Federal Government.</p>

Noise Contours

3) Include noise contours as additional criteria for concentrating neighborhood reinvestment

Issue:	Potential increase in residential rental property and the corresponding negative impacts on neighborhood character as a result of noise impacts from flight operations or AEZ regulations.
Recommendation 3:	Apart from the specific procedures and evaluations used in programs such as “Back to Basics”, the MC3 recommends that the City and County consider the possibility of investment in existing residential neighborhoods within and adjacent to the noise and approach-departure zones delineated in the AEZ which, in addition to other established criteria, are also affected by the AEZ. In making informed neighborhood investment decisions, community decision-makers should consider in the evaluation, the neighborhood’s location relative to the AEZ and DMAFB.
Comments:	This recommendation is designed to maintain quality of life within established neighborhoods and reduce out-migration of residential property owners.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • See comments. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Due to budget limitations, neighborhood reinvestment concentration may reduce reinvestment in other neighborhoods not affected by aircraft noise.
Implementing Body:	City of Tucson, Pima County
Potential Funding:	City of Tucson, Pima County

Development Southeast of DMAFB

4) Purchase priority parcels for open space and relocation of uses

(Note: former Draft Recommendation 4A is now in Chapter 4)

Issue:	The JLUS recommends exceptions to allow for new residential uses on existing residentially-zoned properties and to allow new business uses on existing commercially-zoned properties within the Approach-Departure Corridors and the Noise Control Districts. Residential and commercial uses not listed in the AEZ would constitute inappropriate land uses in the largely undeveloped area southeast of the DMAFB runway.
Findings:	<p>There is limited undeveloped commercial and residential zoning (and limited existing commercial and residential uses) within the ADC-2 portion of the southeast corridor extending 30,000 feet from the end of the runway (approximately five miles). A large portion of the ADC-2 area is the University of Arizona Science and Technology Park. There is considerably more undeveloped rural residential zoning and more existing residential uses within the ADC-3 portion of the corridor extending from 30,000 feet to 50,200 feet from the end of the runway. There are commercial restrictions in ADC-2 and ADC-3 which limit Floor Area Ratio (FAR), building heights, and numerous non-residential uses which are completely prohibited. In ADC-2, there is a restriction on the number of employees per acre. This restriction does not exist in ADC-3. A very large portion of the ADC-3 area is undeveloped land owned by the State of Arizona. ADC-3 extends west beyond I-10 and encompasses Pima County fairgrounds. (see additional Findings in Chapter 4, section B)</p> <p>The Davis-Monthan Open Space Bond Fund and the Arizona State Military Installation Fund (MIF) (both described in Recommendation #2C) are existing resources to encourage open space preservation and compatible development near DMAFB. MIF was established as “a mechanism to compensate willing landowners within the territory of Arizona’s military airports, military facilities, and operating areas to ensure compatible land use around Arizona’s military installations.” Also listed under #2C is the potential for federal funding assistance and other mechanisms, such as land exchanges or purchase or transfer of development rights, which may help achieve compatible development.</p>
Recommendation 4:	<p>1) The Davis-Monthan Open Space Bond Fund Committee and the County Board of Supervisors should move as quickly as possible to purchase priority parcels for open space within the southeast Approach-Departure Corridor.</p> <p>2) Property owners of parcels with non-conforming zoning/uses within the AEZ area southeast of the DMAFB runway can petition the Arizona State Military Installation Fund (MIF) for funds for the purchase of these parcels and/or relocation of these uses.</p>
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Purchase of undeveloped parcels and buyout of nonconforming uses with nonconforming zoning will reduce the potential for development encroachment southeast of the DMAFB runway and may therefore serve to preserve the viability of DMAFB’s missions.

	<p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Land purchases would be based on fair market value and would not necessarily compensate for loss of property value.
Implementing Body:	DMAFB Open Space Bond Committee, Pima County, City of Tucson, State of Arizona Military Installation Fund
Potential Funding:	Open Space Bond Fund (Pima County), State of Arizona Military Installation Fund
Other solutions/ actions considered:	Government-initiated rezoning of non-conforming undeveloped land within the southeast AEZ was considered, but rejected as too onerous an undertaking.

Real Estate Disclosure

5) Enhance real estate disclosure earlier in transaction process

Issue:	Concerns regarding insufficient real estate disclosure regarding impact of DMAFB flight operations.
Findings:	<p>Current State statutes appear to exclude disclosure requirements for sales of existing residences on subdivided lots or for sales of vacant subdivided lots where a public report was issued prior to December 31, 2004 relative to Military Training Routes or where a public report was issued prior to December 31, 2001 relative to the Territory in the Vicinity of a Military Airport (Military Airport Vicinity Box). This apparent disclosure omission includes the older neighborhoods northwest of the DMAFB runway. (<i>Note: This has been resolved under recently enacted House Bills 2060 and 2814</i>)</p> <p>The JLUS Section 6.2.19 <i>Enhanced Local Notification and Disclosure</i> also recognizes the need for better disclosure requirements for military facilities, citing that, “The Governor’s Military Facilities Task Force is recommending that current notification and disclosure provisions in State law for military facilities be strengthened, including a recommendation that the Arizona Department of Real Estate develop a ‘rule’ to strengthen and standardize the notification process for its licensees.” The JLUS recommendations have also been adopted as part of County Comprehensive Plan <i>Military Airport Regional Plan Policies</i> which include:</p> <ul style="list-style-type: none"> • Requiring AEZ notices and maps to be posted in real estate sales and leasing offices, including identification of noise contours; and • Requiring AEZ notices placed in model home complexes and sales offices advising potential buyers that the area is subject to military aircraft overflight. <p>Due to concerns expressed about the potential for reduced property value or for increased difficulty of property sales as a result of disclosure of location of property within the Noise Control Districts (NCD), it is recommended that both the location within the NCD and the location within the current mission AICUZ noise contours be disclosed, if applicable. If a given property is not located within the current mission AICUZ noise contours, then the buyer can understand that the NCD location is relative to potential future noise impacts, not current noise impacts.</p>

<p>Recommendation 5:</p>	<ol style="list-style-type: none"> 1) State statutes pertaining to real estate transactions should be amended to include military airport-related notification and disclosure requirements for residences within older residential subdivisions. This has been resolved under the 2006 House Bills 2060 and 2814. In addition, ARS §28-8481G & H require disclosure of property within a high noise and accident potential zone. 2) Bilingual AEZ notices and maps should be required to be posted in real estate sales and leasing offices and model home complexes and sales offices (if the sales site is within an AEZ area), which include text and maps of military overflight areas, including codified Approach-Departure Corridors and identified current mission AICUZ noise contours as well as Noise Control District contours under current local zoning code. 3) AEZ information and maps should be required as part of real estate sales/purchase offers or lease agreements and closures of such which provide simply-stated information about the property’s proximity to the military airport and its potential for associated noise impacts based on military overflight maps and text explanations concerning codified Approach-Departure Corridors and current mission AICUZ noise contours as well as Noise Control District contours under current local zoning code. Any information sheet would require an initial(s) by the buyer/leaser indicating that he/she is aware of the potential impacts of the military airport operations prior to any closing/final lease agreement signing. 4) The real estate listing disclosure (Multiple Listing Service) should provide a more descriptive location than “Vicinity Box” for a given site’s location relative to the military airport. Information should include a descriptive location within the AEZ relative to the Approach-Departure Corridor-1, 2, or 3 and/or the Noise Control District-A or B, if applicable. See Exhibit 5 - Sample Disclosure. 5) An annual request will be made by the Military Community Relations Committee (MCRC) to the Pima County Assessor’s Office to track real estate transactions over time in the areas regulated by AEZ’s noise and safety zones with the intent to monitor and identify trends, such as home value appreciation or depreciation relative to comparable real estate assets in unregulated areas, etc. Any early detection of negative trends documenting the devaluation of residential real estate attributable to AEZ regulations and restrictions should be forwarded to the MCRC for review/action. 6) As part of the certification exam for real estate salesperson and broker licensure, the Arizona Department of Real Estate should require questions pertaining specifically to airport vicinity disclosure requirements and related airport noise disclosure necessity. As part of continuing education requirements for real estate salespersons and brokers, the Arizona Department of Real Estate should require training coursework pertaining to airport vicinity disclosure requirements and related noise disclosure necessity.
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Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Adequate notice and disclosure regarding military overflights and current and potential noise impact areas will ultimately help sustain DMAFB operations by advising potential land owners/users of potential noise and safety impacts associated with the military airport. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • It may take longer to sell or lease real estate with full disclosure of DMAFB flight operations and potential noise impacts. • Devaluation of real estate could occur with full disclosure of DMAFB flight operations and potential noise impacts. • Controversy of what is appropriate for disclosure. • Written disclosure and actual experience may not align. • Need to define what constitutes an actionable trend indicator. • A methodology must be developed to determine and validate causal factors to devaluation of property.
Implementing Bodies:	State of Arizona, City of Tucson, Pima County
Potential Funding	<p>Recommendation #1 – Costs are limited to those associated with processing State statute amendments, including staff time, materials and reproductions, mailings, newspaper advertisements.</p> <p>Recommendation #'s 2 through 4 – No funding necessary.</p>
Other solutions/actions considered:	<p>Requiring avigation easements and indemnification/release of liability language on all recorded subdivision plats was considered, but rejected because avigation easements are already required on a case by case basis as part of rezoning conditions and provision of indemnification/release of liability language on plats may not be legally viable.</p> <p>Installing overflight signage at roadway intersections within the area covered by noise contour lines was considered, but rejected because of the possibility of unnecessary stigma, especially in light of other disclosure requirements.</p>

AEZ regulatory predictability

6) Standardize review of AEZ compliant development proposals

Issue:	All investment seeks regulatory predictability. Unnecessary time delays in governmental decisions on land use proposals unduly impacts landowners.
Recommendation 6:	<p>1) Creation of an “AEZ Compliance Checklist” utilized by City and County staff to standardize review of development proposals against the restrictive overlay zone provisions for uses and safety standards. (see example in Appendix F, Exhibit 6)</p> <p>2) Add an additional requirement to create a standardized “Proposed AEZ Use Form” to be submitted by the would-be developer would ensure sufficient information concerning the use is revealed in order for governmental staff to make timely decisions concerning the permissibility of a proposed use. (see example in Appendix F, Exhibit 5)</p>
Findings:	<p>The restrictions on development which were recommended in the JLUS and codified in the AEZ are some of the most restrictive in the United States. For ADC-3 located between 30,000 feet and 50,200 feet off the end of the runway, the restrictions are unprecedented and have received recognition and accolades throughout the country as providing protection to DMAFB’s current and future missions.</p> <p>The land use policies and regulations have been adopted and are supported by the City of Tucson and DMAFB. The JLUS and revised AEZ code were designed to provide certainty for future development. Land owners have postponed development for several years, waiting for definitive standards. Now that those standards are in place, land owners would like to proceed with processing development plans for non-residential development that are compliant with the JLUS guidelines and the AEZ regulations.</p> <p>Time delays are experienced for development requests due to the cautiously deliberate execution of the AEZ regulatory guidelines.</p>
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Standardized information forms and checklists should reduce staff review times by ensuring complete information is received regarding use proposals and by providing staff with a tool for consistent and complete review of proposals against the AEZ code. • The information form would provide written evidence of the description of the proposed use should the actual development plan/permit application deviate from any initial proposal deemed compliant with the AEZ. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • AEZ compliant development at present could potentially be deemed encroachment in the future. • Many of the land uses are exempt from AEZ compliance.
Implementing Bodies:	City of Tucson, Pima County
Potential Funding:	Costs are limited to those associated with creation and processing of the checklist and use forms, including staff time, materials and reproductions, mailings.

C. Communications

Introduction

The Communications Working Group focused on the need for greater, more effective and varied forms of communication and information sharing between DMAFB and the community.

The Working Group first assessed the existing forms of communication, areas for improvement, and existing opportunities.

Existing forms of communication include:

- *DMAFB's Public Affairs (PA) hotline (228-5091):* Established as a mechanism to contact DMAFB on any issue regarding operations on the installation. Currently serving as a noise concern line, but will be revamped.
- *DMAFB and DM50 education efforts:* Outreach to explain DMAFB operations
- *DMAFB Website (www.dm.af.mil):* Community portion has been under construction, and could include a calendar and other relevant information for neighbors and other local stakeholders (as long as security is not compromised).
- *Media advisories*
- *MC3*

Areas for improvement/needs include:

- Ways for citizens to voice concerns/feel heard
- Updated and easily accessed calendar with upcoming operations events (e.g., snowbird operations schedule)
- More effective and broader outreach and notice of community-relevant meetings/processes (e.g., JLUS) to all effected stakeholders
- Availability of relevant information to increase community understanding of military operations and related issues
- More opportunities for dialogue between DMAFB and the community

Opportunities:

- DMAFB is revamping its website and hotline and has been open to MC3 input
- JLUS calls for a Community Initiatives Team, which has been under consideration by DMAFB
- City of Tucson's Department of Neighborhood Resources has a DMAFB link on its website (<http://www.ci.tucson.az.us/dnr/>) and invited DMAFB or MC3 to learn more about the City's method and technology for receiving citizen comments
- University of Arizona's Campus Community Relations Committee offers a relevant and successful example of a multi-stakeholder forum for information sharing, dialogue and problem solving between the community and a major institution

The primary challenge for the Communications recommendations was funding. While recommendations 1 and 2 are for DMAFB specifically, 3 and 4 would be implemented and funded collaboratively. This cost sharing would likely make these recommendations more easily implemented.

Summary of Recommendations

- 1) Revise DMAFB Website
- 2) Revamp DMAFB Caller Hotline
- 3) Create ongoing Military Community Relations Committee (MCRC)
- 4) Increase overall publicity and information sharing

Recommendations

1) Revise DMAFB Website

Recommendation 1:	<p><u>DMAFB Website:</u> MC3 recommends that DMAFB take into account the following suggestions as they revise their website and create community pages similar to those in Luke AFB’s website (http://www.luke.af.mil/CommunityInterests/).</p> <p><i>Particularly useful components could include:</i></p> <ul style="list-style-type: none"> - A regularly updated calendar with upcoming base events and operations, posted as early as possible - An on-line form for submitting comments/questions, as well as requests for quiet during large outdoor community events - FAQs - Detailed and user friendly maps - Links to key MC3 documents and relevant websites (e.g., City’s Department of Neighborhood Resources and the proposed Military Community Relations Committee) <p><i>The working group also recommends:</i></p> <ul style="list-style-type: none"> - Easily navigated format - Neutral, friendly and accessible language
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Could provide the internet savvy public with easily accessed information about base operations as well as a method of submitting comments/questions. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Staff costs associated with creating and maintaining the site
Implementing Body:	DMAFB
Potential Funding:	DMAFB

2) Revamp DMAFB’s Caller Hotline

Recommendation 2:	<p><u>D-M Hotline:</u> Encourage D-M to model its hotline after the City of Tucson’s Mayor and Council Comment Line that would give callers more options for gaining information, asking questions, or commenting.</p> <p>This type of phone system might include several options:</p>
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	<p>1) Recording – “if you would like more information about base operations, or would like to ask a question or submit a comment via the internet, please go to [www.dm.af.mil] or send us a message at [email address]”</p> <p>2) Option to leave a recorded message (that would then get forwarded to the appropriate person)</p> <p>3) Option for talking with a live person</p> <p>4) Option to hear recorded information about upcoming events</p> <p>The DMAFB inquiry system should include an anticipated response time for those who submit questions or information requests.</p>
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Giving more options could better meet the varied comfort and internet accessibility levels of callers, as well as reduce number of calls to a live person, and thus staff time needed. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Cost of the phone system; staff costs of message retrieval, response and management of entire process; upcoming Public Affairs staffing cuts
Implementing Body:	DMAFB
Potential Funding:	DMAFB

3) Create ongoing Military Community Relations Committee (MCRC)

Recommendation 3:	<p><u>Military-Community Relations Committee (MCRC):</u> Create a multi-stakeholder forum, similar to the University of Arizona’s Campus Community Relations Committee, focusing on military and community related issues.</p> <p>Features of this committee could include:</p> <ul style="list-style-type: none"> • <i>Purpose:</i> Dialogue, forum for raising and discussing concerns, joint problem solving, education, monitoring of recommendations, etc. Advisory to DMAFB, the City and the County, who would seriously consider the MCRC’s recommendations. • <i>Establishment:</i> The interim post-MC3 oversight committee should work with DMAFB, City, County, neighborhood and local business representatives to set up the MCRC and first meeting to ensure balanced participation and an effective process. • <i>Participants:</i> A broad array of stakeholders - neighborhood representatives, local businesses, non-residential landowners, DMAFB, City of Tucson (Planning Dept., Council representatives), Pima County, other local jurisdictions and elected officials, and other relevant stakeholders. Could be divided into two subcommittees—northwest and southeast—given geographically distinct concerns, or otherwise ensure neighborhood representation from geographically relevant areas. • <i>Meetings:</i> Regular MCRC meetings (monthly or bi-monthly meetings) that the public can observe with brief time on the agenda for comments/questions as in the MC3. Annual open public forum/town hall for information sharing, public input and discussion, and to help guide agenda setting for the coming year.
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	<ul style="list-style-type: none"> • <i>Shared leadership:</i> Steering Committee consisting of neighborhood, local business, DMAFB, City of Tucson, and Pima County representatives. • <i>Commitment and support:</i> Secure long-term commitment from the key entities listed above through staff and other support, annual participation by the base leadership, mayor and county administrator, etc. • <i>Clear operating principles:</i> Operating principles that will encourage participants to feel ownership for the forum, that specify decision making, that provide a process for getting recommendation to decision makers for consideration, etc.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Offers a regular opportunity for discussion, information sharing and collaborative problem solving on base-community issues. Could help mitigate base-community tension on future issues. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Staff and administrative costs associating with managing process;
Implementing Body:	Steering Committee consisting of representatives from D-M, City of Tucson, Pima County, neighborhood representatives (neighborhood/homeowners associations, NW/SE), non-residential landowners, and local businesses
Potential Funding:	DMAFB, City of Tucson, Pima County

4) Increase overall publicity and information sharing

Recommendation 4:	<p>Publicity: Encourage increased publicity of information of community interest via a variety of means listed below in order to more effectively reach appropriate audiences.</p> <p>1) Website, hotline, forum and other relevant general information</p> <p>2) Specific upcoming meetings, important processes (e.g., Environmental Impact Statements), and other activities of potential interest to the public (security concerns permitting)</p> <p>Methods could include:</p> <ul style="list-style-type: none"> • <i>No-cost/less expensive:</i> media releases, links on relevant websites (e.g., City’s Department of Neighborhood Resources), City’s Info Guide (published annually), real estate packets, neighborhood and homeowners associations, City ward offices, neighborhood newsletters, etc. • <i>Higher cost options:</i> door hangars, magnets, phone book info page, etc.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • Necessary in order to help public gain access to these information sources and communication mechanisms. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Who to fund more costly methods; staff and administrative costs of managing program
Implementing Body:	Steering Committee of Military Community Relations Committee
Potential Funding:	Shared

CHAPTER 3: STATEMENTS OF RESPONSE AND ADDITIONAL FINDINGS

A. Davis-Monthan Operations

The MC3 offers the following statements in response to specific DMAFB Flight Operations concerns raised by the public. These statements provide accurate information in areas where information has been lacking. Formal recommendations were not required to address these areas. An additional statement on long term planning is also included.

DMAFB Operations

1. Quiet Technology

Issue: A suggestion was offered that research should be done on quiet technology, enabling military aircraft to be designed quieter.

Statement of Response: Military aircraft design is driven by performance standards based on maneuverability and pilot survival. Noise cannot be given a higher consideration than these fundamental requirements. Given current aviation technology, it is not possible to maintain maneuverability and pilot safety while attempting to reduce engine noise. Noise reduction in commercial aircraft engines has been accomplished. However, this has occurred only because these aircraft can safely sacrifice aspects of performance in exchange for quieter operation. It is conceivable that quiet technology and military aircraft performance standards may be compatible at some point in the future.

2. Fuel Dumping

Issue: Concerns were stated regarding the dumping of fuel from military aircraft over the City of Tucson.

Statement of Response: The A-10 and the F-16 aircraft do not have the mechanical capability to dump fuel. The C-130 and HH-60 aircraft are capable of dumping fuel. The dumping of fuel is a deliberative process usually following an aircraft malfunction in which the aircraft must land immediately, requiring it to reduce its gross weight to land safely. DMAFB does not have an established fuel dumping area. Aircraft arriving into Tucson airspace that must dump fuel in order to land safely will do so under the supervision and guidance of a Federal Aviation Administration (FAA) controller. In addition to the supervision of an FAA controller, it is a requirement that the Flight Safety Office be notified if fuel is dumped. There is no record either with the DMAFB Flight Safety Office or with the FAA of fuel dumping by any DMAFB aircraft over the City of Tucson since 1997. The white stream that is sometimes observed trailing an aircraft is not related to fuel, but rather is water condensation caused by the passage of the aircraft through moist air.

3. Safety

Issue: Concerns were stated regarding the danger to those on the ground from aircraft flying overhead; specifically, the relative safety of the A-10 versus single engine aircraft; the safety record of military flying in general; and the safety of military flying in the Tucson area.

Statement of Response: Given the limited information that is easily available and interpretable by the general public, and the behavior of the news media regarding incidents involving aircraft, it is difficult for the public to develop an accurate assessment of the danger or relative safety of military flying. The following information will assist concerned residents in their effort to understand the situation in which they live.

The A-10 has flown from DMAFB since 1976. In the last 30 years, there have been 15 Class-A Mishaps involving DMAFB A-10's. A "Class-A Mishap" is any mishap which results in: 1) a direct mishap cost totaling \$1 million or more, 2) a fatality or permanent total disability, or 3) the destruction of a Department of Defense (DoD) aircraft. Example: A ground incident that results in damage to an F-16 engine could be classified as a Class-A Mishap based on cost alone as each engine can cost over \$1M. The crash of a T-37 costing \$450,000 would be classified as a Class-A Mishap not for cost, but because of the destruction of an aircraft. Generally, most Class-A Mishaps are the result of an aircraft malfunction where the aircrew positions the aircraft over an unpopulated area where they can safely eject and the aircraft crash into the ground without damage to structures or loss of life.

The tables below show the USAF and DMAFB Class-A Mishaps by rates per 100,000 flight hours.

USAF Cumulative Rates

Aircraft & Dates	Hours	Class-A Mishaps	Rate
A-7 (1972 – 1993)	1,732,045	79	4.56
F-4 (1972 – 2005)	7,181,401	304	4.23
A-10 (1973 – 2005)	4,350,296	94	2.16
F-16 (1975 – 2005)	8,042,950	278	3.46

DMAFB Cumulative Rates

Aircraft & Dates	Hours	Class-A Mishaps	Rate
A-7 (1972 – 1991)	137,410	7	5.09
A-10 (1973 – 2005)	937,194	15	1.60

Since the 1978 crash of an A-7 flying final approach, there have been no aircraft accidents within the DMAFB traffic pattern or the defined military airport vicinity box. While there are inherent risks associated with flying aircraft, Air Force safety programs are in place. Money, time and staff time are applied to minimize these risks, thereby maintaining our invaluable personnel and aircraft resources and eliminating the damage to property or loss of life resulting from a crash.

Note: The A-10 and F-4 aircraft are twin engine; the A-7 and F-16 aircraft are single engine.

3. Afterburners

Issue: Concerns were stated regarding the use of afterburners during takeoff and why it was necessary.

Statement of Response: Aircraft equipped with afterburning engines generate greater noise when used than those not so equipped. The table below identifies Air Force, Navy, Marine and other observed aircraft flying from the Air National Guard operated Operation Snowbird/ Freebird facilities which are

afterburner equipped and dB levels that would be experienced by an observer directly under the takeoff flight path at 300, 500 and 700 feet AGL.

Aircraft w/ Afterburner Takeoff -- Altitude versus dB
 [Conditions: 95°F, 15% relative humidity, clear skies]

	T38C	F-14	F-16	Tornado	F-4	F-15	F-18	B-1
300' AGL	118.5	122.5	122.4	123.2	127.0	127.8	129.3	132.5
500' AGL	114.5	118.0	118.3	119.3	123.0	123.1	125.1	127.7
700' AGL	111.7	115.0	115.5	116.7	120.1	120.1	122.2	124.8

The above dB level calculations were determined using a software program entitled Flyover Noise Calculator. This program is designed to calculate the noise level on the ground generated by an aircraft flyover. It is primarily designed for research purposes, but is applicable for field use.

The necessity to use afterburner during takeoff is conditional, based upon aircraft configuration, temperature, pressure altitude, runway length and mission. During cooler times of the year, the pilot of an aircraft which is not configured with extra weight and drag of armament, external fuel tanks, electronic or targeting pods etc. may elect, under the proper temperature and pressure conditions, to takeoff without the use of afterburner. The F-16 must use afterburner for takeoff if the computed takeoff roll is greater than 50% of the available runway. As a general rule, most F-16's when configured for an air to ground mission (i.e. external fuel tanks, targeting pods, armaments etc.) use afterburner simply for the margin of safety they provide during takeoff and climb out.

DMAFB's published noise abatement procedures include minimizing afterburner/power use to a level that is consistent with safe flight. The intent is to encourage pilots of all aircraft (DMAFB, ANG, Snowbird, Freebird and transient), afterburner equipped or not, to use the power necessary for a safe takeoff, but to reduce power as soon as safely airborne and without degrading climb performance to reduce the noise over the community.

There is no established restriction other than described for the use of afterburner or full power during nighttime operations.

Note: The OPERATION NOBLE EAGLE, Air National Guard F-16's on alert at DMAFB takeoff and climb with afterburner to the Northwest. Their mission is national defense and they takeoff at all times of the day or night as directed by the National Command Authority.

Preserving Additional Options for the Continued Use of the Goldwater Range

5. State of Arizona - long term planning

MC3 recognizes that the military presence within Arizona represents a substantial and valuable industry in the State and is a key source of economic activity. The military presence is also vital to the nation's strategic defense and homeland security. The Goldwater Range in Southern Arizona is a vital resource unique in the nation for training missions. In the last few decades Arizona's sustained growth and development have brought new development closer to the boundaries of some installations.

In order to allow optimal use of the Goldwater Range and to ensure the viability of these assets in the region, MC3 believes that the State should begin now to work with the Federal government to identify and preserve adequate Bureau of Land Management acreage in an appropriate location close to the Range, (e.g., western Pima County) to which additional and relocated military assets could be based in the event that circumstances, decades in the future, create new opportunities or cause conflicts on existing installations in the southwestern United States.

B. Land Use/Regulatory

The MC3 offers the following statements of findings in response to expressed concerns over the noise contours and Pima County's adoption of the Airport Environs Zone Ordinance.

1. Noise Contours (formerly Draft Recommendation #3A)

Issue: Concerns regarding the location of noise contours and the process by which they were determined. Also, homes within noise contours that have been deemed "incompatible" for residential use.

Findings:

Planning, by definition, is future-oriented. Therefore, relative to land use planning and regulation in the vicinity of DMAFB, the future missions of the base must be considered. Because the future missions of DMAFB are not known for certain, but based on informed expectations, assumptions are made about potential future missions, including future aircraft associated with the missions.

The JLUS assumes that the mission supported by the A-10 aircraft will continue at DMAFB, but that the successor to the A-10 will be a noisier single-engine fighter. The JLUS also notes the possibility that DMAFB, which has growth capacity within its existing boundaries, may absorb new missions as a result of the Base Realignment and Closure (BRAC) process. As a result, the JLUS recommends use of the hypothetical "notional" contours which were derived from a 2002 study initiated by DMAFB.

The area enclosed within the notional noise contours is larger than the contours prepared by DMAFB in 2003 to reflect the additional mission of the Combat Rescue Group. The notional contours encompass a land mass larger than both the area within the 2002 contours (used in the City's former AEZ) and the even earlier contours which Pima County still uses pending amendment of the County AEZ to conform to JLUS. However, the area within the notional contours is smaller than the 1975 contours created for the first noise study relative to use of the A-7 aircraft.

Despite the JLUS use of the term, the City's AEZ Land Use Code amendment does not deem residential use as "incompatible" in the expanded Noise Control Districts (NCD's) which are based on the notional noise contours. The JLUS Chapter 5 *Land Use Compatibility*, Section 5.1 *Noise and Safety Considerations*, Subsection 5.1.1 *Noise*, notes "Both the Department of Defense's Air Installation Compatible Use Zone (AICUZ) guidance and the Federal Aviation Administration's Airport Noise Compatibility Planning Toolkit identify residential use as incompatible in the 65 Ldn (day-night average sound level) contour and higher." The 65 Ldn Standard derives from the Federal Noise Control Act of 1972.

The City's amended AEZ does prohibit the Residential Use Group within NCD-A and B as required for consistency with recommended JLUS standards per State law enacted in May 2004 regarding military airport planning. However, exception is provided in the City's AEZ for the permitted use of single-family dwellings on property zoned IR, RH, SR, RX-1, RX-2, R-1, R-2, or R-3 if the zoning was in place prior to

November 2004. Use of the term “incompatible” is not required within disclosures for residential property transactions.

Other solution/actions considered by the Working Group:

The Land Use/Regulatory Working Group considered the implications of JLUS and recommending that JLUS be repealed or modified. After consideration, the Working Group did not recommend modifications to JLUS.

The regulatory impacts to homeowners and neighborhoods northwest of DMAFB result from JLUS incorporating the expanded hypothetical noise contours for a single engine aircraft. The majority of the JLUS document identifies prohibited and allowed uses, as well as development restrictions for the un-built environment. The hypothetical noise contours were intended to guide and limit development primarily to the southeast of DMAFB.

The federal government’s BRAC decision took into consideration the Joint Land Use Studies that had been completed and adopted in Arizona. Further, the Arizona State Legislature directly references the Davis-Monthan Joint Land Use Study. These two occurrences made repealing or modifying the DMAFB JLUS unrealistic for the foreseeable future.

The Land Use/Regulatory Working Group considered the possibility of recommending the use of the AICUZ to the northwest and the expanded hypothetical noise contours to the southeast. This raised legal questions and creates challenges of intersecting the contour lines using two different aircraft models. The impacts of the hypothetical noise contours to the northwest, within central Tucson, were mitigated by grandfathering existing uses. The Working Group recommended this area be exempt from the requirement that residential building expansions/reconstructions be sound-attenuated based on the hypothetical contours.

The Working Group’s acknowledgement of the hypothetical noise contours contained in JLUS and in the Tucson AEZ was not intended to be endorsement of the process by which they were created or agreement with the type of aircraft or formula used to create the expanded contour lines. Specifically, the Working Group’s acceptance of additional restrictions placed on vacant land or new development based upon these expanded noise contours was not intended to encourage or invite a noisier military aircraft into the greater Tucson community.

2. Pima County Airport Environs Zone

The MC3 acknowledged that at some point soon after final recommendations are issued, Pima County will proceed to implement a zoning code amendment for Zoning Code Chapter 18.57, Airport Environs and Facilities Overlay Zone, consistent with adopted Pima County Comprehensive Plan policies pertaining to the Military Airport planned land use designation. These zoning code amendments will be as required per previous direction by the Pima County Board of Supervisors.

CHAPTER 4: DRAFT RECOMMENDATIONS THAT DID NOT RECEIVE CONSENSUS SUPPORT

Numerous solution ideas were discussed by the MC3. Many of these came from the members in working group discussions. Others were submitted by the public. MC3 members diligently brought all ideas to the table for discussion. Most did not reach draft recommendation stage because they were deemed unfeasible—financially, politically, unsafe, or otherwise would not have the support of all MC3 members. The three draft recommendations that made it to the final meeting, but did not receive consensus support, are described below.

A. DMAFB Operations

Two DMAFB Operations draft recommendations did not receive consensus support of the MC3.

Flight Operations - Land farther down the runway (formerly Draft Recommendation #1B)

Draft Recommendation:	The MC3 recommended that DMAFB consider the creation of a “Displaced Landing Threshold” on Runway 12 (i.e., aircraft to “land long” on approaches from the northwest). The distance displaced should be determined by the US Air Force to ensure that the reduced runway length for landing does not unreasonably impact the safe operation of all aircraft using the base.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> • A “Displaced Landing Threshold” offers two significant advantages to those who live and work to the northwest of DMAFB: <ul style="list-style-type: none"> • Moving the touchdown zone further down the runway will raise the altitude of all aircraft flying over homes and businesses on final approach to the runway. • The VFR Overhead Pattern will be shifted to the southeast, with the result that more of the pattern will lie over the base and less over the center of City of Tucson. • Because takeoff procedures would not be affected, modifications to the JLUS would not be required <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • The distance that the threshold can be moved is limited by the need to maintain sufficient length for aircraft landing problems or runway conditions. Mechanical problems with aircraft brakes and wet runways can increase the landing distance. The distance that the threshold can be moved is limited by the need to maintain sufficient length. • This recommendation will require construction funding. The DMAFB touchdown zone is concrete with the remainder of the runway constructed of asphalt. Moving the touchdown zone will require a runway construction project with multiple elements including but not limited to building a new concrete touchdown zone, moving airfield lighting, moving barriers and changing applicable signage and repainting the runway. • This recommendation will require navigational equipment changes including movement, construction, procedural development and the requisite funding. Instrument approach procedures are designed for the current landing configuration. New approach procedures, including

	published Instrument Approaches, will need to be developed and tested as part of the change.
Comment:	<p><i>Potential Impact:</i></p> <ul style="list-style-type: none"> As an example of possible impact, moving the touchdown zone 3000' (½ a Nautical Mile) would raise the altitude of every landing aircraft on final approach to DMAFB 150'. (At 1 mile out the landing aircraft would be at 450' vs. the 300' as they are today) [95°F/15% relative humidity, clear skies] At 2.5 NM (SE end of Arroyo Chico Neighborhood) an A-10, currently at 750' AGL generates 91.6 dB. At 900' AGL (+ 150') the A-10 will generate 89.5 dB (a 2.1 dB decrease). [95°F/15% relative humidity, clear skies] At 2.5 NM (SE end of Arroyo Chico Neighborhood) an F-16, currently at 750' AGL generates 97.5 dB. At 900' AGL (+ 150') the F-16 will generate 96.2 dB (a 1.3 dB decrease). This change has the potential to move the 70 dB LDN. A new AICUZ would be required to verify new contours. <p><i>Other:</i></p> <p>Aircraft taking off from northwest to the southeast would continue to use the current full length of the runway maintaining the existing noise profile and safety margin. Although aircraft will land further down the runway, they will still begin the takeoff from the same point as they do in 2006.</p>
Implementing Body:	DOD, USAF, DMAFB, Tucson TRACON, FAA
Potential Funding:	DOD, USAF, State of Arizona, City of Tucson, Pima County
Other solutions/actions Considered	The idea of moving the runway in its entirety farther to the southeast was dismissed early in the discussions as it would be very expensive and require significant land acquisition and revision of many of the planning regulations enacted in response to JLUS. Neighborhood representatives advanced the above proposal that aircraft landing from the northwest "land long."

Flight Operations - Snowbird/Freebird Infrastructure (formerly Draft Recommendation #1H)

Draft Recommendation:	The MC3 recommended that prior to making a decision to expand the ramp space for aircraft parking to accommodate a major increase in Snowbird / Freebird operations at DMAFB, Yuma or another base in proximity to the Goldwater Range should also be considered.
Findings:	Snowbirds/Freebirds have been at DMAFB for 30 years, and there has been a significant investment in support infrastructure at the base. Snowbirds and Freebirds need to be close to the Goldwater Range, as it is a unique resource, with nothing else like it suitable for training opportunities in the United States. Cannon AFB and the Melrose Range are unsuitable for the more complex tactical training that the Goldwater Range provides due to size, infrastructure and overall training capacity.
Rationale:	<p><i>Benefits/Opportunities:</i></p> <ul style="list-style-type: none"> Space at DMAFB may then be reserved for other operations or uses. Financial benefit for potential expansion at other bases in proximity to the

	<p>Goldwater Range.</p> <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • May require more coordination. • Potential noise impacts shifted to other bases in proximity to the Goldwater Range. • This recommendation could be misconstrued by the Air Force to imply that the citizens of Tucson wish to limit future missions at DMAFB, while the true intent is simply to explore other options, recognizing that the decision makers may still prefer DMAFB.
Implementing Bodies:	DoD, State Department, Air National Guard
Potential Funding:	DoD, State Department, Air National Guard
Other Solutions/Actions Considered	<p>Since overflight noise was observed by neighborhood representatives as louder from the "visiting" aircraft than A-10 operations, it was proposed that decreasing visiting aircraft activity would noticeably reduce overflight noise. Because Operations Snowbird and Freebird are considered integral to the mission of DMAFB, some members felt that this proposal would jeopardize the viability of the Base. The possible recommendation that there be no increase in these operations was similarly rejected since some felt it could be misconstrued that the MC3 wanted to limit future missions at DMAFB (again perceived as negatively impacting the Base viability goal). The idea that other sites be considered in the event of infrastructure increases in Operations Snowbird or Freebird was ultimately rejected as well for the same reasons, although this proposal made it to the final draft recommendation stage.</p>

B. Land Use / Regulatory

One Land Use draft recommendation did not receive consensus support of the MC3:

Development Southeast of DMAFB:

County should amend AEZ code consistent with the JLUS (formerly 4A)

Issue:	Concerns regarding the potential negative impact on DMAFB as a result of urban development southeast of the DMAFB runway.
Findings:	<p>Development encroachment is a central concern regarding the viability of DMAFB to perform current and future missions. The development restrictions which are recommended by the Joint Land Use Study (JLUS), and which are required per State statute to be followed by the City and County, are designed to address the issue of incompatible development, especially in the largely undeveloped area southeast of the DMAFB runway. The JLUS-recommended use restrictions and safety standards for development within the Approach Departure Corridors (ADCs) and the Noise Control Districts (NCDs) are designed to prevent development of new uses which, per the JLUS, are incompatible with aircraft overflights and are otherwise considered as development encroachment. Those new uses deemed compatible, per the JLUS, for location within the ADC’s are required to meet development standards designed for safety, such as limits on the number of employees per acre and limits on the percentage of buildable area allowed on a minimum development site area. In addition, those new compatible uses within the NCDs must meet noise reduction standards through sound attenuation construction measures. New development is not considered as “development encroachment” if it conforms to the both the use restrictions and the safety standards recommended by the JLUS. Additional cited information from that Arizona Department of Commerce, the National Governors Association, Arizona State Initiatives, Office of Economic Adjustment, Arizona Military Regional Compatibility Project, and the Joint Land Use Study referencing compatible land development and encroachment is provided in Appendix F, Exhibit 4.</p> <p>The City has already amended its Airport Environs Overlay Zone (AEZ) code consistent with the use restrictions and safety standards recommended by the JLUS. The County has delayed action on its AEZ code amendment pending final recommendations by the MC3 as a measure to consider and possibly incorporate applicable MC3 recommendations into the code amendment.</p>
Draft Recommendation:	The MC3 recommended that the County proceed with amendment to its Airport Environs Overlay Zone (AEZ) consistent with the JLUS recommendations for use restrictions and safety standards as soon as the final MC3 recommendations are issued.

Rationale:	<p><i>Benefits/Opportunities::</i></p> <ul style="list-style-type: none"> • The County AEZ code amendment will reduce the potential for development encroachment southeast of the DMAFB runway and will therefore serve to preserve the viability of DMAFB’s missions. <p><i>Concerns/Constraints:</i></p> <ul style="list-style-type: none"> • Undeveloped industrial-zoned land will face further use restrictions and corresponding property devaluation. • Potentially reduces the value of State land.
Comments:	<p>Considerable discussion on the issue of development encroachment occurred during the development and refinement of this recommendation. There is concern that what is currently deemed compatible development will change in the future and thereby place the viability of DMAFB at risk. Also, some felt that inclusion of the recommendation could imply wholesale endorsement of JLUS. Finally, the MC3 heard that the recommendation may ultimately be unnecessary since the County would need to proceed with the code amendment change anyway.</p>
Implementing Body:	Pima County
Potential Funding:	<p>Costs are limited to those associated with processing a zoning code amendment, including staff time, materials and reproductions, mailings, newspaper advertisements.</p>
Other solution/actions considered:	<p>Restricting the development of State-owned land within the southeast AEZ was considered, but rejected in light of the existing City and pending County AEZ code amendments which address land use restrictions, including on State-owned land which would likely be rezoned, and in light of legal obstacles to imposition of non-development of State-owned land.</p> <p>An open space corridor within the southeast AEZ was considered, but rejected because it would be cost prohibitive if purchased and because the existing City and pending County AEZ code amendments are designed to create a “checkerboard” of open space for safety purposes.</p>

CHAPTER 5: OUTCOMES AND NEXT STEPS

This report, memorializing the MC3 Consensus Recommendations, will be delivered to the sponsors of the process, key decision makers and other interested agencies and parties. Key decision makers have committed to consider recommendations for implementation within their respective areas of control.

Decision-makers that will receive the MC3 Consensus Recommendations include:

- Federal: Congressional Offices of Kolbe and Grijalva, Senate Offices of McCain and Kyl, Davis-Monthan Air Force Base, and the United States Department of Defense
- State: Governor's Office and relevant State agencies, including the Arizona Commerce and Economic Development Commission
- Pima County: Board of Supervisors and County Administrator
- City of Tucson: Mayor and Council, and City Manager
- City of South Tucson: Mayor and Council and City Manager

This final report will also be presented at a media conference immediately following its distribution to the above entities, and will be posted on the Department of Neighborhood Resources' website (www.tucsonaz.gov/dnr/). The report will also be made available at the public library.

MC3 agreed to follow-up on recommendations, ensuring that the dialogue and collaborative work begun through the MC3 process continue. MC3 follow-up includes:

1. Creation of the MC3 Interim Oversight Committee: This will be a temporary committee consisting of an expanded MC3 Steering Committee to represent the cross-section of interests in the MC3. This transitional committee will begin meeting in September 2006 and will be charged with:

- Convening the planning process to establish the new Military Community Relations Committee (MCRC),
- Following-up and reporting on MC3 recommendations to the MCRC.

2. Creation of the Military Community Relations Committee (MCRC): The MCRC will serve as a permanent forum for dialogue, information sharing and problem solving among DMAFB, local government, neighborhoods, non-residential landowners, and other key interests. It will be co-convened and staffed by key agencies and interests (see Communications recommendation #3).

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2. Pima County Tax Assessor Records	
3. Davis Monthan Air Force Base Vicinity: Map and Pima County Assessor Reports (3, 3a, 3b, 3c)	
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5. Sample Disclosure Form: Air Installation Compatible Use Zone	
6. Sample AEZ Checklist: City of Tucson Airport Environs Zone Development Application Checklist (2.8.5.7)	

Appendix A: MC3 Participants

Members and Alternates

Calvin Baker/*Al Flores*
Vail Unified School District

Albert Elias/*Jaret Barr*
City of Tucson

Arlan Colton/*David Petersen*
Development Services Dept, Pima County

David Confer
Colonia Solana Neighborhood Association

Gail Cordy
Broadmoor-Broadway Village Neighborhood
Association

Jim Corley
Pastor, Cross Point Church

Bill DuPont
Neighborhood Infill Coalition

Bruce Dusenberry/*Barbara Peck*
DM 50

Julia Graf
Blenman-Elm Neighborhood Association

Nancy Laney
Tucson Botanical Gardens

Jan Leshner/*Soledad Zuzuárregui*
Tucson Office of Governor Napolitano

Stephanie Mitchell
Civano Neighborhood Association

Leslie "Pez" Owen
Arroyo Chico Neighborhood Association

Priscilla Petersen
Julia Keen NA & 29th Street Coalition

Roger Pfeuffer/*Lauren Eib*
Tucson Unified School District

Ron Shoopman
Southern Arizona Leadership Council

Priscilla Storm
Diamond Ventures

Tom Warne/*Don Semro*
Triangle Ventures LLC

Al Wiruth
Rita Ranch Neighborhood Association

Bruce Wright/*Marshall Worden*
Science and Technology Park, University of Arizona

Neighborhood Alternate:
Barb Kuelbs

Steering Committee

Arlan Colton
David Confer
Bill DuPont
Bruce Dusenberry
Jan Leshner/*Soledad Zuzuárregui*
Ron Shoopman

Advisory Members

Michelle Crow
Tucson Office of Congressman Grijalva

Bob Currieo
Tucson Office of Senator John McCain

Colonel Scott Hines
Davis-Monthan Air Force Base

Kay McLoughlin
Tucson Office of Congressman Jim Kolbe

Hank Kenski/*Britann Smith*
Tucson Office of Senator Jon Kyl

Resource People

Judith Imhoff
City of Tucson

Jennifer Meyer
Davis-Monthan Air Force Base

Barbara Peck
LP&G, Inc.

David Petersen
Pima County

Michael Toriello
Davis-Monthan Air Force Base

Facilitator

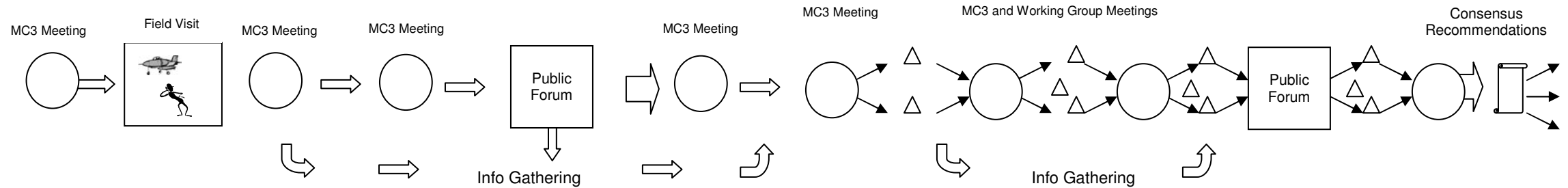
Tahnee Robertson
Resources for Environment and Community

Administrative Support

Tina Urbina-Gargus
U.S. Institute for Environmental Conflict Resolution

Appendix B: MC3 Process Design

Military Community Compatibility Committee – Process Design
September 2005 to September 2006, Tucson AZ



Stage	Agreeing on Process - Understanding the Issues ----->				Generating & Evaluating Solutions ----->				Negotiating Recommendations	
Activity	MC3 Meeting	Field Visit and MC3 Meeting	MC3 Meeting	Public Forum	MC3 Meeting	MC3 Meeting & Working group sessions	MC3 Meeting & Working group sessions	MC3 Meeting & Working group sessions	MC3 Meeting, Public Forum & Working group sessions	MC3 Meetings Follow-up
When	September	October	November	December	January	February	March	April	May	June - September
Objectives	<ul style="list-style-type: none"> Overview of MC3 DM presentation Review draft protocols and timeline 	<ul style="list-style-type: none"> Field visit: build common understanding of typical overflight noise, and range of local flights MC3 meeting: agree on process, identify issues, form TWG 	<ul style="list-style-type: none"> Presentations on neighbor concerns, outdoor liveability, and property values Review issues 	<ul style="list-style-type: none"> Overview of process & issues Gather input on issues, solutions, questions 	<ul style="list-style-type: none"> Presentations on U of A and non-residential landowner perspectives Agree on issues Discuss ways to improve communication with the public 	<p><u>MC3:</u></p> <ul style="list-style-type: none"> Agree on process for solutions phase Develop criteria for evaluating options <p><u>Working groups:</u></p> <ul style="list-style-type: none"> Define roles, tasks ahead, etc Begin clarifying issues and solution options Identify info needs 	<p><u>MC3:</u></p> <ul style="list-style-type: none"> Working group reporting and feedback Agree on criteria for evaluating options <p><u>Working groups:</u></p> <ul style="list-style-type: none"> Incorporate new info/feedback Prepare range of solution options with pros/cons ID further info needs 	<p><u>MC3:</u></p> <ul style="list-style-type: none"> Working group reporting and committee feedback <p><u>Working groups:</u></p> <ul style="list-style-type: none"> Incorporate new info/feedback Prepare draft solutions options for public forum 	<p><u>MC3:</u></p> <ul style="list-style-type: none"> Working group reporting and committee feedback <p><u>Public Forum:</u></p> <ul style="list-style-type: none"> Present draft recommendations Gather public input on draft recommendations <p><u>Working groups:</u></p> <ul style="list-style-type: none"> Discuss/integrate input 	<ul style="list-style-type: none"> Build consensus agreement on final recommendations Agree on plan for taking MC3 recommendations to DM, City, County and other decision makers, and other follow-up. Final report Interim oversight committee begins to address follow-up
Technical	Gather questions for DM ----->				Gather questions for City/others- - - ->				DM, City, County answers re Issues	
Public	Ongoing public information via e-mail list, website, media releases									
Coordination	Solicit feedback at MC3 meetings (10 minute comment period) and public forums; monthly neighborhood meetings for member representatives and interested residents									
	Monthly between-meeting Steering Committee meetings to review draft agendas and other documents, and discuss critical issues; Facilitator agenda/document preparation, communication with members, and other process coordination									

Appendix C: Protocols

MILITARY COMMUNITY COMPATIBILITY COMMITTEE (MC3)

PROTOCOLS

**Recommended by the MC3 Steering Committee and Approved by the MC3 Membership
Tucson, Arizona – November 2005**

These Protocols are intended to govern the activities of the Military Community Compatibility Committee (MC3) and to provide guidance to help members achieve the highest level of productive dialogue and viable, consensus recommendations.

A. Goals and Objectives of the Military Community Compatibility Committee

Goals:

- To minimize current noise impacts on residential neighborhoods to the maximum extent feasible consistent with the fulfillment of Davis-Monthan's mission.
- To minimize, or eliminate if feasible, any additional noise impact on existing residential neighborhoods that results from future mission changes; and
- To maintain the future viability of Davis-Monthan Air Force Base.

Objectives:

As an advisory committee, the MC3 will:

- Gather and make accessible all relevant information so that participants have a broad understanding of the issues relevant to military overflight noise in Tucson.
- Generate reasonable and viable recommendations that are broadly supported by the Committee, and that will be forwarded to relevant agencies for consideration.
- Identify and seek support for an ongoing collaborative monitoring and consultation process.

B. Commitment of the Key Agencies

1. The City of Tucson, Pima County, Davis-Monthan AFB, and the Governor's Office have agreed to work collaboratively, provide information openly, and fully consider the viable consensus recommendations of the group.

2. Funding of the process has been provided initially by the Arizona Commerce and Economic Development Commission and the pro bono contributions of the U.S. Institute for Environmental Conflict Resolution. Pima County has also committed funding to support the process, and additional funding is being sought from other key agencies and institutions.

C. Structure of the Military Community Compatibility Committee

1. Steering Committee: An 8-member multi-stakeholder Steering Committee (SC) works closely with the facilitator. The SC provides oversight and guidance, and develops draft agendas and other documents for review and ratification by the MC3. Selection criteria included: balanced representation, commitment to MC3 goals, and availability and willingness to commit time and energy to the work of the SC. Membership represents the State, City, neighborhoods, DM-50 and local business.
2. Membership: There are 28 members and advisors participating in the MC3. They represent a balance of neighborhood representatives, business leaders, developers, school districts, City of Tucson, Pima County, State of Arizona, congressional offices, and Davis-Monthan Air Force Base. Members and advisors were chosen by the steering committee, with assistance from the facilitator, through an open and equitable process.
3. Alternates: Each member will designate an alternate to participate in the event that the member is unable. Neighborhood representatives as a group will designate 3 alternates. Members will ensure that alternates are kept informed. Alternates will commit to staying informed and are encouraged to attend all MC3 meetings.
4. Task groups: a Technical Working Group will be formed to address information gathering and management needs. Other task groups may be formed if needed.
5. Recommendations will be directed to the relevant agencies: City, County, State, and Federal, including Davis-Monthan, the U.S. Air Force, and the Department of Defense.

D. Operating Procedures of the Military Community Compatibility Committee

1. The Committee may revisit the Protocols as needed.
2. Facilitator: A third-party neutral, contracted through the U.S. Institute for Environmental Conflict Resolution (USIECR), will manage the process, providing consulting, planning, facilitation, and recording services. The facilitator will serve at the pleasure of the MC3 Steering Committee, and work with the USIECR project manager. Any dissatisfaction with the facilitator should be raised with the facilitator and/or with the Steering Committee or USIECR Project Manager for early resolution.
3. The facilitator and Steering Committee will work closely together in developing agendas, summaries, and materials for each meeting.

4. Meeting summaries will be reviewed, corrected if necessary, and approved by the Committee. Approved summaries may be distributed beyond the MC3.
5. As much as practical, decisions of logistics, timelines and ground rules for the Committee will be decided by the members themselves.
6. Resource persons from the City, County, State, Davis-Monthan and other relevant agencies may be present and will be recognized by the facilitator to contribute information to Committee discussions or respond to questions.
7. Members who wish to caucus during the meeting with other members, alternates, or non-members may do so by making the request to the facilitator.
8. Decision Making: MC3 is an advisory committee. Recommendations will be made by consensus to the extent possible. Consensus means an agreement supported by the Committee as a whole, that does not necessarily represent any one member's ideal resolution, and that could be characterized as a decision that all members present can live with. The thumbs up (support), thumbs to the side (can live with it), or thumbs down (oppose) method will be used.

If consensus is not reached, members will consider the options below to insure that every effort has been made:

- a. Further analyze the issue and see if there is consensus on part of it
- b. Ask the dissenting party or parties to create language which they think will be acceptable to the others
- c. Ask the dissenting party to identify the specific needs that are not being addressed
- d. Identify additional information needs
- e. Ask the dissenting party or parties to meet with the steering committee, and perhaps others as appropriate, to seek a solution
- f. Ask parties to check with their constituents for guidance, clarification, or creative ideas
- g. Consider tabling the issue until later in the process

If there is still no consensus on a particular issue or option, then it will not be included as one of the recommendations of the committee, but will be included and the varied viewpoints presented in the final report.

9. Groundrules:
 - a. Treat one another with civility, both within and outside the meeting environment
 - b. Operate with integrity
 - c. Respect confidentiality
 - d. Respect each other's perspectives – consider issues from others' points of view
 - e. Focus on the future rather than belaboring issues of the past
 - f. Be honest in communications among and about one another

- g. Support an open process
- h. Be product oriented
- i. Participate actively
- j. Be conscientious about identifying interested people and soliciting their input
- k. Silence cell phones and other electronic devices during meetings.

E. Participation of the Media and Public



1. The first meeting of MC3 will be closed to the public and media. Subsequent meetings will be open to the public and media.
2. Media releases will be published periodically as the MC3 process moves forward.
3. Observers wanting to make a comment will have the opportunity to speak during the first 10 minutes and/or final 10 minutes of each MC3 meeting beginning in October. At least two public forums will also be convened separately.
4. MC3 meetings may be audio and video recorded, but space will be designated for recording equipment in order to minimize disturbance to members.
5. During meetings of MC3, the media is requested to refrain from directly quoting Committee members or alternates and agency staff. Members of the public or media may interview or discuss any issue with members, alternates or agency staff before or after formal sessions, or during breaks.
6. Members are urged to refrain from criticizing the Committee or the collaborative process that is underway, or from making statements that will undermine trust among members.
7. Facilitator, members, alternates and agency staff do not have authority to speak on behalf of the Committee unless specifically delegated that responsibility by the members.
8. In conversations with the media and the public, the MC3 facilitator, members, alternates and agency staff do not have the authority to represent the positions of other MC3 participants. Please refer such questions to the appropriate participant so they can speak for themselves.

F. Responsibilities of MC3 Members (and their Alternates)



1. MC3 members and their alternates will participate in all activities of the Committee in good faith. Good faith means participation that is open, honest and dedicated to a resolution that meets the needs and respects the interests of all members of the MC3.


2. MC3 members and their alternates are committed to using this process to address and resolve issues related to the MC3 objectives. Individual members are urged not to turn to other forums, such as the courts, Congress, the public, or the media, for resolution of differences, without a full discussion of such action in advance in the Committee.
3. MC3 members and their alternates will strive for collaboratively developed consensus-based solutions. Effective collaboration involves appreciating the needs and ideas of others, being clear and honest in the expression of your own needs and ideas, and generating ideas and options that consider the needs of others.
4. MC3 members and their alternates will treat others in the process with respect and patience. In any public or private discussions of the process, members will be respectful of each other and aware of implications of what is said for the relationships and trust among members.
5. MC3 members and their alternates will represent their constituencies and/or agencies effectively. They will routinely report and consult with their constituencies or agency decision maker, and will bring to the Committee the views of their constituencies or agency decision maker, as appropriate.
6. MC3 members will attend all meetings and devote necessary time between meetings. Understanding that there may be reasons for inability to attend, the alternate will take the place of the member, with full rights and responsibilities. Alternates are encouraged to attend all meetings. The member is responsible for keeping his/her alternate informed on the process.
7. Members and alternates will assist the facilitator in maintaining the schedule and enforcing the Committee's operating procedures and responsibilities.
8. Members and alternates will strive to build productive relationships with all members that are based on the ability to trust each other and respect each member's point of view.

Appendix D: Glossary

A7 Corsair		A single engine fighter aircraft (see www.combataircraft.com for more details on this aircraft)
A10 Thunderbolt		A twin engine fighter aircraft Since 1979, DMAFB has been the training location for pilots learning to fly the A10 Thunderbolt. (see www.combataircraft.com for more details on this aircraft)
Accident Potential Zone	Zones within which the likelihood of an aircraft accident is approximately equal. The Air Force's AICUZ study defines three accident potential zones in the vicinity of DMAFB.	
AEZ (Airport Environs Zone)	A zoning overlay that adds requirements to properties in the area of Tucson International Airport and Davis-Monthan Air Force Base. Defined in Ordinance No. 10073 adopted by the Tucson City Council on October 25, 2004. "	
Afterburner	A component added to some jet engines, primarily those on military aircraft, for the purpose of providing a temporary increase in thrust for situations such as take-off, combat, or supersonic flight. The thrust is achieved by injecting additional fuel into the jet pipe downstream of (i.e. <i>after</i>) the turbine. This fuel is ignited by the hot exhaust gasses and adds greatly to the thrust of the engine. Afterburning is extravagant on fuel and inefficient, but this is acceptable for the short periods in which it is typically used. (modified from Wikipedia)	
AGL	Above Ground Level, and expression of altitude of aircraft in relation to the local ground elevation, usually given in feet	
AICUZ (Air Installation Compatible Use Zone)	A program of the Department of Defense (DOD) developed in response to the Noise Control Act of 1972 to promote an environment free from noise that jeopardizes the public health and welfare and protects the Air Force, Army, and Navy airfields from encroachment and incompatible land development. AICUZ guidelines define zones of high noise and accident potential and recommend uses that are compatible with those zones. Accident potential (the likelihood of an aircraft mishap) is defined in three zones: the clear zone with the highest accident potential extends 3000 ft from the runway; APZ 1 extends 5000 ft from the clear zone; and APZ2 extends 7000 ft from APZ 1. Noise exposure is computed from the model NOISEMAP and is expressed in Ldn (considered equivalent to DNL). The AICUZ study done for DMAFB in 2002 factored into the computed contours flight operations of all the aircraft flown in and out of the base, including all transient aircraft, those flying into and out of the AMARC facility, Air National Guard flying out of TIA, and Snowbird and Freebird operations.	
AICUZ Contours	Lines connecting equal values of day-night average noise exposure (Ldn or DNL) computed for the AICUZ program with the model titled NOISEMAP.	
AMARC (Aircraft Maintenance and Regeneration Center)	A major industrial center occupying 2,600 acres, AMARC manages an inventory of more than 4,200 aircraft, 40 aerospace vehicles and 350,000 line items of production tooling. In addition to the historic storage and disposition mission, the Center's highly skilled 662-member workforce regenerates aircraft, returning them to flying status or preparing them for overland shipment. The AMARC team also reclaims hundreds of millions of dollars	

	worth of parts to support global war fighting operations. (from www.dm.af.mil/AMARC)
Approach-Departure Corridor (ADC)	<p>The areas off the approach/departure ends of a given runway which underlie the predominant flight ground tracks for departures and arrivals.</p> <p>Additionally, zones defined in Ordinance NO. 10073 of the Tucson's Land Use Code that defines the Airport Environ Zone. Definitions for the Approach Departure Corridors in the ordinance are:</p> <ul style="list-style-type: none"> ● Approach Departure Corridor One (ADC-1). A specifically designated area 12,000 feet from the northwest end of the runways at Davis Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential. ● Approach Departure Corridor Two (ADC-2). A specifically designated area 30,000 feet from the southeastern end of runways at Davis-Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential. ● Approach Departure Corridor Three (ADC-3). A specifically designated area located 30,000 to 50,200 feet at the southeastern end of runways at Davis-Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential, less than in the ADC-1 or ADC-2 zones.
Arizona State Military Installation Fund (MIF)	A fund established in 2004 by HB 2140 to ensure long-term retention of the State's military facilities. Beginning in fiscal year 2004-2005, \$4.825 million dollars will be appropriated from the state general fund for the MIF. (see http://www.commerce.state.az.us/CommunityPlanning/Military_Installation_Fund.asp)
A.R.S. §28-8482	Arizona Revised Statutes Section 28-8482 requires political subdivisions in the vicinity of a military airport to incorporate sound attenuation standards in their building codes.
Auxiliary Airfields	Airfields identified, based on their ability to support practice approaches both instrument and visual, for use by Wing aircraft to augment and enhance aircrew training and currency requirements. These airfields are generally either non-controlled or controlled with low general aviation use.
Barry M. Goldwater Range	The Barry M. Goldwater Range (formerly the Luke Air Force Range) is located in southwest Arizona. It serves the U.S. Air Force and the U.S. Marine Corps as an armament and high-hazard testing area; a training area for aerial gunnery, rocketry, electronic warfare, and tactical maneuvering and air support; and a place to develop equipment and tactics. It also serves other defense-related purposes. The Goldwater Range has generally served these and similar purposes since 1941. (from www.globalsecurity.org/military/facility/goldwater.htm)
BLM (Bureau of Land Management)	An agency within the U.S. Department of the Interior. BLM administers 261 million surface acres of America's public lands, located primarily in 12 Western States. The BLM sustains the health, diversity, and productivity of the public lands for the use and enjoyment of present and future generations. (from www.blm.gov)
BRAC (Base Relocation and Closure Commission)	A commission established by Congress in 2005 to provide an objective, non-partisan, independent review and analysis of the list of military installation recommendations issued by the Department of Defense on May 13, 2005. The final report of the BRAC 2005 was submitted to the President on September 8, 2005.

C-130 Hercules		A four engine turboprop transporter aircraft
Class-A Mishap	Any aircraft mishap which results in damage costing \$1 million or more, or results in a fatality or permanent total disability, or the destruction of a DOD aircraft	
Closed Pattern	The closed pattern can be loosely described by the pilot flying an oval racetrack. The pilot maneuvers their aircraft on takeoff performing a climbing right/left turn to pattern altitude where, on the backstretch of the racetrack, they slow and configure their aircraft for landing. At a point just past abeam the runway threshold the pilot will reduce power and commence a descending turn to a landing. The pilot can elect to land or do a low approach (i.e. not touch down) and continue for a second, third or fourth closed pattern. This maneuver can be repeated multiple times as long as there are no other aircraft which would conflict with the maneuver. The pilot requests and is given permission for the control tower to perform a closed pattern.	
Combat Search and Rescue Group	The group includes three squadrons, an HH-60 G helicopter unit, an HC-130 aerial refueling unit, and a squadron of pararescue forces.	
Critical Parcels	Parcels with higher ranking for purchase for open space related to the Davis-Monthan Open Space Bond Fund. An example could be a vacant parcel with residential zoning which is very near the end of the flight line and which is contiguous with other parcels sought for purchase.	
Davis-Monthan Open Space Bond fund	Approved by Pima County voters in 2004, the fund provides \$10 million to purchase open space in the vicinity of Davis-Monthan Air Force Base to prevent encroachment.	
dB (Decibel)	One tenth of a Bel, a logarithmic scale unit of measurement of sound pressure level. Because of the logarithmic scale, a 10dB increase in sound will be perceived by most people as a doubling of loudness.	
Deconfliction	The process of ensuring that aircraft maintain a safe distance from each other.	
Development Encroachment	Those uses that are not considered compatible by the JLUS, nor recommended to be permitted within the AEZ	
Discretionary Development Proposals	Those that are subject to approval at a public hearing	
DM-50	The DM-50 is a group of 69 civic and business leaders with the mission to promote further development and enhancement of the relationships between DMAFB and the Tucson community. DM-50 uses a variety of programs to make sure all Airmen and their families feel a part of Tucson. The organization also hosts dinners and golf tournaments for local military, business and political leaders, and has contributed more than \$390,000 to the base for programs to promote quality of life and sustainability of the base.	
DMAFB	Davis-Monthan Air Force Base	
F4		A twin engine fighter aircraft

F16 Fighting Falcon		A single engine fighter aircraft. Used by the Air National Guard stationed at TIA
Federal Noise Control Act of 1972 (42 U.S.C. 4901 to 4918)	<p>This Act establishes a national policy to promote an environment for all Americans free from noise that jeopardizes their health and welfare. To accomplish this, the Act establishes a means for the coordination of Federal research and activities in noise control, authorizes the establishment of Federal noise emissions standards for products distributed in commerce, and provides information to the public respecting the noise emission and noise reduction characteristics of such products (42 U.S.C. 4901). The Act authorizes and directs that Federal agencies, to the fullest extent consistent with their authority under Federal laws administered by them, carry out the programs within their control in such a manner as to further the policy declared in 42 U.S.C. 4901. Each department, agency, or instrumentality of the executive, legislative and judicial branches of the Federal Government having jurisdiction over any property or facility or engaged in any activity resulting, or which may result in, the emission of noise shall comply with Federal, State, interstate, and local requirements respecting control and abatement of environmental noise. Each Federal agency shall, upon request, furnish information to the Environmental Protection Agency (EPA) regarding the nature, scope, and results of the noise research and noise-control programs of that agency, and shall consult with EPA, as required, in prescribing standards or regulations respecting noise. Certified low-noise-emission products shall be acquired for use by the Federal Government in lieu of other products if the Administrator of General Services determines that reasonably priced, reliable substitutes exist (42 U.S.C. 4914). The Act includes provision for citizen suits (42 U.S.C. 4911(a)) whereby any person may commence civil action against the United States or any governmental instrumentality or agency who is alleged to be in violation of any noise control requirement.</p>	
FAA (Federal Aviation Administration)	The federal agency that controls airspace over Tucson	
Final Turn	<p>The position best described as the location or ground track of an aircraft when pilots begin their maneuver to place themselves on short final for landing. The maneuver generally occurs with the aircraft configured for landing and may either be a combination of a level then descending turn or a continuously descending turn depending on the location, winds, and altitude the aircraft was when the pilot begin their final turn.</p>	
Freebird Operations	<p>A Department of State program in which aircraft from Allied nations are deployed to Operation Snowbird to gain experience flying with U.S. aircraft in joint operations. This training is accomplished to facilitate world-wide coalition war fighting operations with the U.S. and our allies. Identical to Snowbird Operations.</p>	
Fuel Dumping	The jettisoning of excess fuel in cases in which an aircraft must reduce its gross weight in order to land safely.	
Go Around	<p>Both a command and a description. Either the pilot flying or the controlling agency may determine either a conflict exists or the aircraft is in an unsafe position for landing and elect to or be directed to “go around”. At this time, the pilot flying the aircraft will advance the power, arrest the descent rate and reconfigure the aircraft for normal flight while maneuvering to a position where they may reentry the traffic pattern and attempt another landing.</p>	

HH-60	 <p>A highly modified version of the Army Black Hawk helicopter which features an upgraded communications and navigation suite that includes integrated inertial navigation/global positioning/Doppler navigation systems, satellite communications, secure voice, and Have Quick communications. The primary mission of the HH-60 helicopter is to conduct day or night operations into hostile environments to recover downed aircrew or other isolated personnel during war. Because of its versatility, the HH-60 is also tasked to perform military operations other than war. These tasks include civil search and rescue, emergency aeromedical evacuation, disaster relief, international aid, counterdrug activities and NASA space shuttle support. (modified from http://www.militaryfactory.com/aircraft/detail.asp?aircraft_id=41)</p>
Historic Neighborhood	Neighborhoods which have applied for and been granted National Historic District Status
Initial	“Initial” is both a position and a report made to the control tower. “Initial” as the term implies is the entry/beginning of the overhead landing pattern. Generally identified as a point on extended centerline between 3 NM and 5 NM from the threshold level at the procedural altitude. A pilot reports “Initial” so that all aircraft in the pattern know exactly where he/she and that their intention is to fly an overhead pattern. see VFR Overhead Pattern
Inside Downwind	Using the analogy of the overhead pattern to an oval horse track, inside downwind is the backstretch. The term inside is used to differentiate between an aircraft in the overhead pattern and one in the visual or radar pattern maneuvering to reenter the overhead pattern at “initial”. An aircraft maneuvering to reenter would be identified by its position being on “outside downwind”. see VFR Overhead Pattern
Instrument Approach	A flight path flown to a runway using instruments within the cockpit to guide the aircraft into a position to safely land. Training in instrument approaches prepares pilots for bad weather approaches to a runway. Practice Instrument Approach training can be flown in good or bad weather.
Instrument Meteorological conditions (IMC)	The pilot cannot see the ground or landing environment and thus requires radar control guidance or ground navigational aids along with a published instrument approach procedure to guide the pilot to a position below the weather to visually acquire the landing runway and safely descend to land. Conditions under which Instrument Flight Rules (IFR) are applicable. Published procedures at DMAFB typically result in a longer straight-in flight path for IMC than for Visual Meteorological Conditions
Inter-jurisdictional Transfers	Transfers of development rights between governmental jurisdictions, such as the City of Tucson and Pima County
JLUS (Joint Land Use Study)	A program of the Department of Defense that encourages cooperative planning between military services and local communities to promote compatible land use development around military installations. A JLUS was completed in February 2004.
Ldn	Day-night noise level. The estimated cumulative aircraft noise exposure affecting property within airport environs. Ldn values are expressed in decibels and represent the average noise level over a twenty-four hour period for an average day of the year. For Tucson International Airport, the Ldn values are calculated based on an FAA integrated noise model, which averages noise over a three hundred sixty-five day year. For Davis-Monthan Air Force Base, Ldn values are calculated based on the Department of Defense Noise Map model which averages noise over the total flying days of the year.

Military Airport Vicinity Box	A geographic area defined in Arizona Revised Statutes Section 28-8461 Definitions (www.re.state.az.us/militaryairportdefinitions.html) as "For Davis-Monthan Air Force Base (sic) in Pima County, the zone is five miles to the northwest along a line extending from the end of the northwest runway, one and one half miles to the southwest, six and one half miles to the northeast and perpendicular to the runway centerline and ten miles to the southeast along a line extending from the end of the southeast runway....".
Military Aircraft Overflights	As implied, the passing overhead of a military aircraft
Military Training Route	A low level military route the allows Department of Defense aircraft to conduct flights that may be as low as 100 feet above the ground at speeds in excess of 250 knots indicated air speed as delineated in the military training route map pursuant to section 37-102 of the Arizona Revised Statutes. (from www.re.state.az.us/militaryairportdefinitions.html)
Missed Approach	An action and mandatory radio call. When an aircraft is performing an instrument approach there is a point defined on the procedure where the aircraft should arrive at an altitude and distance from the landing runway where if positioned properly the aircrew should see the runway environment so that a safe transition to landing can be made. If at this point, the aircrew is not able to see the runway the immediate execution of a missed approach must be performed. The missed approach maneuver includes climbing and turning as procedurally directed while notifying the controlling agency that a "missed approach" is being executed with a radio call. Once the missed approach has been completed or the controlling agency provides alternate guidance, the aircrew can reattempt the approach if conditions warrant or they will divert to their alternate airfield for landing.
Model Energy Code	Energy Efficiency Criteria for residential and commercial buildings and additions to buildings covering the buildings ceilings, walls, foundations/floors and mechanical, lighting and power systems. The code is published and maintained by the International Code Council as the <i>International Energy Conservation Code</i> . The code has been adopted by both the City of Tucson and Pima County as a part of its building codes.
Nautical Mile	A unit of length commonly used in aviation and maritime navigation. One nautical mile (NM) is equal to 1.852 kilometers (km) and 1.150779 miles. [5280 ft = 1 statute mile; 6000 ft = 1 nautical mile]
Neighborhood Reinvestment	Funding improvements in neighborhoods, such as sidewalk improvements.
Noise Abatement Procedures	For DMAFB these include limit afterburner use to a minimum consistent with safe flight
Noise Control District (NCD)	Areas defined in the City of Tucson Airport Environs Zone Ordinance, no. 10073, dated October 23, 2004.. Three noise control districts are designated in the environs of Tucson International Airport, and two in the environs of Davis-Monthan Air Force Base. For DMAFB, the Noise Control Districts are Noise Control District A, high noise district with noise exposure in the range of 65-70 Ldn, and Noise Control District B, high noise district with noise exposures about 70 Ldn.
Non-conforming zoning/uses	Non conforming use or zoning is a use or zoning for a structure or parcel of land that was valid when brought into existence but by subsequent regulation no longer conforms to code. For example, a parcel within the area encompassed by the Military Airport planned land designation zoned GR-1 before the inception of the Military Airport designation is nonconforming zoning because the Military Airport planned land use designation within the Pima County Comprehensive Plan allows the CB-1, CB-2, CPI, CI-2, and CI-3 zones and no others.

Non-Discretionary Development Proposals	Those that do not require approval at a public hearing
Operation Snowbird	A facility run by the Arizona Air National Guard for the Air National Guard of the United States. The facility is designed to support aircraft deployments into Davis Monthan AFB (DMAFB). The facility was located at DMAFB to allow combat aircraft access to the Goldwater Range Complex in Southwestern Arizona. see also <i>Snowbirds</i>
Overlay Zone	Typically, additional requirements to a property zoning.
Receiving Areas	Areas where development rights are transferred to from “Sending Areas”. The permitted uses of the sending area are reduced in favor of expansion of the permitted uses of the receiving area.
Residential Use Group	City Land Use Code
Sending Areas	see receiving areas
Snowbirds	Typically, fighter aircraft from Air National Guard units that deploy to Operation Snowbird for a period of 2 to 4 weeks in order to complete required combat training. Other USAF, Navy and Marine aircraft also conduct training operations at the Snowbird facility.
TDR	Transfer of Development Rights
TIA (Tucson International Airport)	See figure ##
Touchdown Zone	Area on a runway in which landing aircraft typically first touch the ground.
TRACON (Terminal Radar Approach Control)	The Federal Aviation Administration’s local air traffic control facility. Controls flights at both Tucson International Airport and Davis-Monthan Air Force Base runways.
Use-restricted Property	Examples could be a parcel which is subject to overlay zoning which limits permitted uses of the property to a greater degree than the underlying zoning would or a parcel which has been approved for rezoning subject to a condition which limits permitted uses to a greater degree than the new zoning would otherwise allow.
Property Zoned IR, RH, SR, RX-1, RX-2, R-1, R-2, R-3	Zoning classifications from the City of Tucson Land Use Code: IR (Institutional Reserve Zones): Lands in the public ownership that are natural reserves or wildlife refuges RH (Rural Homestead Zone): This zone is intended to preserve the character and encourage the orderly growth of rural areas. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning. SR (Suburban Ranch Zone): This zone provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses which would adversely affect the open space, agricultural, or natural characteristics of this zone are not permitted. RX-1 and RX-2 (Urban Residential Zones): provide for suburban, low density, single-family, residential development and other compatible neighborhood uses. R-1, R-2, R-3 (Residence Zones): Zones that provide for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment
Quiet Hours	For DMAFB, flight activities are restricted to the minimum practical during the hours from 10:30 pm to 6:30 am
VFR Overhead Pattern	A landing pattern most simply viewed as an oval race track with the start/finish line approximately 1000 ft down the runway from the threshold. An aircraft will fly level from “initial” to the start line where the aircrew will

	<p>make either a left or right turn while reducing power to slow the aircraft. The aircraft will be rolled wings level on the backstretch and configured for landing while maintaining the initial altitude. An increase in power is required to maintain altitude on the backstretch once configured. At a point approximately 45 degrees abeam the start line heading away from the runway, the aircrew will again reduce power and begin a descending turn to position the aircraft at a point approximately 300-400 feet AGL and 1 to 1¼ NM prior to the start/finish line. The aircrew will adjust power throughout this turn to maintain sufficient airspeed to compensate for the winds or any unanticipated sink rates. Once over the landing runway, the pilot will reduce power to idle and allow the aircraft to touchdown for landing. This pattern can only be flown when the weather conditions allow for flying under Visual Flight Rules.</p> <p>Typically, aircraft have the option to use a straight-in approach to landing or an overhead pattern. Heavy or larger aircraft, such as the C-130, generally prefer the straight-in approach. These aircraft may use a wide descending turn at times when Visual Flight Rules apply. For smaller aircraft, such as fighters, an overhead pattern is the preferred option. The overhead pattern consists of flying along the extended runway centerline while maintaining a designated altitude, normally 1500 feet AGL (<i>Initial Altitude</i>), until over the end of the landing runway, where the pilot executes either a left or right 180 degree turn (<i>Break Turn</i>). During this turn, the pilot maintains level flight while slowing and configuring the aircraft for landing. Upon reaching a position approximately 45 degrees from the end of the landing runway (<i>Inside Downwind</i>), the pilot reduces power and makes a 180 degree turn (<i>Base Turn</i>) to establish a position between 1 and 1 ¼ nautical miles and between 300 and 400 feet AGL on final approach to the runway. The overhead pattern is preferred because it reduces the time that the aircraft is slow and configured for landing and noise because of the reduced power setting, and it is more efficient for traffic sequencing.</p>
Visual Meteorological Conditions	The weather is sufficiently clear and/or the cloud bases are high enough to allow the pilot to see the ground and/or the runway environment from flight altitude and descend, remaining clear of clouds, and land with or without using navigational aids or radar control for guidance to the landing runway.
Visual Pattern Training	A flight path flown to a runway using visual references. The pilot uses ground references and proximity to the runway to guide the aircraft into a position to safely land. Visual patterns may be flown from multiple locations around or over the runway.

Appendix E: Land Use Exhibits

**SPECIAL REPORT PREPARED FOR DIAMOND VENTURES
RESALE CLOSING AND SALE PRICE STATISTICS FOR SELECT AREAS**

ASSESSOR TAX PARCEL NO. 124-,126-,129- & 130-

YEAR	TOTAL RESALES	MEDIAN PRICE	MED PRICE % INCREASE	AVERAGE PRICE	AVG PRICE % INCREASE
2006 YTD	307	\$156,500	7.93%	\$183,275	10.85%
2005	942	\$145,000	21.85%	\$165,335	20.52%
2004	812	\$119,000	20.75%	\$137,181	22.12%
2003	726	\$98,550	8.30%	\$112,333	9.54%
2002	569	\$91,000	N/A	\$102,546	N/A

ZIP CODES 85710 & 85711

YEAR	TOTAL RESALES	MEDIAN PRICE	MED PRICE % INCREASE	AVERAGE PRICE	AVG PRICE % INCREASE
2006 YTD	822	\$186,500	13.03%	\$197,062	12.21%
2005	2,421	\$165,000	22.27%	\$175,612	22.39%
2004	2,138	\$134,950	11.53%	\$143,482	14.54%
2003	1,948	\$121,000	7.08%	\$125,271	8.00%
2002	1,640	\$113,000	N/A	\$115,990	N/A

ZIP CODES 85705 & 85719

YEAR	TOTAL RESALES	MEDIAN PRICE	MED PRICE % INCREASE	AVERAGE PRICE	AVG PRICE % INCREASE
2006 YTD	581	\$180,000	8.76%	\$201,221	4.65%
2005	1,527	\$165,500	21.02%	\$192,280	22.65%
2004	1,460	\$136,750	19.96%	\$156,768	16.28%
2003	1,165	\$114,000	14.06%	\$134,823	13.84%
2002	982	\$99,950	N/A	\$118,433	N/A

ZIP CODE 85730

YEAR	TOTAL RESALES	MEDIAN PRICE	MED PRICE % INCREASE	AVERAGE PRICE	AVG PRICE % INCREASE
2006 YTD	372	\$180,000	12.50%	\$196,597	18.24%
2005	1,158	\$160,000	24.03%	\$166,271	28.51%
2004	940	\$129,000	12.27%	\$129,382	13.70%
2003	849	\$114,900	9.43%	\$113,793	5.82%
2002	800	\$105,000	N/A	\$107,530	N/A

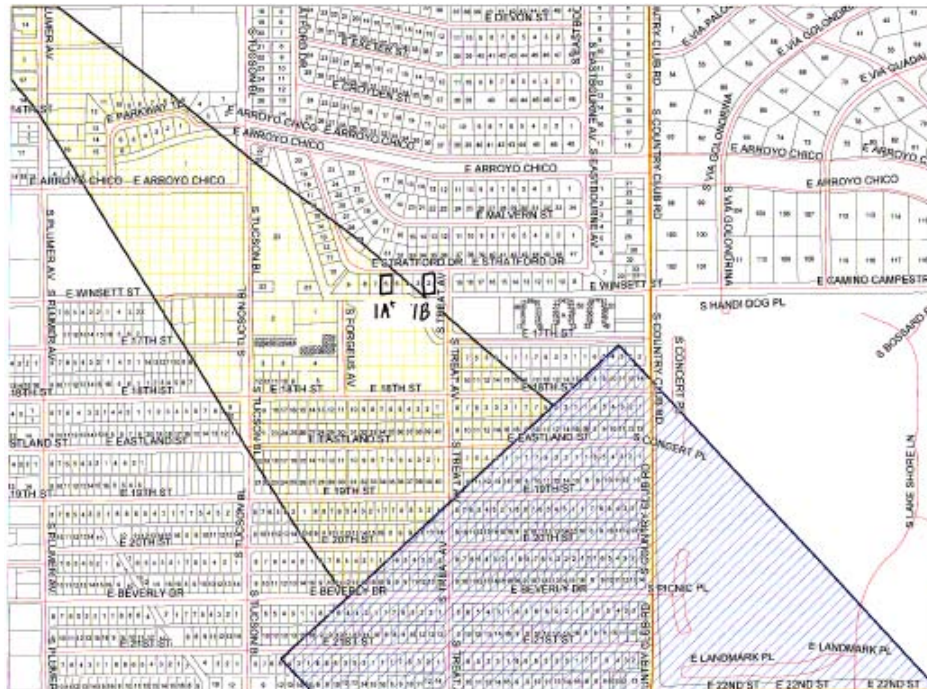
ZIP CODE 85713 & 85714

YEAR	TOTAL RESALES	MEDIAN PRICE	MED PRICE % INCREASE	AVERAGE PRICE	AVG PRICE % INCREASE
2006 YTD	404	\$136,250	13.54%	\$143,075	14.04%
2005	1,036	\$120,000	33.33%	\$125,459	29.73%
2004	938	\$90,000	16.46%	\$96,708	20.62%
2003	782	\$77,950	8.26%	\$80,176	4.32%
2002	683	\$72,000	N/A	\$76,853	N/A

PIMA COUNTY TAX ASSESSOR RECORDS

Reference 1A

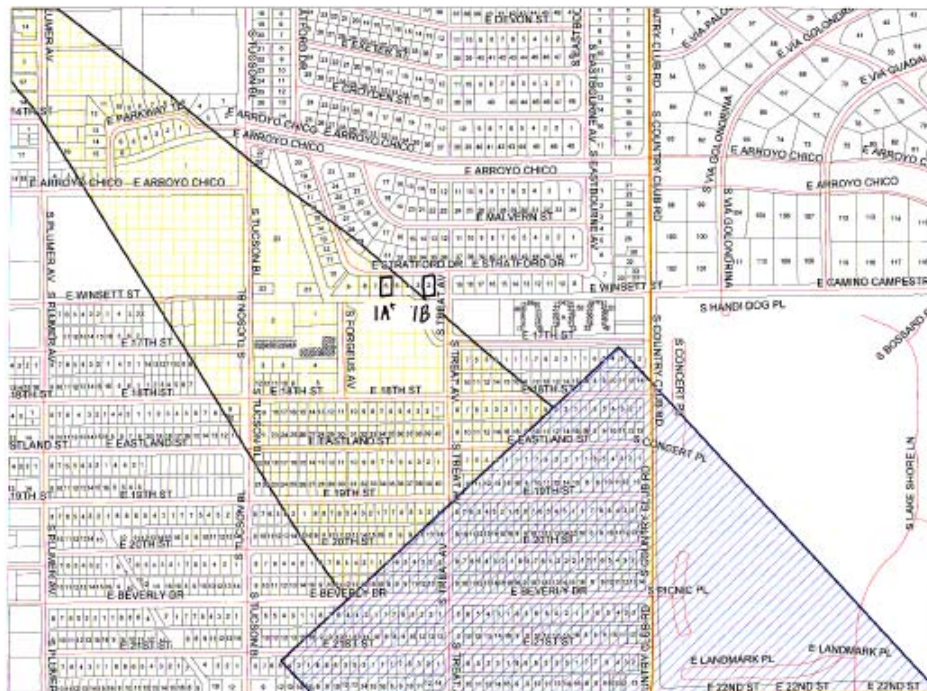
Tax Parcel #	Street Address	YEAR	Land & Improvements Full Cash Value	Applicable Zone
129-02-1340	2726 E STRATFORD DR	2007	146,692	NCD-A
		2006	116,670	
		2005	106,090	
		2004	98,184	
		2003	87,732	
		2002	82,296	
		2001	86,935	
		2000	78,709	
		1999	70,775	
		1998	68,330	
		1997	67,489	
		1996	59,520	
		1995	59,520	
		1994	59,818	
		1993	54,618	
		1992	54,618	
		1991	50,634	
		1990	50,725	
		1989	51,781	
		1988	52,165	
		1987	49,817	
		1986	48,753	
		1985	48,511	



PIMA COUNTY TAX ASSESSOR RECORDS

Reference 1B

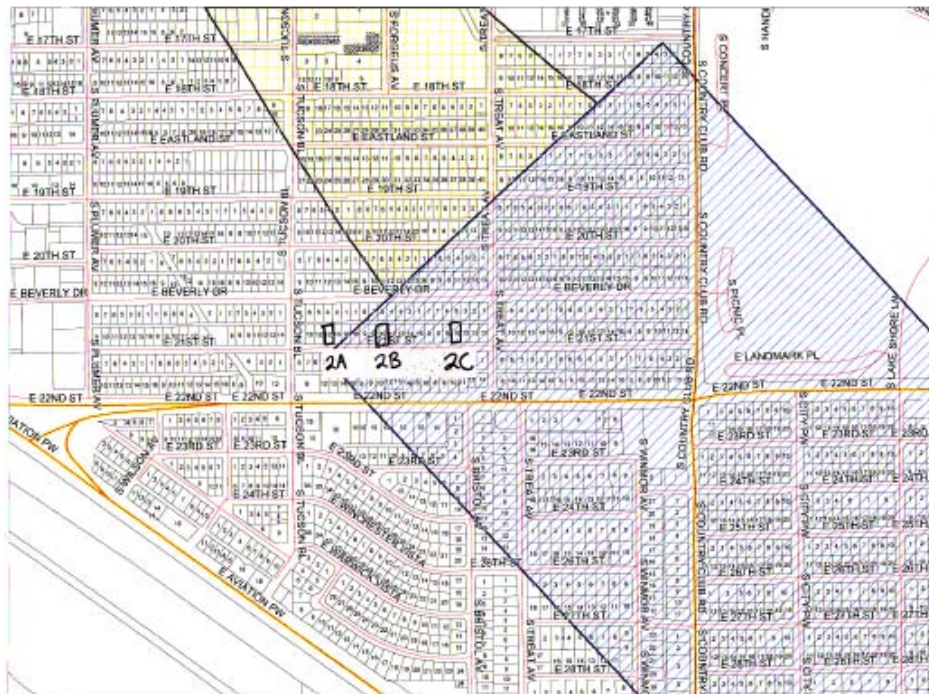
Tax Parcel #	Street Address	YEAR	Land & Improvements Full Cash Value	Applicable Zone
129-02-1300	2758 E STRATFORD DR	2007	167,502	Outside NCD-A
		2006	132,911	
		2005	120,860	
		2004	112,531	
		2003	99,681	
		2002	94,250	
		2001	99,082	
		2000	89,658	
		1999	80,884	
		1998	78,083	
		1997	77,275	
		1996	66,101	
		1995	66,101	
		1994	65,385	
		1993	59,825	
		1992	59,825	
		1991	55,475	
		1990	54,283	
		1989	56,165	
		1988	56,586	
		1987	54,043	
		1986	52,992	
		1985	51,880	



PIMA COUNTY TAX ASSESSOR RECORDS

Reference 2A

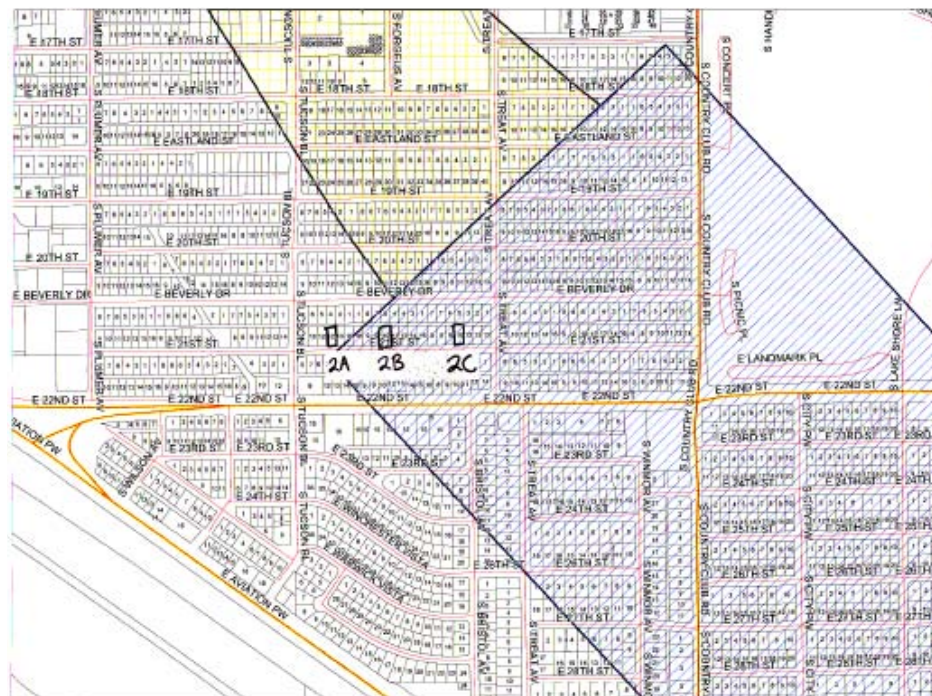
Tax Parcel #	Street Address	YEAR	Land & Improvements Full Cash Value	Applicable Zone
129-06-3560	2519 E 21ST	2007	108,024	Out of ADC-1/NCD-A
		2006	98,067	
		2005	89,178	
		2004	80,126	
		2003	69,675	
		2002	70,728	
		2001	67,105	
		2000	67,508	
		1999	59,409	
		1998	59,686	
		1997	59,846	
		1996	45,162	
		1995	45,162	
		1994	43,684	
		1993	40,149	
		1992	40,149	
		1991	40,296	
		1990	40,387	
		1989	39,669	
		1988	39,628	
		1987	39,802	
		1986	39,089	
		1985	37,867	



PIMA COUNTY TAX ASSESSOR RECORDS

Reference 2C

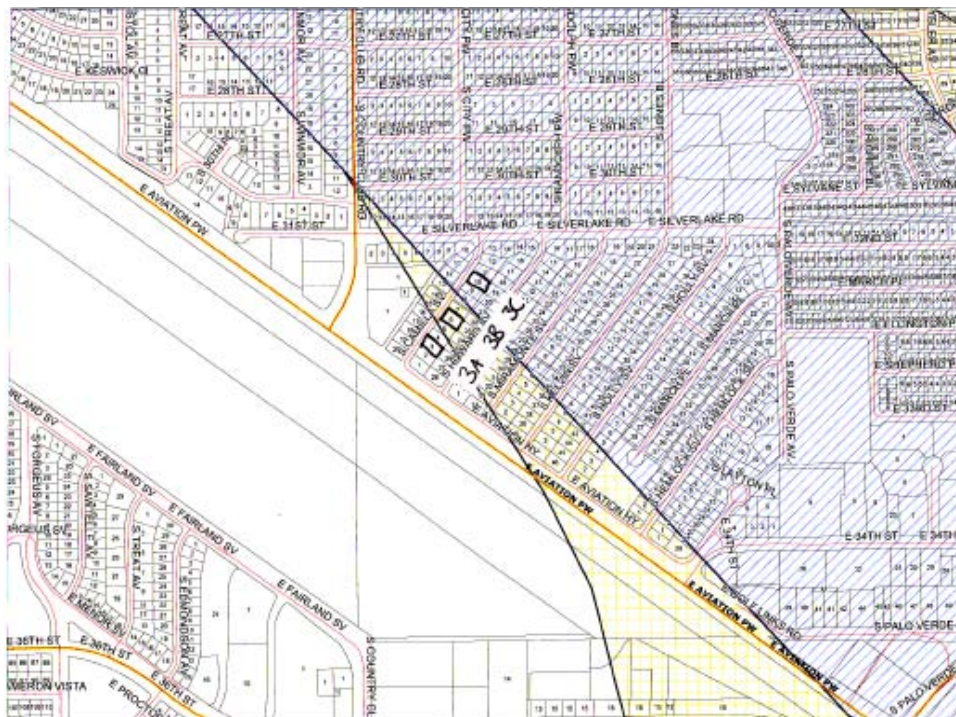
Tax Parcel #	Street Address	YEAR	Land & Improvements Full Cash Value	Applicable Zone
129-06-3250	2713 E 21ST	2007	91,825	ADC-1 & NCD-A
		2006	83,241	
		2005	75,691	
		2004	68,663	
		2003	59,791	
		2002	60,808	
		2001	57,610	
		2000	57,979	
		1999	51,550	
		1998	51,773	
		1997	50,877	
		1996	43,377	
		1995	43,377	
		1994	43,281	
		1993	39,682	
		1992	39,682	
		1991	34,899	
		1990	34,899	
		1989	35,514	
		1988	35,473	
		1987	35,601	
		1986	33,295	
		1985	32,774	



PIMA COUNTY TAX ASSESSOR RECORDS

Reference 3A

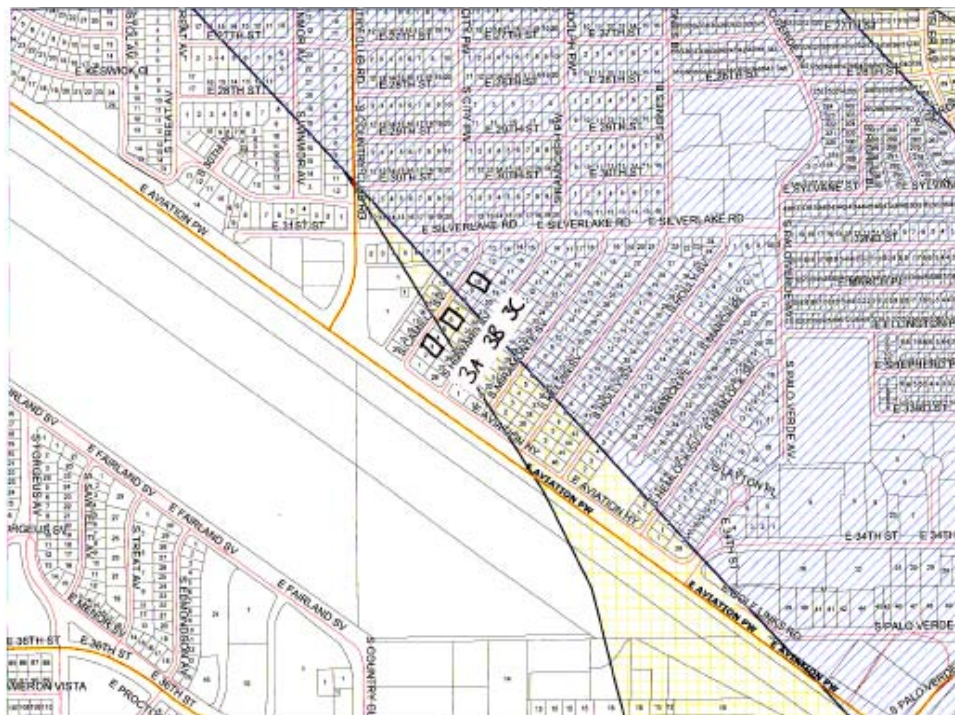
Tax Parcel #	Street Address	YEAR	Land & Improvements Full Cash Value	Applicable Zone
130-11-0230	2033 S CAMILLA STRAV	2007	75,264	Out of ADC-1 or NCD-A
		2006	71,294	
		2005	67,939	
		2004	63,152	
		2003	57,106	
		2002	52,431	
		2001	52,470	
		2000	50,042	
		1999	44,367	
		1998	44,487	
		1997	44,606	
		1996	41,366	
		1995	41,366	
		1994	37,590	
		1993	35,935	
		1992	35,935	
		1991	34,235	
		1990	34,328	
		1989	36,610	
		1988	37,728	
		1987	33,472	
		1986	33,761	
		1985	33,101	



PIMA COUNTY TAX ASSESSOR RECORDS

Reference 3B

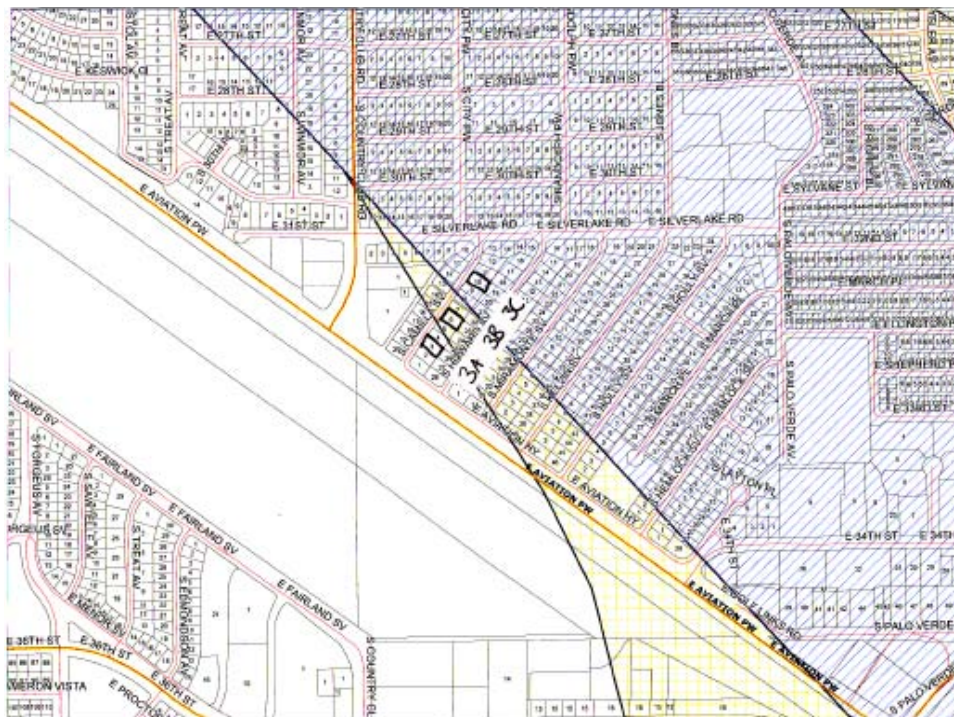
Tax Parcel #	Street Address	YEAR	Land & Improvements Full Cash Value	Applicable Zone
130-11-0260	2009 S CAMILLA STRAV	2007	70,740	NCD-A
		2006	67,010	
		2005	63,859	
		2004	59,362	
		2003	54,423	
		2002	49,970	
		2001	50,009	
		2000	47,599	
		1999	41,390	
		1998	41,510	
		1997	41,629	
		1996	37,747	
		1995	37,747	
		1994	34,944	
		1993	33,422	
		1992	33,422	
		1991	31,849	
		1990	31,941	
		1989	33,236	
		1988	34,251	
		1987	30,395	
		1986	32,679	
		1985	32,371	



PIMA COUNTY TAX ASSESSOR RECORDS

Reference 3C

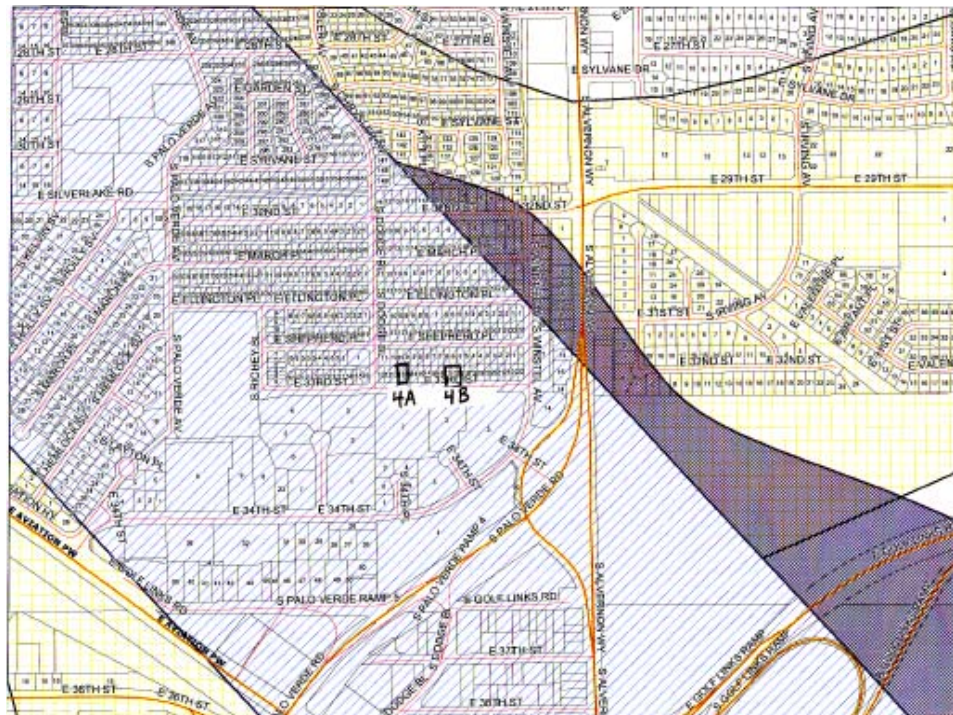
Tax Parcel #	Street Address	YEAR	Land & Improvements Full Cash Value	Applicable Zone
130-11-0290	1925 S CAMILLA STRAV	2007	80,974	ADC-1 & NCD-A
		2006	76,704	
		2005	73,096	
		2004	67,948	
		2003	61,489	
		2002	56,457	
		2001	56,502	
		2000	53,889	
		1999	47,806	
		1998	47,941	
		1997	48,075	
		1996	42,952	
		1995	42,952	
		1994	39,061	
		1993	37,357	
		1992	37,357	
		1991	35,598	
		1990	35,703	
		1989	36,819	
		1988	37,943	
		1987	33,673	
		1986	36,066	
		1985	34,953	



PIMA COUNTY TAX ASSESSOR RECORDS

Reference 4A

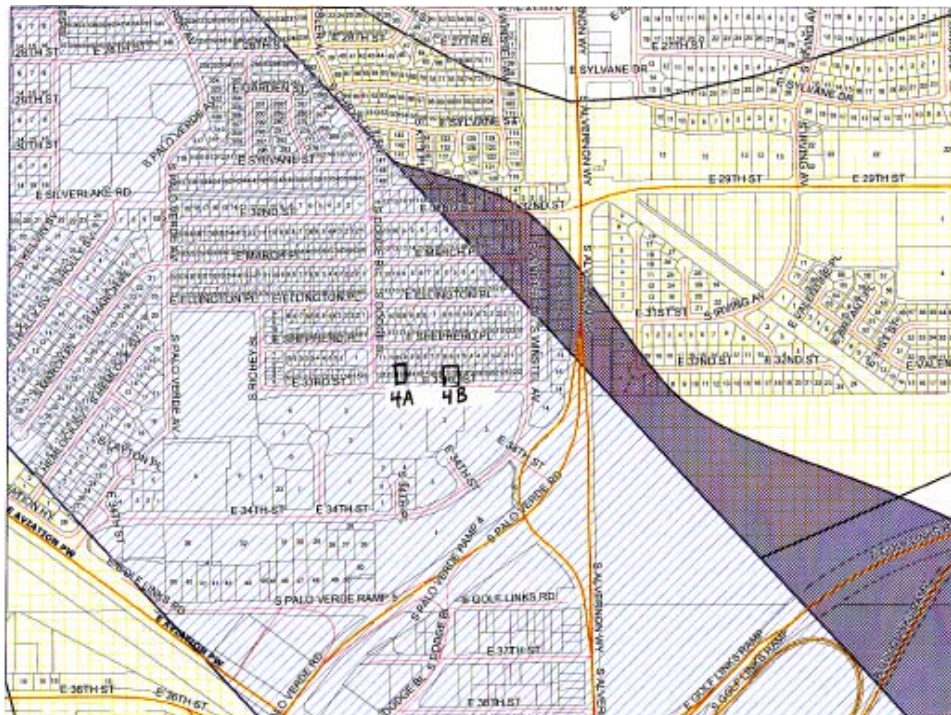
Tax Parcel #	Street Address	YEAR	Land & Improvements Full Cash Value	Applicable Zone
130-12-1570	3709 E 33RD ST	2007	69,472	ADC-1, NCD-B
		2006	54,814	
		2005	45,678	
		2004	39,720	
		2003	39,720	
		2002	39,720	
		2001	39,720	
		2000	34,539	
		1999	30,034	
		1998	30,034	
		1997	30,138	
		1996	25,200	
		1995	25,200	
		1994	23,904	
		1993	19,702	
		1992	19,702	
		1991	23,768	
		1990	23,890	
		1989	22,882	
		1988	22,883	
		1987	22,094	
		1986	18,842	
		1985	20,551	



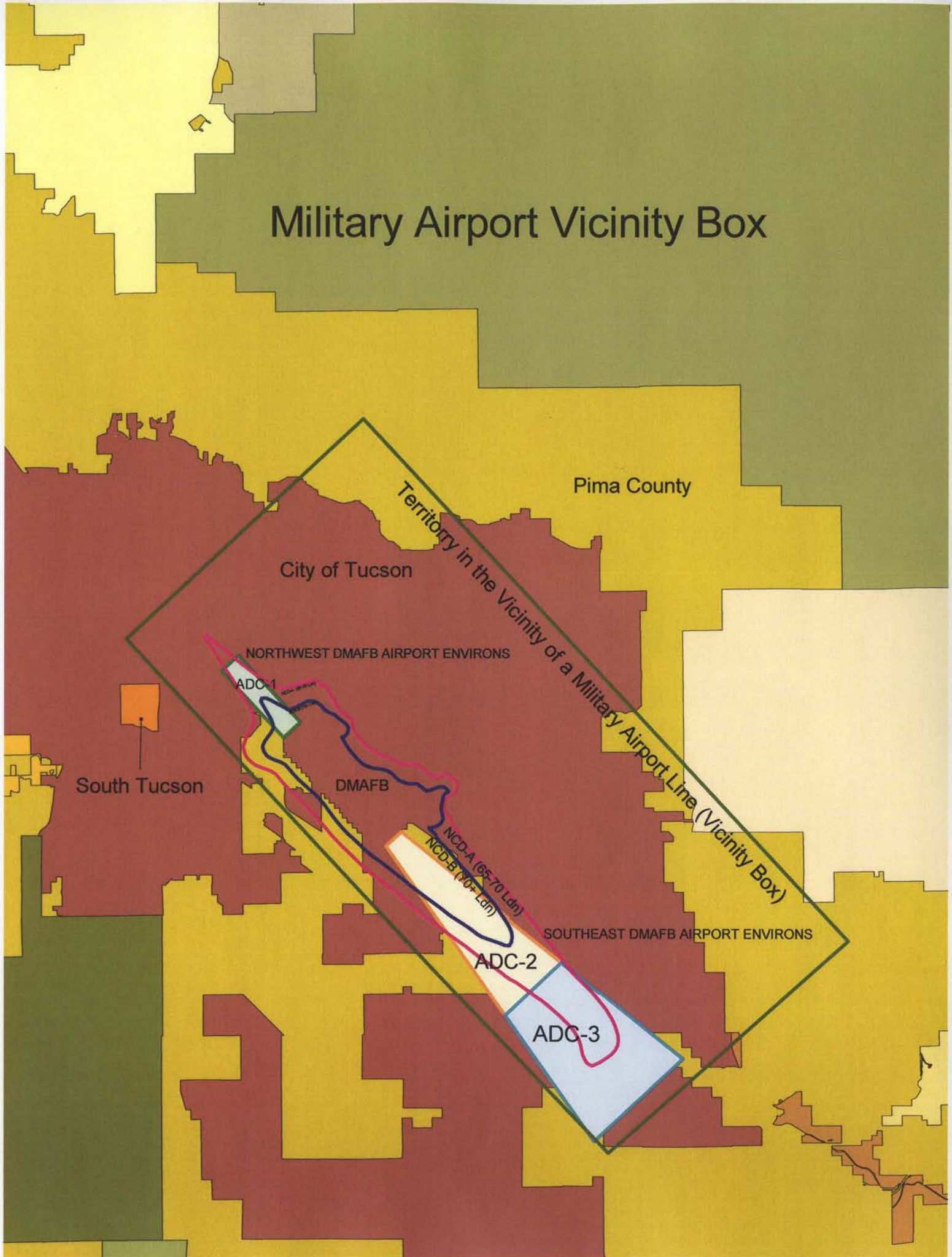
PIMA COUNTY TAX ASSESSOR RECORDS

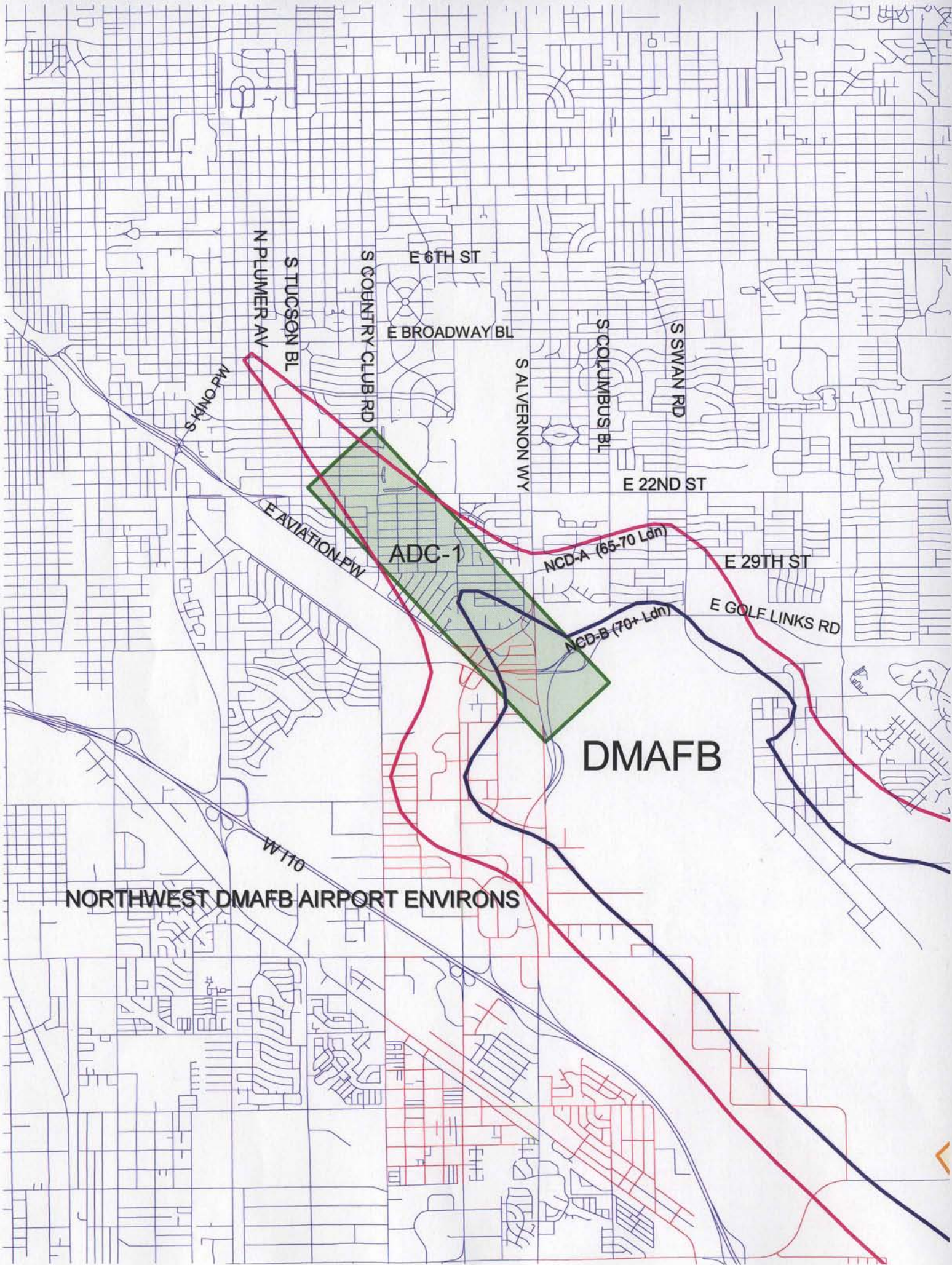
Reference 4B

Tax Parcel #	Street Address	YEAR	Land & Improvements Full Cash Value	Applicable Zone
130-12-1660	3745 E 33RD ST	2007	38,751	ADC-1, NCD-A
		2006	34,593	
		2005	28,985	
		2004	28,993	
		2003	30,105	
		2002	30,115	
		2001	21,802	
		2000	18,958	
		1999	16,485	
		1998	16,485	
		1997	16,535	
		1996	18,122	
		1995	18,122	
		1994	17,616	
		1993	14,729	
		1992	14,729	
		1991	17,736	
		1990	17,792	
		1989	18,194	
		1988	18,195	
1987	17,546			
1986	13,482			
1985	16,079			



Military Airport Vicinity Box





N PLUMER AV

S TUJOSON BL

S COUNTRY CLUB RD

E 6TH ST

E BROADWAY BL

S ALVERNON WY

S COLUMBUS BL

S SWAN RD

E 22ND ST

S KNOX PW

E AVIATION PW

ADC-1

NCD-A (65-70 Ldn)

E 29TH ST

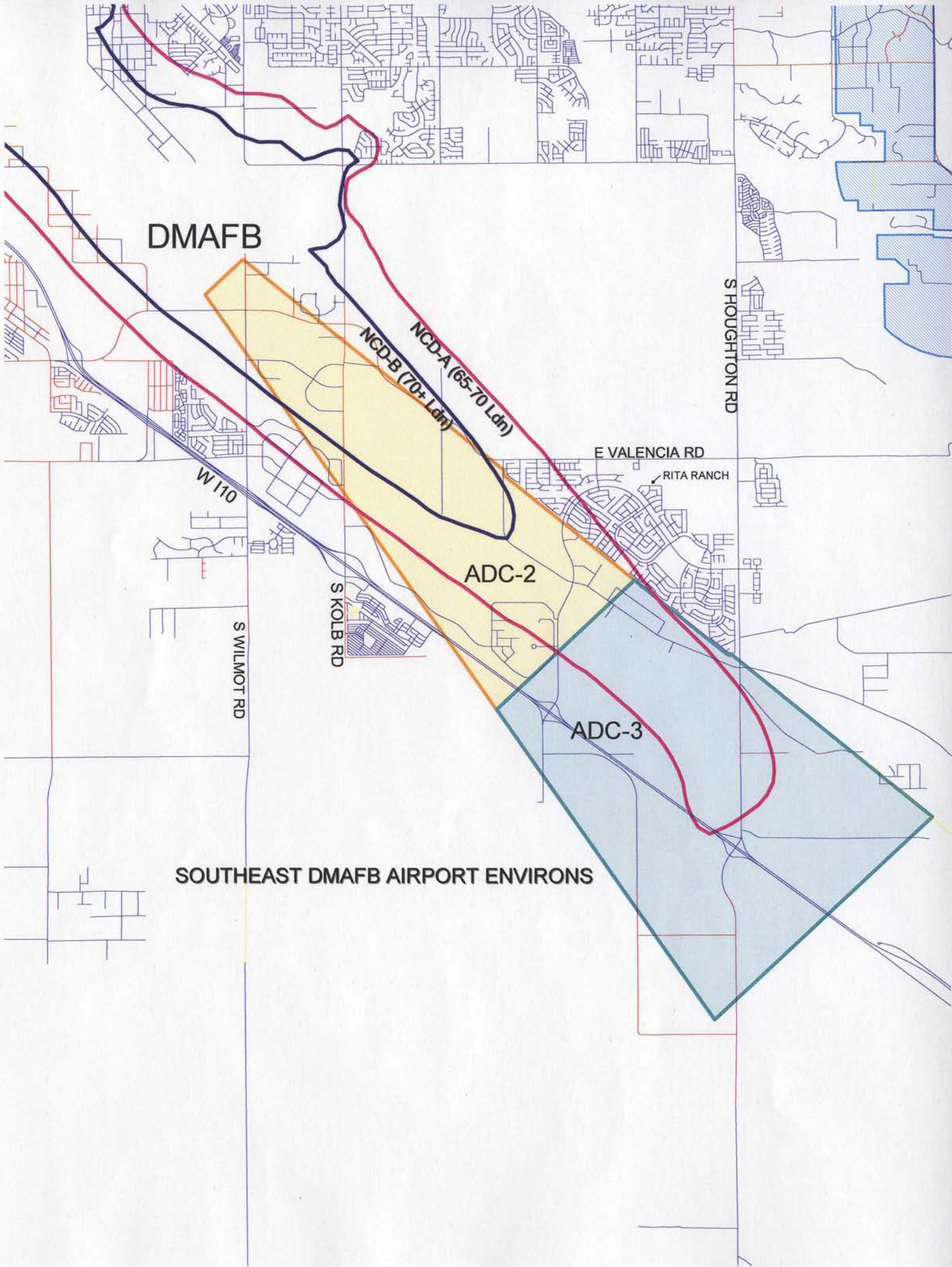
NCD-B (70+ Ldn)

E GOLF LINKS RD

DMAFB

W 110

NORTHWEST DMAFB AIRPORT ENVIRONS



DMAFB

NCD-A (65-70 Ldn)
NCD-B (70+ Ldn)

S HOUGHTON RD

E VALENCIA RD

RITA RANCH

W 110

ADC-2

S KOLB RD

S WILMOT RD

ADC-3

SOUTHEAST DMAFB AIRPORT ENVIRONS

Exhibit 3A

Pima County Assessor			Report Summary					2005 Closed Roll	
NCD_A	NCD_B	ppt	Parcels	ImpParcels	LandFCV	ImpFCV	TaxBilled	GisArea	Owners
0	0	Summary	4,734	4,229	\$687,936,402	\$1,280,299,996	\$73,731,298	191,315,566	3118
0	1	Summary	211	193	\$16,679,978	\$44,169,790	\$2,149,570	19,056,010	173
1	0	Summary	503	448	\$38,981,555	\$114,233,479	\$5,734,441	34,962,958	333
1	1	Summary	78	75	\$8,995,702	\$31,219,798	\$1,047,289	14,693,296	65

Pima County Assessor

2005 Closed Roll

NCD_A	NCD_B	ppt	Parcels	ImpParcels	LandFCV	ImpFCV	TaxBilled	LandMeasure	LU	GisArea
0	0		23	15	\$2,379,361	\$2,869,005	\$102,020	300 Acres		13,515,715
0	0		596	193	\$14,422,227	\$37,509,530	\$665,077	7,052,465 SqFt		7,029,358
0	0		42	27	\$708,424	\$2,203,865	\$28,803	44 Sites		2,733,071
0	1		2	2	\$352,239	\$1,853,439	\$77,344	295,528 SqFt		246,470
1	0		25	7	\$706,570	\$954,146	\$51,952	367,127 SqFt		362,559
1	0		2	2	\$1,000	\$1,000	\$33	2 Sites		77,176
0	0		11	6	\$3,560,164	\$1,058,369	\$6,396	144 Acres		6,323,511
0	0		261	142	\$27,076,929	\$305,461,494	\$152,542	9,572,934 SqFt		9,585,787
0	0		49	21	\$506,953	\$1,988,976	\$3,165	41 Sites		1,720,462
1	0		7	7	\$277,337	\$1,123,532	\$15,050	112,267 SqFt		112,932
1	1		1	1	\$312,900	\$86,009	\$13,235	763,171 SqFt		805,210
0	0	Agricultural	61	3	\$83,852	\$47,765	\$3,011	4,217 Acres		180,835,234
0	0	Agricultural	6	2	\$168,660	\$74,965	\$9,765	21,774,365 SqFt		21,565,133
0	1	Agricultural	2	1	\$1,000	\$1,655	\$65	13,500 SqFt		14,463
0	0	Commercial	30	23	\$5,596,721	\$7,644,195	\$376,651	485 Acres		20,983,547
0	0	Commercial	3,932	3,562	\$630,024,142	\$1,137,100,244	\$66,394,786	134,333,085 SqFt		135,095,197
0	0	Commercial	110	97	\$13,225,658	\$5,407,981	\$492,555	2,084 Sites		5,286,562
0	1	Commercial	6	6	\$683,960	\$1,288,162	\$64,452	38 Acres		1,584,600
0	1	Commercial	49	46	\$5,246,953	\$2,957,496	\$298,707	4,582,575 SqFt		4,536,504
1	0	Commercial	2	2	\$352,200	\$96,557	\$10,900	29 Acres		1,230,640
1	0	Commercial	216	194	\$17,333,545	\$25,896,597	\$1,647,678	10,429,709 SqFt		10,505,213
1	0	Commercial	5	3	\$95,350	\$336,788	\$15,304	5 Sites		58,163
1	1	Commercial	1	1	\$308,623	\$26,669	\$13,787	14 Acres		654,358
1	1	Commercial	33	31	\$2,489,364	\$1,716,807	\$162,026	3,655,292 SqFt		3,664,238
0	0	Industrial	5	5	\$616,205	\$183,758	\$25,741	182 Acres		8,023,002
0	0	Industrial	655	541	\$38,449,176	\$129,902,698	\$6,440,304	21,927,993 SqFt		21,879,224
0	0	Industrial	2	1	\$24,500	\$61,120	\$1,261	2 Sites		48,034
0	1	Industrial	10	10	\$1,137,880	\$1,415,269	\$88,694	98 Acres		4,337,485
0	1	Industrial	146	131	\$9,611,185	\$38,508,863	\$1,697,716	8,659,989 SqFt		8,597,421
1	0	Industrial	7	7	\$969,647	\$5,439,657	\$166,992	111 Acres		4,836,938
1	0	Industrial	273	242	\$20,230,813	\$82,463,880	\$3,893,567	18,202,800 SqFt		18,332,004
1	1	Industrial	1	1	\$433,650	\$51,350	\$13,591	62 Acres		2,781,427
1	1	Industrial	43	42	\$5,764,065	\$29,424,972	\$857,885	7,598,675 SqFt		7,593,273
0	0	Miscellaneous	1	0	\$500	\$0	\$0	0		48,837
0	0	Miscellaneous	499	70	\$118,179,228	\$180,855,954	\$461,849	25,946 Acres		1,521,043,150
0	0	Miscellaneous	1,729	738	\$162,453,511	\$301,465,208	\$601,264	174,658,266 SqFt		152,821,118
0	0	Miscellaneous	962	301	\$21,797,749	\$24,781,763	\$18,933	1,167 Sites		42,012,698
0	1	Miscellaneous	14	1	\$2,809,175	\$127,483	\$6,713	1,848 Acres		75,766,159
0	1	Miscellaneous	17	3	\$292,003	\$644,548	\$69	2,390,765 SqFt		360,312
0	1	Miscellaneous	12	0	\$6,000	\$0	\$104	6 Sites		534,921
1	0	Miscellaneous	60	0	\$12,991,662	\$0	\$128,289	4,950 Acres		212,044,189
1	0	Miscellaneous	53	22	\$16,984,746	\$58,830,857	\$32,783	98,367,451 SqFt		97,698,922
1	0	Miscellaneous	44	19	\$436,850	\$1,135,827	\$128	38 Sites		875,426
1	1	Miscellaneous	22	0	\$9,918,674	\$0	\$22,955	4,866 Acres		211,121,595
1	1	Miscellaneous	4	1	\$4,680,358	\$1,820,173	\$0	7,560,684 SqFt		6,528,317
0	0	Residential	946	930	\$65,491,732	\$115,584,204	\$2,429,326	171,438 Acres		146,871,297
0	0	Residential	12,591	12,485	\$467,134,453	\$1,723,847,978	\$31,394,951	168,607,690 SqFt		169,058,787
0	0	Residential	63,560	63,322	\$1,459,360,475	\$5,369,565,573	\$94,353,398	77,927 Sites		624,683,255
0	1	Residential	4	4	\$249,190	\$336,773	\$7,830	13 Acres		568,004
0	1	Residential	7	7	\$541,984	\$100,389	\$17,267	633,578 SqFt		631,754
0	1	Residential	62	62	\$626,000	\$2,901,127	\$48,851	62 Sites		305,421
1	0	Residential	2	2	\$34,000	\$106,479	\$2,442	2 Acres		14,731
1	0	Residential	193	193	\$11,321,295	\$49,667,862	\$894,221	8,559,672 SqFt		8,594,629
1	0	Residential	3,872	3,871	\$67,484,427	\$267,282,347	\$4,632,143	3,953 Sites		30,445,049
1	1	Residential	44	44	\$564,500	\$2,001,052	\$36,905	45 Sites		276,146
0	0	Vacant Land	400	0	\$39,325,848	\$0	\$812,907	394,801 Acres		134,464,926
0	0	Vacant Land	4,420	1	\$117,845,143	\$500	\$2,715,277	109,347,698 SqFt		106,364,964
0	0	Vacant Land	1,380	0	\$38,119,599	\$0	\$825,486	1,252 Sites		65,316,276
0	1	Vacant Land	61	0	\$4,966,287	\$0	\$107,979	840 Acres		36,957,154
0	1	Vacant Land	140	0	\$8,653,786	\$0	\$178,829	23,895,778 SqFt		23,779,974
0	1	Vacant Land	7	0	\$3,500	\$0	\$86	4 Sites		300,429
1	0	Vacant Land	1	0	\$3,330	\$0	\$82	1		73,925
1	0	Vacant Land	94	0	\$5,313,231	\$0	\$125,948	961 Acres		41,121,078
1	0	Vacant Land	173	0	\$9,098,745	\$0	\$213,830	24,525,093 SqFt		23,934,933
1	0	Vacant Land	40	0	\$437,325	\$0	\$9,290	32 Sites		1,733,983
1	1	Vacant Land	21	0	\$3,510,212	\$0	\$83,606	676 Acres		29,238,624
1	1	Vacant Land	23	0	\$2,878,085	\$0	\$68,094	8,311,263 SqFt		8,305,361

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcres	mail1
Both A B	Com/Ind	5	5	385997	317081	16.43	WAGON WHEEL INVESTMENTS INC
Both A B	Com/Ind	4	4	31718	5520	.59	WOODDELL ROBERT D
Both A B	Com/Ind	3	2	176778	1152442	2.52	WESTERN TIRE CENTERS INC
Both A B	Com/Ind	2	1	98533	500	3.58	MARTIN JACK HAROLD
Both A B	Com/Ind	2	2	136620	13840	2.47	PACIFIC SOUTHWEST LAND VENTURES LLC
Both A B	Com/Ind	2	2	204820	76880	4.89	L F B INVESTMENTS LLC
Both A B	Com/Ind	2	2	116844	654584	1.99	CANDRIAN J SCOTT & BEVERLY T JT/RS
Both A B	Com/Ind	1	1	22120	96542	.13	WHITE JOHN W & CONSTANCE R JT/RS
Both A B	Com/Ind	1	1	370390	953516	9.67	PIERCE HARDY LIMITED PARTNERSHIP
Both A B	Com/Ind	1	1	36750	22754	.26	AIRSPPEED LLC
Both A B	Com/Ind	1	1	57577	189243	.76	BIOPTICS BUILDING LLC
Both A B	Com/Ind	1	1	111598	600880	1.85	EL GATO INVESTMENT TWO LLC
Both A B	Com/Ind	1	1	58504	121496	.64	CL WAREHOUSE LLC
Both A B	Com/Ind	1	1	60544	109236	1.41	SCHAPIRA ENTERPRISES LIMITED PARTNERSHIP
Both A B	Com/Ind	1	1	89763	227488	1.81	BAKER JOHN E
Both A B	Com/Ind	1	1	155836	605604	4.46	SOUTHWEST FIELD SERVICE INC
Both A B	Com/Ind	1	1	555525	4559595	18.30	CENTURY PARK PROPERTIES LLC
Both A B	Com/Ind	1	1	72777	117623	1.10	ROUGHTON AL & JOYCE TR
Both A B	Com/Ind	1	1	121440	35721	2.48	BISHOP JUDY W TR
Both A B	Com/Ind	1	1	433650	51350	63.85	CIMETTA ANTOINO & DIANE MARIE
Both A B	Com/Ind	1	1	39728	40061	.77	THOMPSON ANDREW B
Both A B	Com/Ind	1	1	60500	25262	1.34	COOLEY FORREST F & JOY O
Both A B	Com/Ind	1	1	36750	57414	.26	TRETSCHOK CARL JR & DORRIS L JT/RS
Both A B	Com/Ind	1	1	74823	502245	1.16	LOVERIDGE ENTERPRISES LIMITED
Both A B	Com/Ind	1	1	145242	2809928	13.55	OFFSHORE INTERNATIONAL INC
Both A B	Com/Ind	1	1	286799	132576	16.95	CARUSO S RESTAURANT INC
Both A B	Com/Ind	1	1	76034	304654	1.68	SPARKLE ICE CORPORATION
Both A B	Com/Ind	1	1	413270	1387620	11.10	GRANITE CONSTRUCTION COMPANY
Both A B	Com/Ind	1	1	146560	503660	2.80	WASHINGTON STREET ENTERPRISES AZ LLC
Both A B	Com/Ind	1	1	89760	33728	1.58	B D 34TH PROPERTIES INC
Both A B	Com/Ind	1	1	121440	50723	2.53	DRAKE WILLIAM L
Both A B	Com/Ind	1	1	218145	850866	3.89	A & P INVESTMENTS
Both A B	Com/Ind	1	1	47568	106432	.76	MURPHY KAREN
Both A B	Com/Ind	1	1	79192	9832	2.90	GOLF LINKS DEVELOPMENT
Both A B	Com/Ind	1	1	308623	26669	15.02	SOUTHWESTERN ALLOYS CORPORATION
Both A B	Com/Ind	1	1	39728	160272	.77	CROONENBERGHS MELVIN A & SARAH D JT/RS
Both A B	Com/Ind	1	1	84628	23656	1.86	SMITH FAMILY REVOC TR
Both A B	Com/Ind	1	1	207428	152572	4.01	PENSKE TRUCK LEASING CO L P
Both A B	Com/Ind	1	0	19600	0	.13	MEEK RICHARD G
Both A B	Com/Ind	1	1	77395	16704	1.55	STEWART TITLE & TRUST TR 1171
Both A B	Com/Ind	1	1	75790	106496	1.43	HOFFMAN LEE C & SYLVIA
Both A B	Com/Ind	1	1	57750	162919	.49	HERNANDEZ ERNEST P JR
Both A B	Com/Ind	1	1	52500	91500	.43	THRASHER DENNIS L & LEIGH ANNE
Both A B	Com/Ind	1	1	30579	500	1.25	MARTIN JACK H
Both A B	Com/Ind	1	1	42875	161925	.58	3591 GOLF LINKS LLC
Both A B	Com/Ind	1	1	87616	32384	1.46	PHOENIX FUEL CO INC
Both A B	Com/Ind	1	1	122332	277893	3.71	DOCHER INVESTMENTS LLP (THE)
Both A B	Com/Ind	1	1	78534	183966	1.38	SCHERMERHORN BEN H TRUSTEE OF BEN
Both A B	Com/Ind	1	1	123970	72030	2.56	KIPPUR CORP (THE)
Both A B	Com/Ind	1	1	40404	59596	.76	WILLIAMSON OMA
Both A B	Com/Ind	1	1	184259	82041	8.22	ARIZONA FIRST AUTO & WRECKING INC
Both A B	Com/Ind	1	1	109736	628389	1.79	REX RANCH COMPANY
Both A B	Com/Ind	1	1	134090	168160	2.65	CURTIS CLARK WILLIAM JR & CURTIS CHERYL
Both A B	Com/Ind	1	1	177466	1247734	3.53	DODGE PROPERTIES LLC
Both A B	Com/Ind	1	1	113894	133612	12.36	DEFSCO LIMITED LLC
Both A B	Com/Ind	1	1	64130	4727	1.25	BAKER ROBIN
Both A B	Com/Ind	1	1	117504	199764	2.33	WESTERN GROUP
Both A B	Com/Ind	1	1	36750	44250	.24	WEDIC TOM
Both A B	Com/Ind	1	1	977000	9609662	56.74	LEVIN FAMILY LP
Both A B	Com/Ind	1	1	134632	134168	3.13	TUCSON INDUSTRIAL CENTERS INC
Both A B	Com/Ind	1	1	45047	185225	.54	MAC KENZIE JAMES D
Both A B	Com/Ind	1	1	92780	13495	2.04	FULLER WILLIAM W
Both A B	Com/Ind	1	1	51619	287731	1.57	NEAL THOMAS B & STRUNK ROBERT W II
Both A B	Com/Ind	1	1	136698	26652	2.53	SAMSAM-BAKHTIARY SIAMAK
Both A B	Com/Ind	1	1	36750	198210	.54	3615 VENTURE LLC (THE)
NCD-A	Com/Ind	16	16	174471	97764	3.40	WAHL CHARLES H & DONNA J & WAHL KEVIN P &
NCD-A	Com/Ind	11	11	140700	34179	2.28	BASILE FAMILY LLC
NCD-A	Com/Ind	11	11	424876	3185562	9.86	DYBVG R STANLEY TR
NCD-A	Com/Ind	8	7	150330	668695	2.16	BECKER INVESTMENTS LLLP
NCD-A	Com/Ind	7	1	345490	36283	7.74	SDS LAND & BLDG CO LLC
NCD-A	Com/Ind	6	5	439873	1998959	16.73	SUNDT CORP
NCD-A	Com/Ind	6	6	118107	376635	1.18	AMEIGH DONALD F & PHYLLIS G CP/RS
NCD-A	Com/Ind	5	3	78405	121977	1.14	MANCIET HECTOR & LILLIAN H TR
NCD-A	Com/Ind	4	2	63702	80934	1.04	JP BRADLEY LLC
NCD-A	Com/Ind	4	1	242550	1377450	5.28	TIC-TAC PARTNERSHIP DBA TUCSON
NCD-A	Com/Ind	4	4	31595	4396	.57	WOODDELL ROBERT D
NCD-A	Com/Ind	4	3	122653	268513	2.16	CASCADE ELECTRIC INC
NCD-A	Com/Ind	4	4	61560	445772	1.03	DESERT ENGINEERING GROUP INC
NCD-A	Com/Ind	4	3	110186	359710	1.51	TBA MATERIALS LLC
NCD-A	Com/Ind	4	4	178119	55908	5.14	SAGUARO VALLEY INC
NCD-A	Com/Ind	4	4	42350	29315	.70	MOON DARRELL & BETTY
NCD-A	Com/Ind	4	2	43928	311896	.66	GUSS VANCE M
NCD-A	Com/Ind	4	4	87029	44301	.97	ROY H ROGERS GC TR LLC
NCD-A	Com/Ind	3	3	49500	265884	.59	ARC ELECTRIC CO INC
NCD-A	Com/Ind	3	3	120998	1125114	2.45	DOCUMENT RESERVE LC
NCD-A	Com/Ind	3	2	65210	184223	.54	LAKE INVESTMENT GROUP LLC
NCD-A	Com/Ind	3	3	195944	530288	1.75	BROADMONT INVESTMENTS LLC
NCD-A	Com/Ind	3	3	42955	319090	.49	TSP PROPERTIES LLC

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcres	mail
NCD-A	Com/Ind	1	1	16961	23286	.17	HAAS DONALD E & BETTY LOU TR
NCD-A	Com/Ind	1	1	142785	119991	.64	AGARWAL RAJ & DARSHAN
NCD-A	Com/Ind	1	1	20500	6860	.26	HEILIG FREDERICK L
NCD-A	Com/Ind	1	1	239517	222483	.66	RIGGIO JOSEPH S 1972 TR
NCD-A	Com/Ind	1	1	73928	189527	1.54	HUMPHREY ROBERT B & JANET ANN CP/RS
NCD-A	Com/Ind	1	1	49720	93453	.25	DANA GEORGE I & DALLEY R J & ASHBY GREG
NCD-A	Com/Ind	1	1	27407	62593	.33	CASTRO FRANCISCO M & OLGA C CP/RS
NCD-A	Com/Ind	1	1	71948	118612	1.86	OLD VAIL PROPERTIES LLC
NCD-A	Com/Ind	1	1	62496	211104	.53	IHS ENTERPRISES LLC
NCD-A	Com/Ind	1	1	420750	487000	3.19	LASHLEY JOHN R & DAWN CP/RS
NCD-A	Com/Ind	1	1	77812	168188	.44	CHAMP DOG LLC
NCD-A	Com/Ind	1	1	76500	7973	.56	MOSES PAUL A & VALERIE G JT/RS
NCD-A	Com/Ind	1	1	67443	36503	.49	GARCIA MARIO S & MARY H JT/RS
NCD-A	Com/Ind	1	1	43564	65876	.50	THORNHILL RICK R & ELEANOR V CP/RS
NCD-A	Com/Ind	1	1	38986	145309	.47	BENMAR INVESTMENTS LLC
NCD-A	Com/Ind	1	1	39000	2137	.37	FLYNN MARILYN EDITH
NCD-A	Com/Ind	1	1	46200	177240	.45	NELSON-HOLLAND INC
NCD-A	Com/Ind	1	1	125927	9645	1.68	ALMOND JOHN W
NCD-A	Com/Ind	1	1	210685	134000	3.37	ASH NORMAN P TR 56.98% & ASH TUCSON
NCD-A	Com/Ind	1	1	361715	1970230	3.69	HUCK INTERNATIONAL INC
NCD-A	Com/Ind	1	1	34773	5102	.59	ASH NORMA P TR 56.98% & ASH TUCSON
NCD-A	Com/Ind	1	1	39000	1010	.37	BURKE JAMES P & VERONICA G
NCD-A	Com/Ind	1	1	16340	87160	.17	FELDMAN GILBERT JOHN & MARY KRIS CP/RS
NCD-A	Com/Ind	1	1	23039	31411	.16	MACHINE SHOP (THE) LLC
NCD-A	Com/Ind	1	1	178500	40757	17.77	GEGENHEIMER PAUL HOOD
NCD-A	Com/Ind	1	1	24099	65901	.23	SCIMONE STEFAN F & CANTERBURY JAMES M
NCD-A	Com/Ind	1	1	47945	85055	.13	GM 29TH STREET LLC
NCD-A	Com/Ind	1	1	60260	500	.34	MEJIA LUIS OMAR & ISELA CP/RS
NCD-A	Com/Ind	1	1	85485	274007	1.28	ONE OH FIVE FIVE LLC
NCD-A	Com/Ind	1	1	29630	123370	.28	LYONS JERROLD M TR
NCD-A	Com/Ind	1	1	68178	169422	1.07	O LEARY LEASING COMPANY LLC
NCD-A	Com/Ind	1	0	12500	0	.13	DAIL HARRISON F JR & SHIRLEY A JT/RS
NCD-A	Com/Ind	1	1	51778	178222	.58	DUNLAP OIL CO INC
NCD-A	Com/Ind	1	1	84927	36913	2.16	MOONEY ENTERPRISES INC
NCD-A	Com/Ind	1	1	552443	3111877	8.74	3701 COLUMBIA LLC
NCD-A	Com/Ind	1	1	60076	126324	.69	BHM INVESTMENT CO
NCD-A	Com/Ind	1	1	34430	8092	.24	CORONADO FRANK G & JOBITA H JT/RS
NCD-A	Com/Ind	1	1	306628	967340	2.66	NATIONAL SELF STORAGE TUCSON NOS 10
NCD-A	Com/Ind	1	1	103149	1433498	6.72	LORENE LLC 25% & DAVIDOO ALBERT & MAUREEN M 25%
NCD-A	Com/Ind	1	1	105000	296940	1.22	STEPHENS KEITH O & ELIZABETH
NCD-A	Com/Ind	1	1	34650	18511	.23	TUCSON WATERMILLS
NCD-A	Com/Ind	1	1	23111	31339	.15	ZITO ANITA M & ZITO RICHARD R
NCD-A	Com/Ind	1	1	10651	1271	.17	MOON DARRELL L & BETTY JT/RS
NCD-A	Com/Ind	1	1	56363	86280	.61	OROPEZA ARMANDO C & CELIA S 50% & BYRD
NCD-A	Com/Ind	1	1	19025	20565	.08	BOOGAART JOSEPH D TR
NCD-A	Com/Ind	1	1	139986	2436820	12.00	BROWN GAROLD C FAMILY LP
NCD-A	Com/Ind	1	1	44020	181380	.68	CHAVEZ JAMES WILLIAM & KIMBERLAN FAY
NCD-A	Com/Ind	1	1	131560	21190	2.63	GALLAHER GRIT LTD PARTNERSHIP
NCD-A	Com/Ind	1	1	47317	182683	.55	PACIFIC NATIONAL GROUP INC
NCD-A	Com/Ind	1	1	39000	943	.46	CASTLE ROOFING CO INC
NCD-A	Com/Ind	1	1	16340	1269	.17	TURKIN MARSHA
NCD-A	Com/Ind	1	1	51270	5714	1.09	CATALINA AUTO RANCH INC
NCD-A	Com/Ind	1	1	114345	23155	.95	KDT LLC
NCD-A	Com/Ind	1	1	516134	1913196	5.84	PALO VERDE TRUST PARTNERS LLC
NCD-A	Com/Ind	1	1	30625	13898	.22	LE RUA JAMES A & DORI CP/RS
NCD-A	Com/Ind	1	1	16340	82060	.18	HARRIS ALVIN H & DORIS LEE CP/RS
NCD-A	Com/Ind	1	1	186480	2306274	13.02	NEW SOUTHWEST DOOR COMPANY
NCD-A	Com/Ind	1	1	30904	37910	.34	BURTNETT FRANK E & LORETTA J TR
NCD-A	Com/Ind	1	1	83178	500	1.56	SANTACRUZ EDMUNDO
NCD-A	Com/Ind	1	1	25350	189300	.46	MADDOCK BRUCE DEVIN & MEREDITH A JT/RS
NCD-A	Com/Ind	1	1	39960	248040	.40	HALBERT CLIFFORD B & PAMELA E TR
NCD-A	Com/Ind	1	1	150789	705630	2.22	BLOCK ONE PROPERTY LLC
NCD-A	Com/Ind	1	1	338650	489746	4.45	SABBAR TEMPLE CORPORATION
NCD-A	Com/Ind	1	0	39000	0	.45	SUREFIELD RAYMOND & EULA FAYE JT/RS
NCD-A	Com/Ind	1	1	297632	642374	4.03	GALE INDUSTRIES INC
NCD-A	Com/Ind	1	1	28416	107039	.41	TUCSON OPTICAL RESEARCH CORP
NCD-A	Com/Ind	1	1	52650	394350	.89	WILDER KRIS & PAULA CP/RS
NCD-A	Com/Ind	1	1	373601	2617037	5.03	BELLE HAVEN AZ LLC
NCD-A	Com/Ind	1	1	13488	61512	.09	DUFFEY RICHARD L & DIXIE D TRUSTEES
NCD-A	Com/Ind	1	1	37193	212807	.39	SCHIBLEY JAMES R & PAMELA JT/RS
NCD-A	Com/Ind	1	1	23039	58989	.19	SLASH K INVESTMENTS INC
NCD-A	Com/Ind	1	1	146843	128109	1.36	KNIGHTS OF COLUMBUS BLDG ASSN OF TUCSON
NCD-A	Com/Ind	1	1	207060	269735	1.62	MRI SADDLEHORN BROADMONT INVESTMENT FUND LLC
NCD-A	Com/Ind	1	1	29162	7007	.31	WILLIAMS GARY L & MARCIA DBA WILLIAMS
NCD-A	Com/Ind	1	1	131988	209012	1.02	RHINESMITH HOLDINGS LLC
NCD-A	Com/Ind	1	1	78281	18713	.52	TRAMP DAVID & GERI JT/RS
NCD-A	Com/Ind	1	1	126500	48604	2.52	SOUTHERN ARIZONA PAVING &
NCD-A	Com/Ind	1	1	73515	137535	1.27	G & W PROPERTIES LLC
NCD-A	Com/Ind	1	1	23100	207900	.29	HARDY WILLIAM J & KATHRYN D JT/RS
NCD-A	Com/Ind	1	1	21267	21293	.16	REAL RICARDO LOPEZ DEL & LOPEZ MARIA JESUS JT/RS
NCD-A	Com/Ind	1	1	150612	189768	1.04	EL CAMPO PROPERTIES LLLP
NCD-A	Com/Ind	1	1	34650	132051	.34	GOOD NEWS COMMUNICATIONS INC
NCD-A	Com/Ind	1	1	14259	16514	.15	TOZZI DEAN & HILDA H & TOZZI MARK J
NCD-A	Com/Ind	1	1	139501	500	4.31	BADERTSCHER JOHN & LAURA CP/RS
NCD-A	Com/Ind	1	1	14440	23960	.17	TOMAS ANTHONY W & MARY A
NCD-A	Com/Ind	1	1	25812	149388	.21	JASI LLC
NCD-A	Com/Ind	1	1	15950	2402	.17	ROSEMEYER DON HENRY & CAROLYN E JT/RS
NCD-A	Com/Ind	1	1	36253	198747	.39	CHIRCO SALVATORE J & ANGELINA

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail
NCD-A	Com/Ind	1	1	148200	127566	1.67	MERLE S AUTOMOTIVE SUPPLY INC
NCD-A	Com/Ind	1	1	37196	48562	.48	ORIENT WILLIAM L & PHYLLIS A TR
NCD-A	Com/Ind	1	1	242682	142818	3.37	OVERLAND LEASING LLC
NCD-A	Com/Ind	1	1	23039	29546	.17	DOYLE MADELINE W
NCD-A	Com/Ind	1	1	34948	94352	.33	LAM OPTICS INC
NCD-A	Com/Ind	1	1	55740	500	1.01	PAK TRUCKING INCORPORATED DBA SOUTHWEST
NCD-A	Com/Ind	1	1	121440	329388	2.52	GRANITE CONSTRUCTION COMPANY
NCD-A	Com/Ind	1	1	23039	66000	.17	GALLEGO JOSE L & ANGELICA R JT/RS
NCD-A	Com/Ind	1	1	29162	30838	.31	SEWELL TIMOTHY H
NCD-A	Com/Ind	1	1	383445	71555	1.01	BORDER KING PROPERTIES LLC
NCD-A	Com/Ind	1	1	37202	72798	.25	VALLE JESUS ELENA & CASTRO MARIA JT/RS
NCD-A	Com/Ind	1	1	21267	8888	.17	RIEBLE FRED J
NCD-A	Com/Ind	1	1	76776	272224	.88	3450 E 34TH ST LLC (THE)
NCD-A	Com/Ind	1	1	25495	142485	.31	SISKIND PAUL
NCD-A	Com/Ind	1	1	249307	580955	4.86	ROAD MACHINERY LLC
NCD-A	Com/Ind	1	0	19129	0	.38	WILHOIT JOSEPH WILLIAM & THERESA ANN TR
NCD-A	Com/Ind	1	1	46509	350653	5.60	ACE PROPERTIES #5 LLC
NCD-A	Com/Ind	1	1	39508	88004	.36	GREENBERG BRUCE D & ALAYNE T TR
NCD-A	Com/Ind	1	1	27520	127480	.52	BROADVIEW PROPERTIES
NCD-A	Com/Ind	1	1	49797	52649	.56	LERUA JAMES A & DORI L CP/RS
NCD-A	Com/Ind	1	1	154960	358565	3.04	LBI INVESTMENT ENTERPRISES LIMITED
NCD-A	Com/Ind	1	1	22600	120616	.12	TOTAL RESTORATION INC
NCD-A	Com/Ind	1	1	2422500	25187029	85.18	CONOPCO INC
NCD-A	Com/Ind	1	1	84975	240025	.70	ENDICOTT MARLA M
NCD-A	Com/Ind	1	1	126500	283100	2.49	BENETO PROPERTIES LLC
NCD-A	Com/Ind	1	1	79296	45704	.48	PHILLIPS SUN MI
NCD-A	Com/Ind	1	0	12780	0	.17	MELLODY JAMES PATRICK JR & KATHRYN MARIA
NCD-A	Com/Ind	1	1	65740	54260	.73	SHOMO MARK D & SUSAN J
NCD-A	Com/Ind	1	1	114743	186727	2.10	WILHOIT JOSEPH WILLIAM & THERESA ANN
NCD-A	Com/Ind	1	1	27963	134877	.23	NEXT CHAPTER HOLDINGS LLC
NCD-A	Com/Ind	1	1	48597	232203	.34	GEORGE T WONG & HERMINIA LEY
NCD-A	Com/Ind	1	1	66436	131000	.39	POWERTRAIN TRANSMISSION & AUTO REPAIR
NCD-A	Com/Ind	1	1	46200	193800	.46	PPE PROPERTIES LLC
NCD-A	Com/Ind	1	1	173700	55800	10.48	JOHANSEN TREVOR
NCD-A	Com/Ind	1	1	27671	105709	.33	WOLFE FRANCIS T TR
NCD-A	Com/Ind	1	1	107625	100154	.71	BILLIEROS WILLIAM V & LINDA CP/RS
NCD-A	Com/Ind	1	1	39417	9305	.72	LINEHAN EDWARD J
NCD-A	Com/Ind	1	1	42648	2952	.31	AMADO CHARLES M & NORMA G JT/RS
NCD-A	Com/Ind	1	1	20625	52335	.20	DESERT VIEW PAINTING INC
NCD-A	Com/Ind	1	1	112497	219539	.92	EDWARD SOMMER LLC
NCD-A	Com/Ind	1	1	39878	126243	.51	TUCSON OPTICAL RESEARCH CORPORATION
NCD-A	Com/Ind	1	1	23039	60961	.17	HALTER KURT M & KALEN P
NCD-A	Com/Ind	1	1	50300	228200	.59	STRAUSS BETTY T UND 18% INT & STRAUSS
NCD-A	Com/Ind	1	1	17875	189625	.30	DAVIS KENNEDY H & BARBARA J
NCD-A	Com/Ind	1	1	20383	52577	.18	LOWE LORI MARIE HOWLETT & HOWLETT BEE M
NCD-A	Com/Ind	1	1	26325	500	.48	MARTIN FRANCES TR
NCD-B	Com/Ind	5	3	44955	81383	1.02	TCM MASONRY INC
NCD-B	Com/Ind	5	5	733523	4938807	12.08	A & P INVESTMENTS
NCD-B	Com/Ind	4	4	16900	2683	.29	A E S INC
NCD-B	Com/Ind	3	1	174255	1157344	4.40	RALPHS TRANSFER INC
NCD-B	Com/Ind	3	2	123970	31896	2.46	INDUVEST INC
NCD-B	Com/Ind	3	3	140880	10860	13.62	HVF WEST LLC
NCD-B	Com/Ind	3	2	31019	70561	.54	KOHN JONATHAN S & INGBORG M
NCD-B	Com/Ind	2	2	58050	70735	1.24	ADAMS WENDY & BOWLES PAMELA SUE TR 1/4
NCD-B	Com/Ind	2	1	132247	500	2.65	STEWART TITLE & TRUST TR 1171
NCD-B	Com/Ind	2	2	243450	649386	27.37	GIFFORD HILL PIPE COMPANY
NCD-B	Com/Ind	2	2	141091	22859	4.30	SHARP ERNEST WAYNE
NCD-B	Com/Ind	2	2	88677	14970	1.95	MARTIN JACK H
NCD-B	Com/Ind	2	1	140483	834517	2.56	COLUMBIA INDUSTRIAL ASSOCIATES LLC
NCD-B	Com/Ind	2	2	331978	1808022	6.10	CENTURY PARK PROPERTIES LLC
NCD-B	Com/Ind	2	1	35100	206730	.61	HOXIE THOMAS M III TR
NCD-B	Com/Ind	2	2	42712	198200	.49	34TH PLACE WAREHOUSE LLC
NCD-B	Com/Ind	2	2	84071	36156	1.87	BURNS JAN MICHAEL & BURNS JASON FLYNN
NCD-B	Com/Ind	2	1	56068	109863	1.12	GREENE JAMES LEROY & CAROL JEAN TR 2/3
NCD-B	Com/Ind	2	1	153388	971870	2.56	M & R SHEET METAL & MFG INC
NCD-B	Com/Ind	2	1	29225	322290	.62	ADDIS MICHAEL T & KATHERINE A CP/RS 50%
NCD-B	Com/Ind	2	1	17550	562	.31	TAPIA JUAN R & VIRGINIA P JT/RS
NCD-B	Com/Ind	2	2	129880	108539	15.28	GALLAHER BETTIE J TR
NCD-B	Com/Ind	2	2	34087	172913	.59	CORONADO FRANCISCO G
NCD-B	Com/Ind	2	2	17550	65547	.44	KUKER JAMES L & PAULETTA & KUKER STEVEN
NCD-B	Com/Ind	2	2	30176	254024	.64	SINGER FAMILY TR
NCD-B	Com/Ind	2	2	167196	905028	2.78	OAK PROPERTIES
NCD-B	Com/Ind	1	1	31920	279776	3.48	DELCON PROPERTIES CO
NCD-B	Com/Ind	1	1	86376	773964	2.15	TECHNICAL DRIVE INC
NCD-B	Com/Ind	1	1	146489	453361	3.00	EASTWARD LLC
NCD-B	Com/Ind	1	1	31050	123192	.64	ROBERTS ROOFING COMPANY INC
NCD-B	Com/Ind	1	1	11067	41229	.21	ARCHINIACO FRANK N & ARCHINIACO
NCD-B	Com/Ind	1	1	51450	259250	.66	ADAMSON LARRY
NCD-B	Com/Ind	1	1	345131	2309717	6.76	TERITOM HOLDINGS LLC
NCD-B	Com/Ind	1	1	160318	141402	2.88	VAN WATERS & ROGERS
NCD-B	Com/Ind	1	1	8775	53625	.16	BARRINGER JOHN L & FRANCES C TR
NCD-B	Com/Ind	1	1	8775	77025	.14	SISKIND PAUL
NCD-B	Com/Ind	1	1	34240	100755	.46	ROMO ANDREW L REVOCABLE TR
NCD-B	Com/Ind	1	1	65813	462937	.96	RCOK REALTY I LIMITED PARTNERSHIP
NCD-B	Com/Ind	1	1	32625	135375	.50	CART LEASING LLC
NCD-B	Com/Ind	1	1	14300	500	.30	ADDIS MICHAEL T & KATHERINE 50% & ADDIS
NCD-B	Com/Ind	1	1	69706	282170	1.02	SMITH JIM
NCD-B	Com/Ind	1	1	128956	171044	2.58	COASTAL TRANSPORT COMPANY INC

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcres	mail
NCD-B	Com/Ind	1	1	334050	93835	10.14	JH ASSOCIATES LLC
NCD-B	Com/Ind	1	1	17550	103090	.29	CORONADOS COLLISION INC
NCD-B	Com/Ind	1	1	5000	1054	.05	CATALINA PLUMBING & HEATING INC
NCD-B	Com/Ind	1	1	50288	236712	1.09	ROMANOSKI EDWIN P & KAREN
NCD-B	Com/Ind	1	1	153454	978234	3.01	RR44 INC
NCD-B	Com/Ind	1	1	136125	4035	2.29	AMADO CARLOS A & SYLVIA P CP/RS 50% &
NCD-B	Com/Ind	1	1	54761	53791	.57	ALLISON LELAND T & ISABEL R JT/RS
NCD-B	Com/Ind	1	1	22510	847	.41	SOROOSH KARIM & KHAVANDGAR SHAHLA TR
NCD-B	Com/Ind	1	1	18720	7305	.33	STOECKMAN RAYMOND E & GEORGIA A JT/RS
NCD-B	Com/Ind	1	1	120509	38251	2.26	PENA VICTOR & SANDRA 1/2 & FENNEWALD JAMES
NCD-B	Com/Ind	1	1	17940	36806	.38	BLAIN STEVEN G & LUCINDA JT/RS
NCD-B	Com/Ind	1	1	8509	92291	.24	PERALTA ALFONSO C III & ANNA E CP/RS
NCD-B	Com/Ind	1	1	6045	73983	.10	O SHELL THOMAS B & JULIET C JT/RS
NCD-B	Com/Ind	1	1	74226	4400	1.44	AGA & SONS INC
NCD-B	Com/Ind	1	1	123970	14950	2.48	BEAUCHAMP DAVID J & JULIE M REVOC TR
NCD-B	Com/Ind	1	1	59095	138785	.78	PURDY JOHN W & MARY E TR
NCD-B	Com/Ind	1	0	121440	0	3.41	ATLANTIC SOUTHWEST LAND VENTURES LLC
NCD-B	Com/Ind	1	1	8450	98825	.17	BENSON DORIS TR
NCD-B	Com/Ind	1	1	156816	730000	3.00	W W GRAINGER INC
NCD-B	Com/Ind	1	1	134816	945952	2.43	J D L H INVESTMENTS LLC
NCD-B	Com/Ind	1	1	8775	52199	.15	FERBER RANDY
NCD-B	Com/Ind	1	1	22510	64662	.39	ANDERSON RALPH & KAREN JT/RS
NCD-B	Com/Ind	1	1	87550	2607	9.49	GALLAHER BETTY J TR
NCD-B	Com/Ind	1	1	231389	42311	10.42	LAWYERS TITLE OF AZ TR 7982-T
NCD-B	Com/Ind	1	1	68310	5025	1.25	MC CRONE ROGER M JR & MELANIE S CP/RS
NCD-B	Com/Ind	1	1	21203	176397	.35	CL & LL PROPERTIES INC
NCD-B	Com/Ind	1	1	23526	191574	.27	ALGAR MANAGEMENT LP
NCD-B	Com/Ind	1	1	161455	899294	3.25	DOUBLETREE INVESTMENT INC
NCD-B	Com/Ind	1	1	14257	69096	.24	GREENE JAMES L & CAROL J TR 2/3 &
NCD-B	Com/Ind	1	0	36750	0	.59	3615 VENTURE LLC (THE)
NCD-B	Com/Ind	1	1	121440	5000	2.48	AMADO C M & NORMA G
NCD-B	Com/Ind	1	1	110201	235975	1.99	RICE FAMILY PARTNERSHIP LP
NCD-B	Com/Ind	1	1	8970	175930	.17	HUMMER GROUP
NCD-B	Com/Ind	1	1	72765	2952	1.32	FLETCHER WILLIAM L 25% & M E FLETCHER
NCD-B	Com/Ind	1	1	25313	263126	.50	ROMANOSKI KAREN ANNE 69.7% &
NCD-B	Com/Ind	1	1	58769	177031	.54	TENNESSEE STREET LLC
NCD-B	Com/Ind	1	1	120919	1274081	2.91	INTER-FAB REAL ESTATE CORP
NCD-B	Com/Ind	1	1	52042	998	.91	CORRAL-ORTIZ NADIA V
NCD-B	Com/Ind	1	1	150282	91827	4.49	MILLER JAMES A & RUTH A TR
NCD-B	Com/Ind	1	1	287597	201606	7.30	SCHNURR GARY E & JUDITH
NCD-B	Com/Ind	1	1	95396	5093	2.77	DAVIDSON LARRY H
NCD-B	Com/Ind	1	1	27616	98384	.45	BUNTIN BRIAN S & SHANN R CP/RS
NCD-B	Com/Ind	1	1	17550	106042	.31	HARWOOD MICHAEL D LIV TR
Vicinity	Com/Ind	57	41	8311798	19644864	49.13	TMC FOUNDATION
Vicinity	Com/Ind	27	27	568199	922225	.40	ARIZONA EQUITIES INVESTOR GROUP
Vicinity	Com/Ind	22	21	2831044	19300737	14.97	NORTHEAST HOSPITAL CORP
Vicinity	Com/Ind	16	16	74138	749722	.85	FIRST AMERICAN TITLE TR 4717
Vicinity	Com/Ind	14	14	3320566	2488576	16.73	BCT PROPERTIES
Vicinity	Com/Ind	14	14	580950	4288150	6.76	TUCSON MOB PARTNERS LTD
Vicinity	Com/Ind	13	13	358050	311066	.25	LJL LLC
Vicinity	Com/Ind	12	11	337406	106822	3.86	KALIL BOTTLING CO
Vicinity	Com/Ind	11	11	390360	25232	1.44	DE LA WARR INVESTMENT CORP
Vicinity	Com/Ind	10	2	264857	1785145	4.84	NET 2 COX LLC
Vicinity	Com/Ind	10	9	2176447	2788447	8.53	H L F PROPERTIES INC
Vicinity	Com/Ind	10	10	174100	449250	.77	F & S BED & BATH SHOPPE INC
Vicinity	Com/Ind	9	5	190698	287796	1.92	CRESENT REALTY CORP
Vicinity	Com/Ind	9	8	1086604	259735	4.46	ROBERTS DEVELOPMENT CO INC
Vicinity	Com/Ind	9	5	281983	850837	.99	HABER TRUST AGREEMENT
Vicinity	Com/Ind	9	3	308700	275436	1.38	MANDEL MICHAEL G & ADRACION
Vicinity	Com/Ind	9	9	1613238	2295502	5.75	EL DORADO VENTURES LLC
Vicinity	Com/Ind	9	8	2505812	5217797	6.08	FIRST INTERSTATE BANK OF AZ NA
Vicinity	Com/Ind	8	8	959600	1813430	4.89	MC MAHON PROPERTIES LLC
Vicinity	Com/Ind	8	5	646591	89340	2.76	HOLLMARK LLC
Vicinity	Com/Ind	8	8	973689	636861	2.44	T C REAL ESTATE LLC
Vicinity	Com/Ind	8	8	219472	398978	.24	TEAM ANASAZI LLC
Vicinity	Com/Ind	8	6	973204	1038891	2.19	SOUTHLAND CORPORATION
Vicinity	Com/Ind	8	4	665595	406782	1.70	SAN CLEMENTE LLC
Vicinity	Com/Ind	7	7	367165	569463	1.94	GEE JANE TR
Vicinity	Com/Ind	7	7	266507	285201	1.04	VAM REALTY LIMITED PARTNERSHIP
Vicinity	Com/Ind	7	7	246671	681919	1.09	GOSLINS FAMILY LIMITED PARTNERSHIP
Vicinity	Com/Ind	7	6	1283670	1616801	4.17	CIRCLE K STORES INC
Vicinity	Com/Ind	7	5	1852668	4173012	7.81	DM FEDERAL CREDIT UNION
Vicinity	Com/Ind	7	3	1006081	402997	1.79	VALLEY NATIONAL BANK OF ARIZONA
Vicinity	Com/Ind	7	7	345880	207973	1.86	DPE LLC
Vicinity	Com/Ind	7	6	2645240	4328715	6.63	VALLEY NATIONAL BANK OF PHOENIX
Vicinity	Com/Ind	6	6	2899320	2120961	13.98	SUNRISE SPEEDWAY LLC
Vicinity	Com/Ind	6	2	561460	34416	3.37	MESA LEASING CORPORATION
Vicinity	Com/Ind	6	2	327436	63590	.70	FRIS'CHKN LLC
Vicinity	Com/Ind	6	6	534257	223039	1.72	GRANT & TUCSON LLC
Vicinity	Com/Ind	6	6	539824	414423	2.96	ROYAL LAND II LLC
Vicinity	Com/Ind	6	5	215615	678816	1.22	CARUSO S RESTAURANT INC
Vicinity	Com/Ind	6	6	145691	457112	1.87	ROY H ROGERS GC TR LLC
Vicinity	Com/Ind	6	5	84736	594895	1.00	BENNETT PAUL F TR
Vicinity	Com/Ind	6	6	518776	963459	3.15	DECAGEE LLC
Vicinity	Com/Ind	6	4	792744	304628	2.31	GVD/4-D LIMITED PARTNERSHIP
Vicinity	Com/Ind	6	6	96894	37205	1.22	MKZ ENTERPTISES LLC
Vicinity	Com/Ind	6	6	187476	150428	.85	GEE VICTOR & DORA LIVING TR
Vicinity	Com/Ind	6	6	284112	588232	3.41	MISSION INDUSTRIES

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail1
Vicinity	Com/Ind	4	3	529503	262049	3.30	D RAGEL ENTERPRISES LLC
Vicinity	Com/Ind	4	4	1042756	1005806	2.46	REAY'S RANCH INVESTORS LLC
Vicinity	Com/Ind	4	3	209000	154520	1.12	MY THREE SONS LLLP
Vicinity	Com/Ind	4	1	60596	290874	.67	ROMANOSKI JOSEPH A & SHARON A JT/RS &
Vicinity	Com/Ind	4	4	678848	3887232	3.88	UNIVERSITY PHYSICIANS INC
Vicinity	Com/Ind	4	1	272181	869583	1.04	EL ENCANTO PARTNERS LLC
Vicinity	Com/Ind	4	4	297026	423274	1.09	STEWART TITLE & TRUST TR 0316
Vicinity	Com/Ind	4	3	189360	294547	1.21	JENSEN FAMILY ENTERPRISES
Vicinity	Com/Ind	4	4	247929	266171	2.04	BROOKS ROGER W & FILOMENA M JT/RS
Vicinity	Com/Ind	4	4	74460	200394	.63	LEVITSKI PROPERTIES LLC
Vicinity	Com/Ind	4	4	1048882	19026852	4.13	MARSHALL FOUNDATION
Vicinity	Com/Ind	4	4	155103	190012	.55	CUMMINGS SCOTT J
Vicinity	Com/Ind	4	2	522512	527488	3.77	LODGE PARTNERS LLC
Vicinity	Com/Ind	4	3	440493	1336007	1.65	HOTEL CORPORATION OF DOWNTOWN TUCSON
Vicinity	Com/Ind	4	4	183300	129959	.65	MIKLOFSKY REVOCABLE TRUST
Vicinity	Com/Ind	4	4	49624	70321	.66	CARLSON ZEKE & FEHSER JOHN JT/RS
Vicinity	Com/Ind	4	4	130832	95651	.46	WIRTZ LON T TR
Vicinity	Com/Ind	4	2	375360	280107	.87	MAUD OLIVER H
Vicinity	Com/Ind	4	3	254135	250081	.92	LLJ HOLDINGS LLLP
Vicinity	Com/Ind	4	2	590956	298900	2.16	JRD PETROLEUM PROVIDERS INC
Vicinity	Com/Ind	4	4	618615	609565	1.88	BROADWAY/CAMINO SECO LLC
Vicinity	Com/Ind	4	4	1155828	880272	4.66	PYRAMID CREDIT UNION
Vicinity	Com/Ind	4	1	396874	661226	.64	DJM REALTY LTD PARTNERSHIP
Vicinity	Com/Ind	4	4	461013	106562	1.64	HEIGHTS PROPERTIES LLP
Vicinity	Com/Ind	4	4	943592	780527	3.79	TANQUE VERDE CENTER LLC
Vicinity	Com/Ind	4	4	101802	448888	.21	NEURON LLC
Vicinity	Com/Ind	4	4	162972	19717	.30	GONZALES JOSE V FAMILY TR
Vicinity	Com/Ind	4	3	866112	972323	5.24	EMICH FAMILY SECOND LTD PARTNERSHIP LLP
Vicinity	Com/Ind	4	4	111600	195178	.99	B A R T INVESTMENTS LLC
Vicinity	Com/Ind	4	1	40871	295021	.57	SADOWSKY MORTON A & LYNN P TR 50% &
Vicinity	Com/Ind	4	4	175608	151507	1.01	D J CRIPPEN ENTERPRISES LLLP
Vicinity	Com/Ind	4	4	2194408	3845709	14.46	SAFEWAY INC
Vicinity	Com/Ind	4	3	467557	335437	.94	SPEEDWAY WESTERN LLC 1/3 & MC CUISTION
Vicinity	Com/Ind	4	4	123743	214741	1.27	BECKSTED WARD J & HALLIE N TR 1/2 &
Vicinity	Com/Ind	4	3	329130	371915	1.06	LEE FAMILY PROPERTY MANAGEMENT
Vicinity	Com/Ind	4	4	235104	413372	.71	EKLUND WILLIAM A SR TR & EKLUND DORIS N
Vicinity	Com/Ind	4	4	88701	209636	1.60	EDWARDS PAUL D & CYNTHIA K
Vicinity	Com/Ind	4	2	97248	178145	.80	YATES SIBLINGS LLC
Vicinity	Com/Ind	3	2	114660	155088	.82	RARIC
Vicinity	Com/Ind	3	3	1468370	2499613	6.81	SDR ASSOCIATES
Vicinity	Com/Ind	3	1	42000	168400	.48	BAILEY & BAILEY
Vicinity	Com/Ind	3	3	1748665	808290	10.61	J M K FAMILY PROPERTIES
Vicinity	Com/Ind	3	2	595787	815836	2.53	TUCSON TEACHERS FEDERAL CREDIT UNION
Vicinity	Com/Ind	3	2	984965	3807853	5.35	HOLDINGS 5099 LLC
Vicinity	Com/Ind	3	1	604200	433485	2.39	PEP PROPERTIES INC
Vicinity	Com/Ind	3	3	91380	182136	.53	RODGERS INVESTMENT FUND I LTD
Vicinity	Com/Ind	3	3	118632	307784	1.44	GEC PROPERTY AND LEASING
Vicinity	Com/Ind	3	3	177461	157472	.90	256 EAST CONGRESS LLC
Vicinity	Com/Ind	3	2	424044	382113	1.14	VALLEY NATIONAL BANK
Vicinity	Com/Ind	3	1	54633	85553	.38	MARTINETTI RICHARD J & ALICE L JT/RS
Vicinity	Com/Ind	3	2	1446648	1882912	6.10	SCHOMAC GROUP INC
Vicinity	Com/Ind	3	1	188440	38000	.89	O D INDUSTRIES INC
Vicinity	Com/Ind	3	1	457712	2611998	4.99	COMMUNITY BEHAVIORAL HEALTH PROPERTIES
Vicinity	Com/Ind	3	2	300990	167472	.93	SPEEDWAY/GREENHILLS LLC
Vicinity	Com/Ind	3	2	148050	196649	.53	MARTINEZ EDUARDO L & MARICELLA T JT/RS
Vicinity	Com/Ind	3	3	54000	177063	.33	GANEM REVOCABLE TRUST
Vicinity	Com/Ind	3	3	365922	184927	1.67	LANSING RONALD D & VIVIAN I JT/RS
Vicinity	Com/Ind	3	3	1646684	730952	6.73	ROYAL BUICK COMPANY INC
Vicinity	Com/Ind	3	3	526393	496004	3.73	251 SOUTH WILMOT LLC
Vicinity	Com/Ind	3	3	1075703	4142796	4.40	CROSSROADS CANADA LLC
Vicinity	Com/Ind	3	3	184635	189667	1.04	WHITTHORNE JOHN ED & WHITTHORNE SHARON
Vicinity	Com/Ind	3	1	64548	122371	.12	BARRASSO LLC
Vicinity	Com/Ind	3	2	196268	17434	1.38	BROWN STUART B & SUSAN A CP/RS
Vicinity	Com/Ind	3	1	198865	64331	1.03	SZERLIP NON-EXEMPT MARITAL TR 50% & SUMMER
Vicinity	Com/Ind	3	3	1097674	1356321	4.19	SMITH FAMILY REAL ESTATE INVESTORS LTD
Vicinity	Com/Ind	3	3	185422	414461	1.07	STEVENSON KENNETH DEAN & EVELYN ANN TR
Vicinity	Com/Ind	3	3	4470300	23123192	11.99	WC PARTNERS 47.1% ET AL
Vicinity	Com/Ind	3	3	268875	137175	.89	EGAN PATRICK S & JOCELYNE TR
Vicinity	Com/Ind	3	3	57496	223999	.42	RRN INC
Vicinity	Com/Ind	3	2	38255	192786	.49	STEPHENS GRACE F TR
Vicinity	Com/Ind	3	3	59594	461170	.64	ACF GROUP LLC
Vicinity	Com/Ind	3	2	36819	95735	.40	3101 EAST 46TH STREET LLC
Vicinity	Com/Ind	3	3	165704	659228	1.61	R & L INVESTMENTS COMPANY
Vicinity	Com/Ind	3	1	31546	473264	.45	ROY H ROGERS FOUNDATION LLC
Vicinity	Com/Ind	3	3	109528	116803	1.98	EARHART GORDON H & EARLINE M
Vicinity	Com/Ind	3	3	363720	1185199	1.78	TUCSON MUNICIPAL EMPLOYEES FEDERAL
Vicinity	Com/Ind	3	3	1068488	636662	2.15	CDX INVESTMENT GROUP LLC
Vicinity	Com/Ind	3	1	31420	40500	.21	PIMA PRINTING CO
Vicinity	Com/Ind	3	2	196850	160041	.39	FOUR PETERSON LLC
Vicinity	Com/Ind	3	2	119540	356300	1.67	DEGRAVE INVESTMENT CO LLC
Vicinity	Com/Ind	3	3	498431	315758	3.13	KATS VLADIMIR
Vicinity	Com/Ind	3	1	53169	5277	.45	ALTIERI DOMINIC & MARJORIE B JT/RS
Vicinity	Com/Ind	3	3	319406	390779	1.82	TOM ANNIE & TOM LINDA & TOM LILY & TOM
Vicinity	Com/Ind	3	2	224421	236951	1.06	COUNTRY HOME FURNITURE INC
Vicinity	Com/Ind	3	3	159243	40760	2.87	PIMA ALAMO HEIGHTS LLC
Vicinity	Com/Ind	3	3	61500	311127	.77	1441 E 17TH STREET LLC
Vicinity	Com/Ind	3	3	87935	586465	1.34	AMADO CARLOS A & SYLVIA 50% & AMADO
Vicinity	Com/Ind	3	3	112896	94714	.39	STEWART TITLE & TRUST TR 3215

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail
Vicinity	Com/Ind	3	2	464080	1903658	5.48	DE BELL MICHAEL A & ROBIN J 20% &
Vicinity	Com/Ind	3	3	545080	1038088	3.07	OAK PROPERTIES
Vicinity	Com/Ind	3	1	40500	196500	.45	CHICAGO FAMILY TR
Vicinity	Com/Ind	3	3	102930	98054	.08	GANNON CHARLES S & KAREN
Vicinity	Com/Ind	3	2	68174	93986	.42	TENFIFTEEN TWO
Vicinity	Com/Ind	3	1	67397	130750	.54	HOFF-7TH LLC
Vicinity	Com/Ind	3	3	2114347	2549153	10.29	WEINGARTEN NOSTAT INC
Vicinity	Com/Ind	3	0	30427	0	.36	AVIATION POINT LLC
Vicinity	Com/Ind	3	3	175875	68474	1.41	KEL-EV LLC
Vicinity	Com/Ind	3	3	401100	311859	1.60	ASSAF FAMILY PROPERTIES RLLP
Vicinity	Com/Ind	3	1	39688	176994	.58	CASSETTA JOSEPH & JULIA ANN TR
Vicinity	Com/Ind	3	2	54841	224876	.42	JOE O CONNELL CREATIVE MACHINES INC
Vicinity	Com/Ind	3	1	447600	342225	1.51	ZUKOTYNSKI EVA
Vicinity	Com/Ind	3	3	241926	482424	.15	RIVAS RICHARD & ANNETTE REVOCABLE TRUST
Vicinity	Com/Ind	3	1	79019	31026	.78	SALEM TONY KHALID
Vicinity	Com/Ind	3	3	186390	71585	.75	FEIFER CAROL COHEN
Vicinity	Com/Ind	3	3	63090	256782	.73	HERNANDEZ HILDA
Vicinity	Com/Ind	3	3	70672	302672	.44	RIALTO BUILDING LLC
Vicinity	Com/Ind	3	3	36680	242162	.70	PARK AVE SOUTH LLC
Vicinity	Com/Ind	3	3	212896	430076	1.21	SIEGMUND RICHARD & MARTHA JT/RS
Vicinity	Com/Ind	3	3	395431	516439	1.38	GEE PROPERTIES-2 LLC
Vicinity	Com/Ind	2	1	18700	114850	.22	CONTRERAS JOAQUIN & SYLVIA CP/RS
Vicinity	Com/Ind	2	2	42000	92021	.48	HELLING REVOCABLE TR
Vicinity	Com/Ind	2	2	180412	152930	2.55	HARLOW NURSERIES
Vicinity	Com/Ind	2	2	36227	69265	.38	INTERNATIONAL UNION OF OPERATING
Vicinity	Com/Ind	2	2	102551	279119	.82	NELSON KENNETH W & MARY B JT/RS
Vicinity	Com/Ind	2	2	1030863	904351	3.54	BROADWAY PLACE I LLC
Vicinity	Com/Ind	2	2	2065068	3383269	14.72	PRICE COMPANY
Vicinity	Com/Ind	2	1	92499	101335	.43	ODD HALL LLC
Vicinity	Com/Ind	2	2	88792	211722	1.02	SANC LLC
Vicinity	Com/Ind	2	2	246348	280930	.89	GREATSTONE EQUITIES INC
Vicinity	Com/Ind	2	2	61562	153730	.39	RIALTO PIAZZA LLC
Vicinity	Com/Ind	2	1	47957	242293	.36	GORDON C W
Vicinity	Com/Ind	2	1	99776	334697	.59	PAUL STEPHEN H & ELAINE M JT/RS
Vicinity	Com/Ind	2	1	136906	97406	.46	CATHEY DONNY RAY & JANICE LYNN JT/RS
Vicinity	Com/Ind	2	1	113944	318224	.65	DSL HOLDINGS LLC
Vicinity	Com/Ind	2	2	39200	49900	.24	HILKEMEYER SUSAN S AS CUSTODIAN FOR
Vicinity	Com/Ind	2	1	43520	1133	.25	ALPHA EPSILON HOUSE CORPORATION OF
Vicinity	Com/Ind	2	2	319374	45673	.65	WOODWARD FAMILY LLC
Vicinity	Com/Ind	2	2	103200	520208	.32	GREAT WESTERN ASSOCIATES I
Vicinity	Com/Ind	2	2	1906819	3569836	10.36	NOLA DEVELOPMENT LTD PARTNERSHIP
Vicinity	Com/Ind	2	2	335565	666435	1.52	R I C 24 LTD
Vicinity	Com/Ind	2	2	251080	910098	.91	CONTINENTAL DEVELOPMENT CO - 2343
Vicinity	Com/Ind	2	2	335869	214131	1.58	FIRST CHOICE OF TUCSON LLC
Vicinity	Com/Ind	2	1	27690	666	.32	JONES FRED A
Vicinity	Com/Ind	2	1	434532	23321	1.47	TRUEBA JOSEPH MANUEL & GAIL MARIE TR
Vicinity	Com/Ind	2	2	158895	145605	.68	C & J DONUTS INC
Vicinity	Com/Ind	2	2	35455	64600	.33	FMO INVESTMENTS LLC
Vicinity	Com/Ind	2	2	60000	131772	.10	TOOL SHARK LLC
Vicinity	Com/Ind	2	1	431690	669238	1.77	BROADWAY PARC II LP
Vicinity	Com/Ind	2	2	80000	74873	.29	BARTLETT J DENNIS & SUSAN
Vicinity	Com/Ind	2	2	271893	1855548	4.74	EASTSIDE CENTER LLC
Vicinity	Com/Ind	2	2	87750	154210	.43	PHOTOGRAPHIC WORKS INC
Vicinity	Com/Ind	2	2	120473	29527	.35	SCARTEZINA PAUL F TR
Vicinity	Com/Ind	2	2	150563	137437	.49	ROSENTHAL RICHARD A
Vicinity	Com/Ind	2	2	42534	86596	.32	BECK JOHN HISGEN JR & ROSEMARY N TR
Vicinity	Com/Ind	2	1	29440	24560	.45	AMADO CARLOS M & NORMA G JT/RS
Vicinity	Com/Ind	2	2	176681	155936	1.00	TUCSON SMALL ANIMAL HOSPITAL LTD
Vicinity	Com/Ind	2	1	43815	50768	.21	RANGEL PEDRO AYALA & MA TRINIDAD &
Vicinity	Com/Ind	2	2	259896	45894	.81	RICHMARK LLC
Vicinity	Com/Ind	2	2	319765	255086	.92	MARSHALL CHARITABLE FOUNDATION
Vicinity	Com/Ind	2	2	144900	217562	.49	OLSON W R & C J TR
Vicinity	Com/Ind	2	1	251217	210463	1.33	ZARLING JAMES B & TERRI M
Vicinity	Com/Ind	2	1	163200	52100	.44	MEDOFF DONALD
Vicinity	Com/Ind	2	1	90270	152993	.47	JJK INVESTMENTS LLC
Vicinity	Com/Ind	2	1	25900	168156	.31	BRODECKY ARTHUR PATRICK & POLLY JT/RS
Vicinity	Com/Ind	2	2	53000	66625	.13	111-121 E CONGRESS LLC
Vicinity	Com/Ind	2	2	39715	229571	.55	FRUEH WILHELM & ELSEBETH K TR
Vicinity	Com/Ind	2	2	60706	142532	.11	CK ACQUISITIONS LLC
Vicinity	Com/Ind	2	2	112746	144116	.46	SHAFFER WILLIAM B TR & SHAFFER MARY F M
Vicinity	Com/Ind	2	1	111576	453663	.62	ADAMS AND ASSOCIATES INC
Vicinity	Com/Ind	2	2	183854	25819	.56	NICEWICZ JOHN T & ROBERT S
Vicinity	Com/Ind	2	2	139249	106569	.41	EDWARDS WILLIS F FAMILY TRUST
Vicinity	Com/Ind	2	2	37406	144994	.05	GARTIN PEGGY S
Vicinity	Com/Ind	2	2	104496	285184	.63	WERTMAN DEVELOPMENT LLC
Vicinity	Com/Ind	2	2	215313	310663	1.03	BUSINESS PARK
Vicinity	Com/Ind	2	1	158850	644654	.78	FT LOWELL REAL ESTATE LLC
Vicinity	Com/Ind	2	2	81250	879770	.46	UNIVERSITY OF ARIZONA FOUNDATION
Vicinity	Com/Ind	2	1	305737	886204	1.12	WEST MAIN GATE CENTER LLC
Vicinity	Com/Ind	2	2	41004	80996	.31	ROHWER MICHAEL GARRETT & MARGIE ALICE
Vicinity	Com/Ind	2	2	150445	154758	.86	HARRY JACQUELINE RAE DBA JAYBEE S
Vicinity	Com/Ind	2	1	371289	1525345	6.77	BURL HOLDINGS LLC
Vicinity	Com/Ind	2	2	106636	77992	.35	MC CULLOUGH JEANNE B TR
Vicinity	Com/Ind	2	2	398060	2107940	6.11	PANTANO-ESCALANTE ASSOCIATES LLC
Vicinity	Com/Ind	2	2	347832	932779	2.73	DUCA DENNIS TRUST OCT 21, 1992 50%
Vicinity	Com/Ind	2	2	60112	111086	.76	HENRY WARE LLC
Vicinity	Com/Ind	2	2	1000	1000	2.87	SWAN AND GLENN LLC
Vicinity	Com/Ind	2	2	60885	68589	.30	2500 EAST SIXTH STREET INC

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail1
Vicinity	Com/Ind	2	1	32361	86196	.27	BRIO UNLIMITED INC
Vicinity	Com/Ind	2	1	52390	47000	.21	DAROWALLA PROPERTIES LLC
Vicinity	Com/Ind	2	2	218592	153408	.57	THU M DANIELLE & STEVEN 1/2 & 4-D
Vicinity	Com/Ind	2	2	85308	37480	.42	3150 EAST GRANT ROAD LLC
Vicinity	Com/Ind	2	2	60968	347627	.75	CSC TR
Vicinity	Com/Ind	2	1	155250	84702	1.37	LAKE INVESTMENT GROUP LLC
Vicinity	Com/Ind	2	2	161128	75872	.67	FLINT RICHARD B SR TR
Vicinity	Com/Ind	2	2	162113	311547	.10	JOSHUA TREE LLC
Vicinity	Com/Ind	2	2	184800	69447	.67	KIM YEE 1/2 & LEE YEE KIM YEE & LEE JOE Y TR 1/2
Vicinity	Com/Ind	2	2	664846	3142226	11.23	RETIREMENT LLC
Vicinity	Com/Ind	2	1	47157	37048	.26	MEHER PARTNERS
Vicinity	Com/Ind	2	1	32530	135470	.39	EWING WILLIAM M & LORETTA C JT/RS
Vicinity	Com/Ind	2	2	60000	120701	.11	MEYER DEBRA BUDINGER 1/2 INT & O ROURKE
Vicinity	Com/Ind	2	2	83160	106605	.26	BIEN-WILLNER ALBERTO & SARA MIRTA CP/RS
Vicinity	Com/Ind	2	2	295960	173407	1.57	HASTETTER ERIKA
Vicinity	Com/Ind	2	2	100350	275432	.46	BUSINESS DEVELOPMENT FINANCE CORP
Vicinity	Com/Ind	2	2	82904	10699	.78	MAXWELL MORGAN JR TR
Vicinity	Com/Ind	2	1	123417	153704	.63	RUTH ELECTRIC INC DBA HEMCO
Vicinity	Com/Ind	2	1	72002	212702	.79	ROGERS THOMAS W & VERONICA L JT/RS 1/3
Vicinity	Com/Ind	2	2	117342	100318	.78	EMG REALTY GROUP LLC
Vicinity	Com/Ind	2	2	39960	81828	.41	SEWELL HOPE W & SEWELL TIMOTHY HOPE
Vicinity	Com/Ind	2	2	146046	175822	.51	GIBSON FAMILY LLC
Vicinity	Com/Ind	2	2	565892	536198	2.61	REDYNS DEVELOPMENT LLC
Vicinity	Com/Ind	2	2	147028	59672	.44	6300 E TANQUE VERDE LLC
Vicinity	Com/Ind	2	2	155048	797137	1.10	J & D FERGUSON LLC
Vicinity	Com/Ind	2	1	36810	86710	.19	UNITED STATES HANDBALL ASSN
Vicinity	Com/Ind	2	2	408735	1042169	2.05	SGMP TV/KOLB INVESTORS LP
Vicinity	Com/Ind	2	2	82418	253392	.89	727 SOUTH PARK LLC
Vicinity	Com/Ind	2	2	466229	808906	2.93	22ND HARRISON LLC
Vicinity	Com/Ind	2	2	130095	763421	3.15	ASHTON PROPERTIES II LTD PARTNERSHIP
Vicinity	Com/Ind	2	2	123930	179886	.20	SIEBENBERG SAMUEL MAX & HENRIETTE TR
Vicinity	Com/Ind	2	1	171850	95881	.58	4340 ASSOCIATES LLC
Vicinity	Com/Ind	2	1	21300	179600	.25	FAIC LLC
Vicinity	Com/Ind	2	2	211375	218032	.89	WESTERN TIRE CENTERS INC
Vicinity	Com/Ind	2	2	80784	87363	.48	KISUN KIM
Vicinity	Com/Ind	2	1	30530	2511	.32	WHEELER EDWARD & MARTINA JT/RS
Vicinity	Com/Ind	2	2	1000	1000	2.04	GRANTWAY DEVELOPMENT CORPORATION
Vicinity	Com/Ind	2	2	138091	166329	.58	MERCALDO RONALD D
Vicinity	Com/Ind	2	2	40000	56000	.04	RWM DOWNEY LLC
Vicinity	Com/Ind	2	2	202500	314579	.64	WIESE NANCY A TR
Vicinity	Com/Ind	2	2	106890	348110	.42	CHELSEA ENTERTAINMENT LTD
Vicinity	Com/Ind	2	1	73450	66550	.38	AYUP MARY L
Vicinity	Com/Ind	2	1	103617	39378	.42	HARNIST CHARLES & JOANNE
Vicinity	Com/Ind	2	1	63450	126385	.47	ACOSTA DAVID D
Vicinity	Com/Ind	2	2	338157	259889	.87	TOSCO TR NO 1999C
Vicinity	Com/Ind	2	2	85000	149134	.48	VENTURE INVESTMENT PROPERTIES LLC
Vicinity	Com/Ind	2	1	230292	135308	1.11	TUCSON TELCO FEDERAL CREDIT UNION
Vicinity	Com/Ind	2	2	1017365	262502	2.55	LA CHOLLA PAD LLC
Vicinity	Com/Ind	2	1	58394	1522	.84	CHAPMAN MARIAN B
Vicinity	Com/Ind	2	1	203489	1246511	2.51	BUTTERFIELD BUILDING CENTER LLC
Vicinity	Com/Ind	2	2	98670	203970	.13	SHERMAN JAMES J & VICKY E
Vicinity	Com/Ind	2	2	100464	23795	.31	TREJO FAMILY TRUST
Vicinity	Com/Ind	2	2	100900	96301	.57	KATZ STAN S
Vicinity	Com/Ind	2	2	117944	190496	.04	FLEISCHAM BUILDING LLC
Vicinity	Com/Ind	2	2	60000	138489	.10	LOS PESCADORES OUTDOOR DEVELOPMENT CORP
Vicinity	Com/Ind	2	2	26100	201200	.30	PYSHER MARK ALLAN
Vicinity	Com/Ind	2	2	123500	318741	.59	1215 N VINE ST LLC
Vicinity	Com/Ind	2	2	34080	64570	.39	1249 21ST STREET LLC
Vicinity	Com/Ind	2	1	34560	103080	.40	DOWNS RODNEY ALAN
Vicinity	Com/Ind	2	2	336824	361772	1.80	ENTERPRISE LEASING COMPANY - WEST
Vicinity	Com/Ind	2	2	555903	259818	2.03	MIDSTAR PARTNERS LLC
Vicinity	Com/Ind	2	1	126863	8400	1.83	ADKINS HARRY R
Vicinity	Com/Ind	2	2	50000	29687	.82	MORRISON CHARLES E
Vicinity	Com/Ind	2	2	163350	196650	4.48	PEPER ROBERT C & SUSAN J JT/RS
Vicinity	Com/Ind	2	2	196406	155094	.61	CNL INCOME FUND XII LTD
Vicinity	Com/Ind	2	1	64782	66082	.35	YOUNG ALARM INC
Vicinity	Com/Ind	2	1	33890	83412	.05	ANDERSON PATRICK STEPHEN JR & CAROL C
Vicinity	Com/Ind	2	2	99452	77979	.57	FARHANG MAJID & NAHID CP/RS 1/2 & QUIROZ
Vicinity	Com/Ind	2	2	60816	236284	.72	BARON REAL ESTATE INC
Vicinity	Com/Ind	2	2	132762	167617	.44	TUCSON SPORTING GOODS INC
Vicinity	Com/Ind	2	2	748890	1365912	5.17	DYBVG R STANLEY
Vicinity	Com/Ind	2	1	172000	43000	.78	ELEFANTE JOSEPH V TR
Vicinity	Com/Ind	2	2	115194	431806	1.34	WOODS MARVIN R & SHARMON R JT/RS
Vicinity	Com/Ind	2	2	166750	37266	.36	DAS INC
Vicinity	Com/Ind	2	2	103250	135678	.34	BAGGINS INC
Vicinity	Com/Ind	2	2	496179	2851077	.84	SUNDT PLAZA LLC
Vicinity	Com/Ind	2	1	140037	771963	1.08	WALSH BROS
Vicinity	Com/Ind	2	2	436800	453570	1.50	SPECTOR LARRY TR
Vicinity	Com/Ind	2	2	836078	2996071	5.02	5401 WILLIAMS OWNER LLC
Vicinity	Com/Ind	2	2	424332	425668	2.90	GEE ROSE TR
Vicinity	Com/Ind	2	2	171990	1134338	1.76	COUNCIL ON AGING FOUNDATION
Vicinity	Com/Ind	2	2	224453	504032	1.20	HUNSAKER PROPERTY MANAGEMENT LLC
Vicinity	Com/Ind	2	1	234500	220767	.13	4715 E CAMP LOWELL LLC
Vicinity	Com/Ind	2	2	1043021	959979	2.55	BANK OF AMERICA
Vicinity	Com/Ind	2	2	153158	329850	.42	GAMEZ FRANCISCO
Vicinity	Com/Ind	2	2	148050	130146	.48	FREGONESE DAVID & LAURA JT/RS
Vicinity	Com/Ind	2	2	24812	8587	.35	ALTIERI DOMINICK J & MARJORIE B JT/RS
Vicinity	Com/Ind	2	2	62685	150551	.49	MURTAUGH JOHN F 50% & REED PAUL RAYMOND 50%

NCD	Use	par	ImpPar	Landfcv	Impfcv	Gisacre	mail
vicinity	Com/Ind	2	2	65058	35819	.39	LONDER ROBERT M & CHARLOTTE LIVING TRUST
vicinity	Com/Ind	2	2	395164	314900	1.32	PANTANO/BROADWAY LLC
vicinity	Com/Ind	2	2	209627	1139888	2.58	PANTANO / 22ND STREET SELF-STORAGE
vicinity	Com/Ind	2	2	547369	1370658	3.53	VENTAS REALTY LP
vicinity	Com/Ind	2	2	32652	84439	.32	SISLOW PAUL J & CELIA M JT/RS
vicinity	Com/Ind	2	1	69228	118000	.36	KAY EDWIN T & KAY FREDERIC F & KAY
vicinity	Com/Ind	2	1	349183	1238641	2.94	FORT LOWELL-NSS LTD PARTNERSHIP
vicinity	Com/Ind	2	1	195825	924175	1.53	JOGI INVESTMENT CORP
vicinity	Com/Ind	2	2	90398	232652	.31	BRIGGS JAMES E JR TR
vicinity	Com/Ind	2	2	44210	729511	1.89	I F S ARIZONA INC
vicinity	Com/Ind	2	2	131385	391943	.48	EMERSON RANDY & SEDLMAYR-EMERSON BONNIE
vicinity	Com/Ind	2	2	48000	91213	.26	DAY JOHN W
vicinity	Com/Ind	2	2	2676801	7406638	9.44	ANY TRAVEL INC
vicinity	Com/Ind	2	2	60000	135451	.09	FOX HOLLOW ENTERPRISES LLC
vicinity	Com/Ind	2	2	267080	335534	1.10	EL CAMPO PROPERTY RENTALS LLP
vicinity	Com/Ind	2	1	70500	139500	.52	ROSS ELIZABETH F TR
vicinity	Com/Ind	2	2	168102	290698	.18	ST JOSEPHS FAMILY PRACTICE ASSOCIATES
vicinity	Com/Ind	2	2	287960	855200	2.25	TAM'S FAMILY LLC
vicinity	Com/Ind	2	0	32555	0	.29	PGR CONSTRUCTION INC
vicinity	Com/Ind	2	2	28856	97790	.29	LANG MARTIN C & ROLL ANGELA P TR
vicinity	Com/Ind	2	1	36455	49458	.77	CITY CENTER HOLDINGS LLC
vicinity	Com/Ind	2	2	162000	370871	.82	REES PAUL G & MYRA P
vicinity	Com/Ind	2	2	737919	3336321	9.46	BEDFORD PROPERTY INVESTORS
vicinity	Com/Ind	2	1	525864	1955804	3.05	SHURGARD STORAGE CENTERS INC
vicinity	Com/Ind	2	2	2014132	2036053	7.72	LANGFAN WILLIAM K TR
vicinity	Com/Ind	2	2	27690	8186	.33	EWER WALTER G & MARTHA A JT/RS
vicinity	Com/Ind	2	2	40313	183000	.16	7342 EAST BROADWAY LLC
vicinity	Com/Ind	2	1	90000	128130	.45	ADRIENNE R ASH LLC
vicinity	Com/Ind	2	2	39835	100415	.15	ALSTON FAMILY LTD PARTNERSHIP NO 3
vicinity	Com/Ind	2	2	42000	105093	.27	BAIR TED LLC
vicinity	Com/Ind	2	2	185752	259213	1.00	RALEY KENNY D & ROBYN T
vicinity	Com/Ind	2	1	163000	586036	.95	ALPHA PI BLDG CORP
vicinity	Com/Ind	2	2	12500	76256	.06	LE PHUOC NGOC & NGUYEN HOA THI CP/RS
vicinity	Com/Ind	2	2	243249	1556841	4.36	LAKEWOOD BUSINESS CENTER
vicinity	Com/Ind	2	1	117225	134847	.74	RIDDICK RONALD S & NATALIE G CP/RS
vicinity	Com/Ind	2	2	48906	63887	.30	TOMMOT INVESTMENTS LLC
vicinity	Com/Ind	2	2	42534	48756	.35	YORK DAVID R & LORRAINE E
vicinity	Com/Ind	2	2	162000	1474180	.94	ACQUIPORT/AMSDALL III LLC
vicinity	Com/Ind	2	2	50303	163152	.21	JHC INVESTMENTS LLC
vicinity	Com/Ind	2	2	138705	116817	.46	STEWART TITLE & TRUST TR 2900
vicinity	Com/Ind	2	1	94132	68633	.56	ECHO PROPERTIES INC
vicinity	Com/Ind	2	2	394362	252638	.76	MC DONALDS CORPORATION
vicinity	Com/Ind	2	1	153706	64000	.53	JOSEPHSON CHARLES H & JOAN A JT/RS
vicinity	Com/Ind	2	2	24812	42438	.34	CARLSON ZEKE & FEHSER JOHN WILLIAM JT/RS
vicinity	Com/Ind	2	2	804633	2161799	5.72	SNM ROSEMONT LLC 35% & CYM ROSEMONT LLC
vicinity	Com/Ind	2	2	2961031	2930556	13.11	CIRCLE PLAZA ASSOCIATES LLC 50% &
vicinity	Com/Ind	2	2	37000	133585	.42	MC HENRY LAYTON A
vicinity	Com/Ind	2	2	282300	173065	1.28	H L F PROPERTIES
vicinity	Com/Ind	2	2	49230	74670	.06	DOWLING KEVIN & NANCY CP/RS
vicinity	Com/Ind	2	2	104040	104214	.52	SORAY S LLC
vicinity	Com/Ind	2	2	84844	37279	1.05	STARK DONALD G & LORA F CP/RS
vicinity	Com/Ind	2	2	43000	1000	.08	LERDAL LTD PARTNERSHIP
vicinity	Com/Ind	2	2	128070	102974	.45	EL GANADO LTD PARTNERSHIP
vicinity	Com/Ind	2	2	2630071	2772650	10.66	4-D PROPERTIES
vicinity	Com/Ind	2	2	184555	320137	.61	M & J RENTALS
vicinity	Com/Ind	2	2	87486	81644	.38	COLE WALTER
vicinity	Com/Ind	2	2	49727	328273	.73	20TH STREET 691 LLC
vicinity	Com/Ind	2	1	765384	1566298	2.09	TUCSON BROADWAY PROPERTIES ET AL
vicinity	Com/Ind	2	1	42600	2076	.35	GILLIS ROBERT B & ELIZABETH D JT/RS
vicinity	Com/Ind	2	2	263588	190612	.45	ROMO EDGAR A JR 1/2 & ROMO ANDREW L 1/2
vicinity	Com/Ind	2	2	87621	137329	.32	TIZ ENTERPRISES LLC
vicinity	Com/Ind	2	2	37203	4316	.22	ALTIERI DOMINIC J & MARJORIE B JT/RS
vicinity	Com/Ind	2	2	85014	17816	.32	GEE KINLEN B & VIVIAN R JT/RS
vicinity	Com/Ind	2	2	498413	390837	1.24	HOLLAND REAL ESTATE LLC
vicinity	Com/Ind	2	2	1917556	3453181	8.18	COLONIA VERDE RETAIL LLC 43.313% ET AL
vicinity	Com/Ind	2	2	34259	58312	.18	MENDEZ EDWARD ARNOLD
vicinity	Com/Ind	2	1	48000	160805	.25	JESSON STANLEY 1/2 INT & F P T LLC
vicinity	Com/Ind	2	2	416403	958597	3.20	WOODS MARVIN & SHARMON R CP/RS
vicinity	Com/Ind	2	2	128335	1433268	2.47	R & L INVESTMENTS
vicinity	Com/Ind	2	2	2936373	5769099	12.37	TUCSON MIDWAY BUSINESS PARK
vicinity	Com/Ind	2	2	284063	708773	1.78	GRANT ROAD GROUP LLC
vicinity	Com/Ind	2	2	40800	1470	.29	WALCOTT JACK L & JANET L JT/RS
vicinity	Com/Ind	2	2	174000	1000	1.52	WRIGHT HENRY J & LINDA Y JT/RS
vicinity	Com/Ind	2	2	837897	3358071	9.15	BROWN GAROLD C FAMILY LTD PARTNERSHIP
vicinity	Com/Ind	2	2	81001	108065	.38	LELUAN SIDNEY J III & DEBRA CP/RS
vicinity	Com/Ind	2	1	50772	248268	.55	BROWN CHERRY BLDG LLC
vicinity	Com/Ind	2	1	57750	52527	.26	NOLAND C GLENN & KAREN A & HUFF KENNETH J
vicinity	Com/Ind	2	2	50000	186565	.08	L & W COMPANY
vicinity	Com/Ind	2	1	52934	109153	.30	1202 EAST BROADWAY LLC
vicinity	Com/Ind	2	2	71145	134388	.57	NEHART CORPORATION
vicinity	Com/Ind	2	1	157493	231057	.51	CASA VIDEO INC
vicinity	Com/Ind	2	2	53768	113942	.05	JACOBY W DAVID & AMBER K CP/RS
vicinity	Com/Ind	2	2	70472	11395	.74	PORTERS MARINE SERVICE LLC
vicinity	Com/Ind	2	2	570525	1975171	1.91	AMERICAN BOARD OF RADIOLOGY INC
vicinity	Com/Ind	2	1	77550	45507	.58	KHAYAT ABDUL & MAGDOLNA
vicinity	Com/Ind	2	1	31920	167960	.52	DUBIELAK THOMAS S
vicinity	Com/Ind	2	2	1098811	2978450	2.60	VCA TUCSON INCORPORATED
vicinity	Com/Ind	2	1	60000	200000	.70	GIAN EDUCATIONAL SERVICES LLC

<i>NCD</i>	<i>Use</i>	<i>par</i>	<i>ImpPar</i>	<i>Landfcv</i>	<i>Impfcv</i>	<i>GISAcres</i>	<i>mail</i>
Vicinity	Com/Ind	1	1	382782	1006193	2.89	TUCSON SANTA ROSA INVESTMENT GROUP LLC
Vicinity	Com/Ind	1	1	79701	185027	.28	ADAMS REX C
Vicinity	Com/Ind	1	1	133827	65177	1.17	F & M ELECTRICAL CONTRACTORS INC
Vicinity	Com/Ind	1	1	93600	91452	.35	PHILLIPS RALPH M
Vicinity	Com/Ind	1	1	48600	107986	.36	PIMA LODGE NO 3 OF THE ODD FELLOWS LODGE
Vicinity	Com/Ind	1	1	26664	57783	.16	MINDER FAMILY TR
Vicinity	Com/Ind	1	1	54560	100192	.07	MANSOUR NICK J & SHARON J
Vicinity	Com/Ind	1	1	18900	10955	.16	CONTEMPORARY REFRIGERATION INC
Vicinity	Com/Ind	1	1	105990	233883	.38	LYON JEAN EMILIE TR
Vicinity	Com/Ind	1	1	35332	47996	.03	CALLE BUILDING LLC
Vicinity	Com/Ind	1	1	23039	33961	.16	RICE AURORA REYES BARBOSA
Vicinity	Com/Ind	1	1	102600	293400	.67	TCF LLC
Vicinity	Com/Ind	1	1	24750	159675	.12	EVENCHIK PROPERTIES LLC
Vicinity	Com/Ind	1	1	192480	419932	1.53	GEIGER KENNETH H
Vicinity	Com/Ind	1	1	399000	481000	3.11	LEISERV INC
Vicinity	Com/Ind	1	1	15000	2178	.17	BEJARANO MARIO L & CARMEN N
Vicinity	Com/Ind	1	1	91632	45197	.34	ASHBROOK GEORGE D & COURTNEY J JT/RS
Vicinity	Com/Ind	1	1	18356	1333	.13	MARTINETTI DICK & ALICE JT/RS
Vicinity	Com/Ind	1	0	105000	0	.36	TEN NORTH SWAN LLC
Vicinity	Com/Ind	1	1	54000	127324	.26	FIRST AMERICAN TITLE INS CO TR 5627
Vicinity	Com/Ind	1	1	48788	88852	.31	RMT VENTURES INC
Vicinity	Com/Ind	1	1	14455	133289	.14	SPIETH VOLKER & LILIAN CP/RS
Vicinity	Com/Ind	1	1	14466	91562	.17	SOULVIE RICHARD C & ELSA G JT/RS
Vicinity	Com/Ind	1	1	28832	26644	.18	RULNEY MURRAY S
Vicinity	Com/Ind	1	1	150508	25000	.45	SOUTHERN AZ REDS INC
Vicinity	Com/Ind	1	1	50112	4564	.40	SVA CORP
Vicinity	Com/Ind	1	1	571905	539072	3.01	BROADWAY PET 3 LLC
Vicinity	Com/Ind	1	1	65474	366826	.99	EAST 18TH STREET LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	20000	42350	.23	BAILEY LIVING TR
Vicinity	Com/Ind	1	1	100000	7120	.46	ROBERTS RALPH
Vicinity	Com/Ind	1	1	177863	66157	.44	EEGEES INVESTMENT PARTNERSHIP
Vicinity	Com/Ind	1	1	22680	62866	.16	DURAZZO & ECKEL P C 5/8 & E-MANGEMENT LLC 3/8
Vicinity	Com/Ind	1	1	18000	67760	.09	BROWNE OLIVIA M
Vicinity	Com/Ind	1	1	118480	230180	.33	H&D ENTERPRISES INC
Vicinity	Com/Ind	1	1	141365	750235	2.27	3730 LLC (THE)
Vicinity	Com/Ind	1	1	22880	46560	.04	BARNEY RILEY J
Vicinity	Com/Ind	1	1	52064	100648	.34	PUGNEA VALENTINO J
Vicinity	Com/Ind	1	1	184275	184025	.61	4011 BROADWAY LLC
Vicinity	Com/Ind	1	1	27356	125149	.18	SOULLIARD CHARLES J & SOULLIARD MARY E
Vicinity	Com/Ind	1	1	99996	70504	.39	WILSON WILLIAM M & SHERRY JT/RS
Vicinity	Com/Ind	1	1	91476	276224	1.66	CHAPMAN-DYER STEEL MANUFACTURING COMPANY
Vicinity	Com/Ind	1	1	295680	356818	2.13	CROCKER-YOWELL ASSOCIATES
Vicinity	Com/Ind	1	1	124313	142000	.40	ROADRUNNER LTD
Vicinity	Com/Ind	1	1	36000	159450	.41	BHR PROPERTIES LLC
Vicinity	Com/Ind	1	1	18500	129850	.24	MICHELS GEORGE W & G LORRAINE JT/RS
Vicinity	Com/Ind	1	1	828132	803045	3.23	SOUTHWEST AFFILIATED COMPANIES
Vicinity	Com/Ind	1	1	24752	14798	.15	MENG LEROY W
Vicinity	Com/Ind	1	1	44000	6607	.40	TAGGART OWEN H TR
Vicinity	Com/Ind	1	1	25856	115594	.04	BUTLER THOMAS E
Vicinity	Com/Ind	1	1	62430	121242	.12	HAWTREE SAMUEL E & WHIDDEN ANN CP/RS
Vicinity	Com/Ind	1	1	18500	149500	.21	COWBURN MARK & MC KASSON SARAH JT/RS
Vicinity	Com/Ind	1	1	53168	61552	.51	HILLSIDE CONTRACTING LLC
Vicinity	Com/Ind	1	1	130279	128967	.48	WARD TOM
Vicinity	Com/Ind	1	1	149500	500	.94	GIRARD GREGORY & ETHNE CP/RS & GIRARD IRA
Vicinity	Com/Ind	1	1	33600	79786	.21	LEVITSKI DOUGLAS PROPERTIES LLC
Vicinity	Com/Ind	1	1	459943	7522459	4.23	ATRIA VILLA CAPANA LLC
Vicinity	Com/Ind	1	1	194280	205954	1.32	WING & LEI CO-1 LLC
Vicinity	Com/Ind	1	1	21112	41832	.12	GIN WILLIAM
Vicinity	Com/Ind	1	1	140630	1544326	1.13	EAST TANQUE VERDE STORAGE LLC
Vicinity	Com/Ind	1	1	109710	80108	.06	RAMSHAN PROPERTIES LLC
Vicinity	Com/Ind	1	1	1090928	4820302	6.10	SEC PLAZA PALOMINO LLC 89% & NEW RUDASILL LA
Vicinity	Com/Ind	1	1	22200	72296	.22	CAPUANO GERALD VINCENT & IRMA SUZANNE
Vicinity	Com/Ind	1	1	771972	787926	2.01	WALGREENS CO
Vicinity	Com/Ind	1	1	13600	20397	.10	WEAVER MARTHA
Vicinity	Com/Ind	1	1	125024	3900	3.56	CLEAR CHANNEL BROADCASTING INC
Vicinity	Com/Ind	1	1	156562	244707	.52	SCHEFF S LEONARD & SUSAN 75% SCHEFF
Vicinity	Com/Ind	1	1	451350	160652	2.52	KOPLIN CAROL L 51% & KOPLIN CAROL
Vicinity	Com/Ind	1	1	12940	33140	.06	NIADYNE INC
Vicinity	Com/Ind	1	1	139165	309920	.64	7030 EAST BROADWAY LLC
Vicinity	Com/Ind	1	1	1896552	1819460	8.79	CARS-DB2 LLC
Vicinity	Com/Ind	1	1	27000	95033	.16	HOTCHKISS ELEVATOR CO INC
Vicinity	Com/Ind	1	1	22500	5494	.13	BACON INDUSTRIES INC
Vicinity	Com/Ind	1	1	45225	95575	.34	GOETA-KREISLER KEVIN & TSIPORA TR
Vicinity	Com/Ind	1	1	47074	252926	.52	SHMO S LLC
Vicinity	Com/Ind	1	1	180036	168209	.54	JETT S PANTANO LLC
Vicinity	Com/Ind	1	1	82800	86736	.31	BREWSTER REX E BREWSTER LEONARD L
Vicinity	Com/Ind	1	1	40000	1178	1.77	BIRT THOMAS M DBA MESQUITE VALLEY
Vicinity	Com/Ind	1	1	99051	275969	1.28	NWM INVESTMENT FAMILY LP
Vicinity	Com/Ind	1	1	42922	249018	.59	HOWARD GROUP LLC
Vicinity	Com/Ind	1	1	46647	83353	.28	RAYMOND REX SCHMITZ REVOCABLE TRUST
Vicinity	Com/Ind	1	1	24675	20720	.08	PAPPAS GEORGE T & MARIA TR
Vicinity	Com/Ind	1	1	126000	102000	.56	GRACE MICHIKO M
Vicinity	Com/Ind	1	1	30316	64858	.10	HIRSH ROBERT J 1/3 & ROSENBLUTH JOAN 1/3
Vicinity	Com/Ind	1	1	68600	121400	.38	HAMBLIN JUNE A
Vicinity	Com/Ind	1	1	50556	544594	.20	DOWNTOWN DEVELOPMENT CORP OF TUCSON ARIZONA
Vicinity	Com/Ind	1	1	500	500	.96	VERNON AL & ASSOC
Vicinity	Com/Ind	1	1	140400	443850	2.49	3455 SOUTH COUNTRY CLUB LLC
Vicinity	Com/Ind	1	1	111830	148728	.54	RANA MUHAMMAD S

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail1
Vicinity	Com/Ind	1	1	25000	83000	.02	SEGUN DIANA L
Vicinity	Com/Ind	1	1	139440	529068	.66	SINGER FAMILY TR
Vicinity	Com/Ind	1	1	40842	1781	.29	MURRIETTA ABEL T JR & MURRIETA GLORIA M
Vicinity	Com/Ind	1	1	71595	268034	.13	20 E CONGRESS STREET LLC
Vicinity	Com/Ind	1	1	35250	86585	.24	7835 E GOLF LINKS LLC
Vicinity	Com/Ind	1	1	92430	175937	.35	SALOMON INVESTMENT COMPANY
Vicinity	Com/Ind	1	1	51200	52806	.26	B & E JEWELL PROPERTIES LLC
Vicinity	Com/Ind	1	1	75439	22561	.24	CUMMINGS JEFFREY S
Vicinity	Com/Ind	1	1	500	500	3.06	LA PLAYA CALIENTE OFFICES ASSN
Vicinity	Com/Ind	1	1	675728	338000	4.36	K-GAM 302/320 SOUTH WILMOT LLC
Vicinity	Com/Ind	1	1	206364	179136	.77	LAS MARGARITAS INC
Vicinity	Com/Ind	1	1	41700	53300	.31	M & D PROPERTIES LLC
Vicinity	Com/Ind	1	1	150579	95421	.34	SPEEDWAY/TUCSON BLVD PARTNERSHIP
Vicinity	Com/Ind	1	1	77793	26572	1.18	THORNHILL JOHN E & AMELIA M JT/RS
Vicinity	Com/Ind	1	1	319452	317548	.55	LARSEN BAKER OFFICE LLC
Vicinity	Com/Ind	1	1	178013	26987	.32	HOARN YVONNE R TR 1/3 & ARVESON DONALD F
Vicinity	Com/Ind	1	1	15750	79650	.09	A & R DENTAL LAB INC
Vicinity	Com/Ind	1	1	128686	734314	1.41	JWH INVESTMENT LLC
Vicinity	Com/Ind	1	1	53117	204567	.77	LAZZERONI JOHN & MELINDA JT/RS
Vicinity	Com/Ind	1	1	25000	74000	.02	ABRAMS TIMOTHY M 50% & HARTMANN ALAIN
Vicinity	Com/Ind	1	1	612830	3194170	2.78	LA QUINTA DEVELOPMENT PARTNERS L P
Vicinity	Com/Ind	1	1	2924968	4268532	14.85	HD BROADWAY LLC
Vicinity	Com/Ind	1	1	120450	1938289	.89	NORTH TUCSON SELF STORAGE LLC
Vicinity	Com/Ind	1	1	25740	128700	.12	TURK KIMBERLEE
Vicinity	Com/Ind	1	1	293558	88717	.53	LCC-KOLB/BROADWAY LLC
Vicinity	Com/Ind	1	1	245916	80384	.52	7101 E 22ND STREET LLC
Vicinity	Com/Ind	1	1	48788	101325	.29	TODD JOHN C TR
Vicinity	Com/Ind	1	1	109750	505	.51	BEATY GUY D 1/2 & HOFF DOROTHY S 1/2
Vicinity	Com/Ind	1	0	67200	0	.47	FADELY SHIRLEY FOX 1/2 INT & FOX JAMES W
Vicinity	Com/Ind	1	1	76875	10891	.34	BRODSKY HELYN JANICE TR OF HELYN J
Vicinity	Com/Ind	1	1	74000	38005	.33	DNB LLC
Vicinity	Com/Ind	1	1	199500	154924	.64	MENDEZ ARNALDO R & HAYDEE E TR
Vicinity	Com/Ind	1	1	73800	120212	.58	SALOMON INVESTMENT CO
Vicinity	Com/Ind	1	1	599384	1034905	3.28	JLE WAY ASSOCIATES LIMITED PARTNERSHIP
Vicinity	Com/Ind	1	1	20813	99827	.21	BURDEN ALVIN B & MARILYN CP/RS
Vicinity	Com/Ind	1	1	78000	352257	.25	FIRST NATIONAL BANK OF AZ TR
Vicinity	Com/Ind	1	1	21000	34700	.09	FRIEDRICHS LARRY ARTHUR
Vicinity	Com/Ind	1	1	34566	223448	.41	S&L BUILDING PARTNERS LLC
Vicinity	Com/Ind	1	1	1964445	3725252	6.56	TUCSON BROADWAY OFFICE PLAZA LLC
Vicinity	Com/Ind	1	1	59166	106508	.43	2801 N COUNTRY CLUB LLC (THE)
Vicinity	Com/Ind	1	1	57200	28304	.26	RATZLAFF WILLIAM R & JEANNINE TR
Vicinity	Com/Ind	1	1	730125	2730675	4.41	5431 WILLIAMS OWNER LLC
Vicinity	Com/Ind	1	1	14200	37690	.12	GULOTTA LEONARD J & LORALEE
Vicinity	Com/Ind	1	1	273453	793747	2.00	TU STORAGE LLC
Vicinity	Com/Ind	1	1	23391	51609	.17	JON'S PRECISION ROOFING INC
Vicinity	Com/Ind	1	1	532611	1210634	15.74	UNITED PARCEL SERVICE INC
Vicinity	Com/Ind	1	0	120000	0	1.03	DOAR FRANCES F LLC
Vicinity	Com/Ind	1	1	48788	105632	.29	FOURTH AVENUE PROPERTY TRUST AGRMNT
Vicinity	Com/Ind	1	1	14614	53216	.03	RUIZ TRAN MAREFAT BLDG LLC
Vicinity	Com/Ind	1	1	60257	4640	.49	CANEZ CARLOS M & ADRIENNE JT/RS
Vicinity	Com/Ind	1	1	58592	80608	.51	GEE JAMES K & RITA Y C TR
Vicinity	Com/Ind	1	1	103086	57705	.36	LIEZAU FRANK B & BESSIE CP/RS
Vicinity	Com/Ind	1	1	148469	647531	1.65	THERIAULT GUY
Vicinity	Com/Ind	1	1	23800	292970	.28	KOTHE RAYMOND & PAMELA
Vicinity	Com/Ind	1	1	33733	153244	.20	LEZCANO JORGE
Vicinity	Com/Ind	1	1	24330	59766	.12	THOMAS & GILMER LLC
Vicinity	Com/Ind	1	1	131999	324300	.43	2823 E SPEEDWAY LLC AZ
Vicinity	Com/Ind	1	1	39312	153135	.47	ROOF THOMAS L JR & VIRGINIA TR
Vicinity	Com/Ind	1	1	1314201	3166835	4.43	FIRST MAGNUS REALTY LLC
Vicinity	Com/Ind	1	1	121491	413219	.96	PET ASSOCIATES
Vicinity	Com/Ind	1	1	66738	162262	.34	HSL CIRCLE PROPERTIES LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	434896	1865012	1.84	BROADWAY PARC I LP
Vicinity	Com/Ind	1	1	24120	55980	.15	SCHORR RICHARD & LEONOR VON GREYERZ TR
Vicinity	Com/Ind	1	1	41850	3150	.31	THERMO FLUIDS INC
Vicinity	Com/Ind	1	1	90228	145032	.37	PONGRATZ JOSEPH S LLC
Vicinity	Com/Ind	1	0	5610	0	.02	SAFeway STORES INCORPORATED #268
Vicinity	Com/Ind	1	1	71865	17522	.54	STARK ELECTRIC INC
Vicinity	Com/Ind	1	0	150000	0	.71	COXCOM INC
Vicinity	Com/Ind	1	1	93786	97000	.71	MC GINNIS BRUCE H & JOAN M
Vicinity	Com/Ind	1	1	361004	730296	1.31	VESTERGOM BROADWAY LLC
Vicinity	Com/Ind	1	1	114000	91000	.44	NSRT PROPERTIES #3325 LLC
Vicinity	Com/Ind	1	1	417032	945346	1.37	MONTE CARLO INVESTMENTS LLC
Vicinity	Com/Ind	1	1	41895	214576	.23	KIVEL DANIEL & KIVEL ALVIN TR/TRUST A
Vicinity	Com/Ind	1	1	34265	58735	.13	WILDFANG INGEBORG C
Vicinity	Com/Ind	1	1	92763	121682	.43	GOSSES KENNETH M & SHARON D JT/RS
Vicinity	Com/Ind	1	1	299204	861836	1.71	ADOBE OFFICE INVESTMENTS LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	74070	51430	.35	LOAIZA ROSA HAYDEE
Vicinity	Com/Ind	1	1	56375	180257	.28	WAKEFIELD JOHN & CLAIRE CP/RS
Vicinity	Com/Ind	1	1	39960	148213	.40	ENVIRONMENTAL STRATEGIES INC
Vicinity	Com/Ind	1	1	712816	1176184	2.10	NORVILLE ALLAN J & ALFENA
Vicinity	Com/Ind	1	1	17730	97342	.10	MEDICATRIX
Vicinity	Com/Ind	1	1	26993	225599	.40	TRANSAMERICA TITLE TR RH-26842
Vicinity	Com/Ind	1	1	42690	23285	.26	BARBER BRENT J & BRIDGET C CP/RS
Vicinity	Com/Ind	1	1	87292	120110	.47	POLASKI JOHN A & ZELDA Z JT/RS
Vicinity	Com/Ind	1	1	27860	31188	.20	GIN SAMMY CHIT 1/3 & GIN MARK CHIT 1/3 &
Vicinity	Com/Ind	1	1	1045516	548944	5.94	CENTURY THEATRES OF ARIZONA INC
Vicinity	Com/Ind	1	1	105000	15000	.38	BEGURSKI MARK E & STREY JAMI S CP/RS
Vicinity	Com/Ind	1	1	142898	54815	.90	NGAI SUE FONG WONG TR

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail
Vicinity	Com/Ind	1	1	72616	81272	.40	ANDERSON ROGER B
Vicinity	Com/Ind	1	1	368307	312131	.48	SECOND CONVENIENCE STORES PROPERTIES
Vicinity	Com/Ind	1	1	117600	35949	.41	KINZER TOMMY A & TERESA K CP/RS
Vicinity	Com/Ind	1	1	36036	20255	.19	WEST OF THE PECOS INC
Vicinity	Com/Ind	1	1	177606	500	.58	TWENTY-SIX FIFTY LLC
Vicinity	Com/Ind	1	1	19312	53925	.29	INDUSTRIAL PLAZA ASSOCIATES
Vicinity	Com/Ind	1	1	180908	409427	.63	MELVILLE FAMILY TRUST
Vicinity	Com/Ind	1	1	146250	33750	.62	AUTOMOTIVE LAND & LEASE LLC
Vicinity	Com/Ind	1	1	53163	71119	.23	NOEL BARBARA J 50% & NOEL DAVID W 50%
Vicinity	Com/Ind	1	1	91630	134730	.29	DIAZ DE LEON OSCAR G & BARBARA J JT/RS
Vicinity	Com/Ind	1	1	98450	58338	.48	MELLENBERNDT RAYMOND L JR & KAREN CP/RS
Vicinity	Com/Ind	1	1	4375	4012	.06	ZEMKE F RICHARD TR
Vicinity	Com/Ind	1	1	24624	69201	.03	ROBERSON LAWRENCE W J & CONNIE H
Vicinity	Com/Ind	1	1	43330	20162	.47	OASE DAVID & JEAN-OASE CHUNG-ING JT/RS
Vicinity	Com/Ind	1	1	83262	140946	.06	FORRER SCOTT C & LASALA VICTORIA E TR
Vicinity	Com/Ind	1	1	40962	39000	.48	SMITH DONNA L
Vicinity	Com/Ind	1	1	237192	68638	.98	5120 EAST SPEEDWAY LLC
Vicinity	Com/Ind	1	1	1048426	1440359	4.29	BARCLAY HOLDINGS XVIII-A LLC
Vicinity	Com/Ind	1	1	20271	31179	.02	MITSIOS SOTIRIOS E & CLAIRE TR
Vicinity	Com/Ind	1	1	403767	576233	1.24	WILMOT DORADO CENTER LLC
Vicinity	Com/Ind	1	1	30820	100624	.19	PRIETA LLC
Vicinity	Com/Ind	1	1	58376	133240	.32	AHMED & ASSOCIATES INC
Vicinity	Com/Ind	1	1	1641210	4494821	7.50	INTERGROUP PREPAID HEALTH SERVICES OF
Vicinity	Com/Ind	1	1	428579	1827781	6.00	PRESSON EQUITY PARTNERS LLP
Vicinity	Com/Ind	1	1	98000	42475	.30	MC TARNAHAN FRITZ & JOAN T
Vicinity	Com/Ind	1	1	34776	5227	.21	HEMPLE WILLIAM W
Vicinity	Com/Ind	1	1	40000	116000	.03	CLARKSON DAVID JR
Vicinity	Com/Ind	1	1	18205	54371	.09	CHEN JOSEPH D & TIEN MIN W JT/RS
Vicinity	Com/Ind	1	1	440000	105550	1.00	GRANT ROAD CLASSIC CAR SPA LLC
Vicinity	Com/Ind	1	0	164280	0	.69	EASTPOINT SOUTH KOLB SPA
Vicinity	Com/Ind	1	1	58500	111780	.27	SOMERS ENTERPRISES LLC
Vicinity	Com/Ind	1	1	180000	168981	.44	MARSHALL & KIT LEONG INVESTMENT PARTNERS LP
Vicinity	Com/Ind	1	1	246172	20198	.85	CAREY STUART S & KATHRYN A JT/RS 1/2 &
Vicinity	Com/Ind	1	1	57812	200740	.30	WALSH BROS INC
Vicinity	Com/Ind	1	1	30795	92405	.15	SCHOUTEN HILBERT 40% & PEARCE WILLIAM
Vicinity	Com/Ind	1	1	61250	78750	.42	HOM MING FUNG TR 1/2 & HOM MING FUNG TR
Vicinity	Com/Ind	1	1	38247	52551	.06	ROBB PAUL H TR
Vicinity	Com/Ind	1	1	17000	30435	.24	GT OUTREACH PROGRAM INC
Vicinity	Com/Ind	1	1	59670	85330	.56	ZHANG LLC
Vicinity	Com/Ind	1	1	172182	631689	1.22	THREE-C SAC SELF-STORAGE LP
Vicinity	Com/Ind	1	1	66593	394301	.81	BOETTCHER JAMES W & ANN M JT/RS
Vicinity	Com/Ind	1	1	192500	147778	.93	AMERICAN LEGION, JOHN P BURNS POST NO 32
Vicinity	Com/Ind	1	1	167070	189802	.56	RIMROCK PROPERTIES LLC
Vicinity	Com/Ind	1	1	79264	246698	.49	SUMWALT LIVING TRUST
Vicinity	Com/Ind	1	1	25000	83000	.02	ONNIE'S OC LLC
Vicinity	Com/Ind	1	1	43695	76305	.36	GRANDMA TONY'S WEST INC
Vicinity	Com/Ind	1	1	10833	37487	.07	TUCSON VETERINARY ASSOCIATES LLC
Vicinity	Com/Ind	1	1	50000	29988	.12	71-75 E ALAMEDA LLC
Vicinity	Com/Ind	1	1	30000	62475	.05	SANCHEZ RAYMOND E JR REAL ESTATE
Vicinity	Com/Ind	1	1	38667	480733	.53	THOMAS ALFRED P & LOUISE M TR 50% &
Vicinity	Com/Ind	1	1	162030	150349	.48	3207 E SPEEDWAY LLC
Vicinity	Com/Ind	1	1	85463	4801	.70	LOS CINCO HERMANOS
Vicinity	Com/Ind	1	1	192576	119841	1.12	ARIZONA AUTOMOBILE ASSOC INC
Vicinity	Com/Ind	1	1	29900	160100	.33	S&P HAZEN LLC
Vicinity	Com/Ind	1	1	139685	749995	.51	2030 SUITES LLC
Vicinity	Com/Ind	1	1	17699	38326	.12	ALTHERR RONALD L & LOIS J CP/RS
Vicinity	Com/Ind	1	1	65484	29946	.11	ASHTON HAROLD & ASHTON HAROLD TR
Vicinity	Com/Ind	1	1	729956	552483	4.18	CONCORD VENTURES LLC
Vicinity	Com/Ind	1	1	220080	378190	.85	BURKE JAMES DAVID & JAIME BLAKE TR
Vicinity	Com/Ind	1	1	145250	275000	.49	SPRECHER LYNNE G
Vicinity	Com/Ind	1	1	170625	400245	.52	RUDASILL LA CHOLLA LLC 77% & NORTH BEACH HOTELS
Vicinity	Com/Ind	1	1	20000	87802	.19	DAVIS GURSEN TR
Vicinity	Com/Ind	1	1	38850	2115	.26	EFC DEVELOPMENT CORP
Vicinity	Com/Ind	1	1	18000	59884	.08	GANEM REVOCABLE TR
Vicinity	Com/Ind	1	1	29400	57638	.24	2407 LORETTA LLC
Vicinity	Com/Ind	1	1	33075	6570	.25	MILLS ROY C & CAROLYN JOAN TR
Vicinity	Com/Ind	1	1	49350	81582	.17	FURRIER JOHN & MARY E JT/RS
Vicinity	Com/Ind	1	1	84498	152643	.31	SWANSON JUDY REV TR
Vicinity	Com/Ind	1	0	118298	0	.36	PRIME SCHOOL FOUNDATION
Vicinity	Com/Ind	1	0	48573	0	.12	KIRCHER ELLEN 1/2 & GRIMM KAREN 1/2
Vicinity	Com/Ind	1	1	57150	500	.09	HOLUALOA CONGRESS LLC
Vicinity	Com/Ind	1	0	106995	0	.17	WELLS FARGO BANK
Vicinity	Com/Ind	1	1	60064	44932	.21	INDUSTRIAL CHEMICAL OF ARIZONA INC
Vicinity	Com/Ind	1	1	22108	48556	.22	LOCK CLARENCE C & DICIE G JT/RS
Vicinity	Com/Ind	1	1	35462	204538	.57	AMADO CARLOS A & AMADO ALBERT R
Vicinity	Com/Ind	1	0	81403	0	.20	OLDOOZ DEVELOPMENT INC
Vicinity	Com/Ind	1	1	14220	70260	.11	PERALTA GUADALUPE J & LINDA P JT/RS
Vicinity	Com/Ind	1	1	192809	77209	.36	AKHTAR RANA P & RUKSHANA P CP/RS
Vicinity	Com/Ind	1	1	19195	110613	.22	HAMSTRA GLENN ALLEN & ISLA MAE TR
Vicinity	Com/Ind	1	1	500	500	2.26	KOLB EXECUTIVE PARK OWNERS ASSN
Vicinity	Com/Ind	1	1	2420710	5060399	10.19	CASPE LEWIS
Vicinity	Com/Ind	1	1	30337	7354	.49	LINEHAN EDWARD J
Vicinity	Com/Ind	1	1	84000	50000	.34	DIAZ OSCAR
Vicinity	Com/Ind	1	1	34600	92600	.22	PAINTERS INVESTMENTS LLC
Vicinity	Com/Ind	1	1	208737	39046	.43	GRANT ROAD PROPERTIES LLC 1/2 &
Vicinity	Com/Ind	1	1	29099	80900	.18	GAUTHIER REVOCABLE TR
Vicinity	Com/Ind	1	1	129647	139853	.30	ABEDIAN NAVID & STEVENS LINDA CP/RS
Vicinity	Com/Ind	1	1	319200	134634	1.21	MC GOLDRICK SISTERS' LLC

<i>NCD</i>	<i>Use</i>	<i>par</i>	<i>ImpPar</i>	<i>Landfcv</i>	<i>Impfcv</i>	<i>GisAcre</i>	<i>mail</i>
Vicinity	Com/Ind	1	1	40500	47069	.20	MOYER MARGARET A & MOYER MARY E JT/RS
Vicinity	Com/Ind	1	1	53135	42545	.23	DPC OF PIMA COUNTY LLC
Vicinity	Com/Ind	1	0	500	0	.11	BENENSON CAPITAL CO (THE)
Vicinity	Com/Ind	1	1	126000	186000	.72	SWAN OFFICE INVESTMENTS LLC
Vicinity	Com/Ind	1	1	89438	250762	.96	NILES BETTY J
Vicinity	Com/Ind	1	1	608692	266308	3.43	LDR ENTERPRISES LLC & LDR LLC
Vicinity	Com/Ind	1	1	49350	20850	.18	YORESH HADAR
Vicinity	Com/Ind	1	1	28650	130950	.37	BNC NATIONAL BANK
Vicinity	Com/Ind	1	1	1668157	712323	7.10	NORVILLE ALLAN J & ALFENA A
Vicinity	Com/Ind	1	1	246400	500	.71	JUAREZ REALTY LLC & TALAMANTEZ CONNIE J
Vicinity	Com/Ind	1	1	95440	193616	.42	PERLICH J RUSSELL & PERLICH FRANK J JR
Vicinity	Com/Ind	1	1	105945	449424	.85	SMALLEY KENNETH L & LINDA M TR
Vicinity	Com/Ind	1	1	26500	56240	.04	REED CAROLINE TR
Vicinity	Com/Ind	1	1	41755	148649	.21	ALFARO JUDITH
Vicinity	Com/Ind	1	1	22530	70145	.26	OSTERMAN FRANK M & MARGARET T JT/RS
Vicinity	Com/Ind	1	1	47044	18776	.22	GEE FRANK TR
Vicinity	Com/Ind	1	1	295162	425628	1.03	CORRAL WESTERN WEARINGC
Vicinity	Com/Ind	1	1	96061	560377	1.42	COX PRODUCE CO
Vicinity	Com/Ind	1	1	90650	449845	.40	WILLARD PARTNERS
Vicinity	Com/Ind	1	1	67375	138083	.47	AGGIE HOUSE INC
Vicinity	Com/Ind	1	1	149040	76060	.42	CUNNINGHAM MICHAEL D
Vicinity	Com/Ind	1	1	57200	166000	.25	KAPLAN HARVEY & VIOLET FAMILY
Vicinity	Com/Ind	1	1	244124	80743	1.42	DE PUGH DOUGLAS P & ROBIN P JT/RS
Vicinity	Com/Ind	1	1	53424	97776	.17	BOYER KAYLA R
Vicinity	Com/Ind	1	1	62713	147162	.11	SOUTHWEST PIZZA GROUP LLC
Vicinity	Com/Ind	1	1	43088	61562	.24	BRYNGELSON LELA L & MOFFORD JAMES W &
Vicinity	Com/Ind	1	1	10580	2750	.09	POORE J DAVID & SHELLY JT/RS
Vicinity	Com/Ind	1	1	123750	216250	.26	KIM SUK HOO & MYUNG SOO CP/S
Vicinity	Com/Ind	1	1	13350	8711	.25	MONTENEGRO WANZA P & MONTENEGRO
Vicinity	Com/Ind	1	1	27000	78836	.08	KUGELMAN WILLIAM
Vicinity	Com/Ind	1	0	347382	0	1.25	GARIGAN PHILIP THOMAS III TR 25% ET AL
Vicinity	Com/Ind	1	1	376320	104105	1.59	GRAND INVESTMENTS LLC
Vicinity	Com/Ind	1	1	105420	25323	.67	JALALI HAMID & JANIS K JT/RS
Vicinity	Com/Ind	1	1	340316	1154134	2.20	HAMILTON-EAST PIMA LLC
Vicinity	Com/Ind	1	1	24588	7158	.14	CHRISTY COMPANY LLC
Vicinity	Com/Ind	1	0	20350	0	.08	ROHEN JAMES B TR 50% INT & ROHEN ROBERT M &
Vicinity	Com/Ind	1	1	36960	68150	.22	LEAF ARLENE L
Vicinity	Com/Ind	1	1	362250	1004760	2.41	STORAGE PORTFOLIO I LLC
Vicinity	Com/Ind	1	1	77630	103233	.33	JENICA ENTERPRISES LLC
Vicinity	Com/Ind	1	1	42534	1622	.34	KAIKAB INVESTMENTS INC
Vicinity	Com/Ind	1	1	18944	75118	.28	RONGO INVESTMENTS LLC
Vicinity	Com/Ind	1	1	68586	67974	.25	TEAGUE KENNETH & ALICIA JT/RS
Vicinity	Com/Ind	1	1	125000	66250	.55	EASTPOINT HIGH SCHOOL INC
Vicinity	Com/Ind	1	0	218050	0	.52	AC&D GRANT LAND LLC
Vicinity	Com/Ind	1	1	275429	380909	1.00	SMITH CHARLES EDWARD & MARY ELLEN TR
Vicinity	Com/Ind	1	1	85764	357801	.59	GWOZDZ LORRAINE M TR
Vicinity	Com/Ind	1	1	84210	22750	.27	COMER PHILLIP CHARLES
Vicinity	Com/Ind	1	1	3666870	4503130	17.33	WAL-MART STORES INC
Vicinity	Com/Ind	1	1	455230	704563	2.20	KOLVOORD FAMILY LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	16250	108475	.08	EVS PARTNERS LLC
Vicinity	Com/Ind	1	1	39740	85626	.22	COMMERCIAL CREDIT CORP
Vicinity	Com/Ind	1	1	81360	103640	.50	ESQUIBEL MARY-JOYCE & JOSEPH J JT/RS
Vicinity	Com/Ind	1	1	801024	985467	3.08	CHICAGO TITLE TR 12172
Vicinity	Com/Ind	1	1	76740	25260	.22	WIESE CARL A & NANCY A TR
Vicinity	Com/Ind	1	1	720000	225000	1.50	BANK ONE AZ NA
Vicinity	Com/Ind	1	1	94200	66352	.53	M G LEASING LLC
Vicinity	Com/Ind	1	1	65942	198476	.78	PETRUZZI JAMES W DR HILDEGARD TR
Vicinity	Com/Ind	1	1	584268	1270767	2.49	MACHADO JOSEPH JAMES & MACHADO EDWARD A TR
Vicinity	Com/Ind	1	1	194060	5212	9.23	ZUCHERMAN ROBERT L TR
Vicinity	Com/Ind	1	1	22050	151134	.12	DUPERRET MICHAEL & ELLEN TR
Vicinity	Com/Ind	1	1	21000	127588	.12	WALKERS CUT ABOVE INC
Vicinity	Com/Ind	1	1	15593	62727	.08	BAVISPRE LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	103950	105292	.44	FLING FRANK & LAURA TR
Vicinity	Com/Ind	1	1	72600	207400	.33	WAUFLE GREGORY T
Vicinity	Com/Ind	1	1	25179	49519	.11	POE JACK A JR & ANDRIA M CP/RS
Vicinity	Com/Ind	1	1	64114	35597	.88	IVORYTON MINERALS INC
Vicinity	Com/Ind	1	1	57800	242200	.75	BAKER LIVING TR
Vicinity	Com/Ind	1	1	99000	40805	.50	DALEY BRUCE MAGNA & KAREN FLAHARTY TR
Vicinity	Com/Ind	1	1	52500	342500	.72	ARCHITECTURAL GLASS & GLAZING INC
Vicinity	Com/Ind	1	1	99580	68800	.23	CHICAGO STORE LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	439190	234332	2.89	AUTOCARE 22 ASSOCIATES LLC
Vicinity	Com/Ind	1	1	1136916	4707504	3.89	RESEARCH CORPORATION TECHNOLOGIES INC
Vicinity	Com/Ind	1	1	61100	114429	.22	GS PRODUCTION LLC
Vicinity	Com/Ind	1	1	15000	4759	.13	HARRIS JERRY W
Vicinity	Com/Ind	1	1	1034242	1715558	4.84	ARIZONA STATE RETIREMENT SYSTEM
Vicinity	Com/Ind	1	1	37800	47200	.17	LE VESQUE ROBERT C & YVONNE K JT/RS
Vicinity	Com/Ind	1	1	103978	96229	.48	MALONE MARILYN
Vicinity	Com/Ind	1	1	115500	118864	.95	UNITED ASSN OF JOURNEYMEN & APPRENTICES
Vicinity	Com/Ind	1	1	94940	675260	2.49	ASHTON HAROLD & ASHTON HAROLD TR 1/2 &
Vicinity	Com/Ind	1	1	204185	225815	1.01	SCHANTZ JEFFREY
Vicinity	Com/Ind	1	1	10000	53742	.21	PILLING GREG & ROTH LOUISE CP/RS
Vicinity	Com/Ind	1	1	30288	23364	.18	SIEGFRIED CHARLES G & WATERMAN
Vicinity	Com/Ind	1	1	751444	299046	9.76	SERO AMUSEMENT COMPANY
Vicinity	Com/Ind	1	1	864144	401875	3.41	EASTRIDGE PLAZA LLC
Vicinity	Com/Ind	1	1	34362	127563	.05	RENFRO ROBERT G & CAROL J TR 1/2 INT &
Vicinity	Com/Ind	1	1	162810	210850	.77	5155 E FARNESS, L. L. C.
Vicinity	Com/Ind	1	1	23039	90914	.16	SEAMAN FOREST I & BEULA L TR
Vicinity	Com/Ind	1	1	97660	128210	.17	HOWSE ARIZONA PROPERTIES INC

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail1
Vicinity	Com/Ind	1	1	77770	115986	.24	MC GARREY RICK
Vicinity	Com/Ind	1	1	2512875	5063717	11.75	TUPART II LLC
Vicinity	Com/Ind	1	1	37080	107179	.30	KACKLEY ELLIS N 1/2 INT & KACKLEY
Vicinity	Com/Ind	1	1	122409	339911	.65	VAGRETTI JOHN D JR 1/2 & WARFIELD TOTTEN
Vicinity	Com/Ind	1	1	163890	293610	.73	JOHNSTOWN GATEWAY LLC
Vicinity	Com/Ind	1	1	31626	34024	.17	VASQUEZ DAVID A & SARA C
Vicinity	Com/Ind	1	1	33597	124813	.31	HEISLER MICHAEL H & BARBARA S JT/RS
Vicinity	Com/Ind	1	1	42425	246471	.21	DE BERARDINIS ALBERT F & LISA C JT/RS
Vicinity	Com/Ind	1	1	219163	226000	.75	SPEEDWAY FORGEUS LLC 85% & LEE FAMILY
Vicinity	Com/Ind	1	1	77744	172256	.24	KIMOTO RAMIRO 50% & KIMOTO ELISA 50%
Vicinity	Com/Ind	1	1	48015	86041	.22	COLVILLE JAMES W & ROBBIE ANN TR
Vicinity	Com/Ind	1	1	352800	518150	1.11	SACCANI FAMILY LIMITED PARTNERSHIP
Vicinity	Com/Ind	1	1	84609	87398	.26	BELIN JACK K & DIANNE R JT/RS
Vicinity	Com/Ind	1	1	67454	184546	1.07	MC GETTIGAN LIVING TR
Vicinity	Com/Ind	1	1	233390	679930	1.06	NVC AQUISITIONS #1 LLC
Vicinity	Com/Ind	1	1	60743	298357	.40	DISTRICT COUNCIL OF PIMA COUNTY SOCIETY
Vicinity	Com/Ind	1	1	26250	36991	.07	MISURACA KIRT & LISA CP/RS
Vicinity	Com/Ind	1	1	44330	80662	.07	SUBBUREDDIAR RAMAKRISHNAN
Vicinity	Com/Ind	1	1	40800	154938	.30	MC CAIN CHARLES R & JILL S JT/RS
Vicinity	Com/Ind	1	1	3304884	5854940	12.82	TRI POINTE TUCSON LLC 14.47% & FRETZ GREGORY R
Vicinity	Com/Ind	1	1	30035	29655	.14	THURTLIE MARY CHARLOTTE & SUN MAE LEE
Vicinity	Com/Ind	1	1	216531	149000	.72	FORTUNATO JERRI W
Vicinity	Com/Ind	1	1	45777	215547	.45	DHT ENTERPRISES INC
Vicinity	Com/Ind	1	1	10380	34164	.05	FENG DA SHENG & WANG TI FEN TR
Vicinity	Com/Ind	1	1	87464	220085	.46	PREMIERE VIDEO INC
Vicinity	Com/Ind	1	1	57134	103818	.07	BOYED JAMES R & ISABEL R JT/RS
Vicinity	Com/Ind	1	1	511609	74951	1.60	MALLO JOHN W
Vicinity	Com/Ind	1	1	1272850	2177150	5.92	SJ HOTEL PROPERTIES LLC
Vicinity	Com/Ind	1	1	182400	365800	.47	K-GAM 6202 E BROADWAY LLC
Vicinity	Com/Ind	1	0	554512	0	2.76	SISTERS OF ST JOSEPH IN ARIZ
Vicinity	Com/Ind	1	1	47095	99000	.61	ADAMSON HAROLD D JR
Vicinity	Com/Ind	1	1	144000	41012	.88	STEWART TITLE & TRUST TR 3227
Vicinity	Com/Ind	1	1	108882	71118	.38	POCO & MOM'S LLC
Vicinity	Com/Ind	1	1	114078	708922	1.38	FORELL LLC
Vicinity	Com/Ind	1	1	55482	54518	.17	REICHEN WALTER J JR & GLENDA J FAMILY TR
Vicinity	Com/Ind	1	1	130884	93181	.54	SHK FUTURE DEVELOPMENT LLC
Vicinity	Com/Ind	1	1	346972	1473028	1.97	TANQUE VERDE TUCSON SUITES LLC
Vicinity	Com/Ind	1	1	60985	141655	.53	SONORA METRO LLC
Vicinity	Com/Ind	1	1	110250	139745	.45	FENENBOCK JEANNETTE SILVER & BERNARD L
Vicinity	Com/Ind	1	1	47162	72538	.05	HITE INVESTMENTS LLC
Vicinity	Com/Ind	1	1	117882	53774	.93	PRCHAL JOSEPH JAMES
Vicinity	Com/Ind	1	1	23000	137888	.26	GUTHRIE DAE DEEANNA TR
Vicinity	Com/Ind	1	1	47250	194702	.28	BONEY CHRISTOPHER L & KAREN C CP/RS
Vicinity	Com/Ind	1	0	46918	0	.69	MADDUX ENTERPRISES LLC
Vicinity	Com/Ind	1	1	26104	151000	.18	FOXWORTHY JOHN M
Vicinity	Com/Ind	1	1	40055	9309	.49	D & J ANDERSON LLC
Vicinity	Com/Ind	1	1	235530	134144	.75	FINN THOMAS LEO TR
Vicinity	Com/Ind	1	1	40166	110582	.26	PRUJURI LLC
Vicinity	Com/Ind	1	1	21106	58974	.04	RASA LLC
Vicinity	Com/Ind	1	1	126235	48854	.97	QUEBEDEAUX PONTIAC
Vicinity	Com/Ind	1	1	1686632	292494	7.99	CROSSROADS FESTIVAL CENTER OWNERS ASSN
Vicinity	Com/Ind	1	1	42000	52080	.12	BRUMBAUGH RALPH E & PHYLLIS J
Vicinity	Com/Ind	1	1	346362	2183638	2.68	REDTOP PROPERTY LLC
Vicinity	Com/Ind	1	1	47634	5273	.20	PRECISION PROPERTIES LTD
Vicinity	Com/Ind	1	1	61205	25501	.28	BETES RICHARD A & ELIZABETH A JT/RS
Vicinity	Com/Ind	1	1	15265	28482	.18	BARRIOS DANIEL & GLORIA A CP/RS
Vicinity	Com/Ind	1	1	52975	297025	.53	CHAFFIN JAMES E & BARBARA D JT/RS
Vicinity	Com/Ind	1	1	189915	187095	.92	SANAN VINOD TR
Vicinity	Com/Ind	1	1	58903	98234	.22	WARSKY JACK & ROSE TR
Vicinity	Com/Ind	1	1	566978	2893822	3.68	5421 WILLIAMS OWNER LLC
Vicinity	Com/Ind	1	1	11835	66075	.04	BRICKMAN FRED E & ROCHELLE H TR
Vicinity	Com/Ind	1	1	38708	52702	.24	MC MASTER DOUGLAS E & KAREN J JT/RS
Vicinity	Com/Ind	1	1	45000	132060	.24	SMITH FAMILY REAL EST INV LTD PRTRNSHP
Vicinity	Com/Ind	1	1	46384	84866	.22	SOLOT FAMILY RESIDUAARY TR 50% & RAME FAMILY
Vicinity	Com/Ind	1	1	46336	104234	.07	SACCANI ERNEST T
Vicinity	Com/Ind	1	1	385725	939975	2.47	GOLF LINKS SELF STORAGE INVESTMENT GROUP
Vicinity	Com/Ind	1	1	63595	381615	1.22	DTJ INVESTMENT LLC
Vicinity	Com/Ind	1	1	30000	122760	.27	SHAPIRO GILBERT D
Vicinity	Com/Ind	1	1	120000	114026	.36	GVD COMMERCIAL PROPERTIES INC
Vicinity	Com/Ind	1	1	71671	118959	.04	MILLER MICHAEL D
Vicinity	Com/Ind	1	1	127757	152243	.56	OSFER CO LLC
Vicinity	Com/Ind	1	1	35523	34681	.20	JANKOVSKY TIMOTHY KEITH & DIANA SUE
Vicinity	Com/Ind	1	1	57750	104250	.27	LA GRANGE CLIFFORD E
Vicinity	Com/Ind	1	1	70000	47130	.38	LINGEL TERRY & LINGEL CINDY T
Vicinity	Com/Ind	1	1	145544	29456	.28	BOGUE ROBERT FAMILY LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	23696	87264	.27	EASTLAND PARTNERS
Vicinity	Com/Ind	1	1	54668	108257	2.60	FREEWAY ENTERPRISES INC
Vicinity	Com/Ind	1	1	67587	42067	.96	SCHMIEDER JOSEPH L & NANCY M JT/RS
Vicinity	Com/Ind	1	1	154693	129863	.48	BRETT ARTHUR D & BRETT JANE E FAMILY
Vicinity	Com/Ind	1	1	181120	382980	1.02	JT JEWELL PROPERTIES LLC
Vicinity	Com/Ind	1	1	60900	72600	.23	SCOTT BARBARA O TR
Vicinity	Com/Ind	1	1	29055	71584	.13	GOTT RICHARD & MADDENTE ANNE JT/RS
Vicinity	Com/Ind	1	1	299878	2055	1.14	PVS GENERAL
Vicinity	Com/Ind	1	1	50346	128138	.40	GSL ENTERPRISES
Vicinity	Com/Ind	1	1	45991	200009	.35	PONTATOC PROPERTIES LLC
Vicinity	Com/Ind	1	1	15210	57590	.06	BROERSMA WILLIAM J & DENISE M JT/RS
Vicinity	Com/Ind	1	0	1230610	0	5.43	SPECTOR LARRY D TR
Vicinity	Com/Ind	1	1	31306	60330	.03	GOODSITE RONALD A & SANDRA S JT/RS

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail1
Vicinity	Com/Ind	1	1	115766	394234	.46	CLARK PAUL
Vicinity	Com/Ind	1	1	80595	160317	1.23	ARIZONA IRON SUPPLY INC
Vicinity	Com/Ind	1	1	191226	281652	.67	NICHOLSON INVESTORS LIMITED PARTNERSHIP
Vicinity	Com/Ind	1	1	23039	111961	.17	TRUEX ROLAND E & GERALDINE R CP/RS
Vicinity	Com/Ind	1	1	60660	160000	.75	WILSON MICHAEL J & SUSANNE R CP/RS
Vicinity	Com/Ind	1	1	48125	22825	.23	WILLIAMS DON E & E SUE JT/RS
Vicinity	Com/Ind	1	1	62700	25794	.29	O NEILL JEROME V & PATRICIA A JT/RS
Vicinity	Com/Ind	1	1	112000	116827	.32	EL CAMPO PROPERTIES LLLP
Vicinity	Com/Ind	1	1	67500	65700	.32	MARHOFFER DOV & MARILYN CP/RS
Vicinity	Com/Ind	1	1	100695	703095	.37	130 SOUTH SCOTT LLC
Vicinity	Com/Ind	1	1	93750	84144	.44	J & C SERVICE
Vicinity	Com/Ind	1	1	29386	131414	.40	NIETO NICHOLAS & RHONDA L CP/RS
Vicinity	Com/Ind	1	1	150642	187758	.52	HOLLAND RICHARD W
Vicinity	Com/Ind	1	1	72023	228017	.89	LEVY EZRA & CAROLE ANN TR
Vicinity	Com/Ind	1	1	199205	360571	4.53	TM BUILDING & DEVELOPMENT INC
Vicinity	Com/Ind	1	1	199375	105300	.83	LLDN DEVELOPMENT CORPORATION
Vicinity	Com/Ind	1	1	46815	124272	.23	PORTER REGINALD MARSHALL & EFFIE LEA TR
Vicinity	Com/Ind	1	1	19500	80500	.09	LANGER LESLIE
Vicinity	Com/Ind	1	1	51275	81155	.17	FRANK KRISTI M
Vicinity	Com/Ind	1	1	382235	2167766	8.72	COMMUNITY FOOD BANK INC
Vicinity	Com/Ind	1	1	103724	155681	.58	SPERDUTI ARMAND C & MARY ALICE JT/RS
Vicinity	Com/Ind	1	0	500	0	.04	ARIZONA REAL ESTATE OWNERS CORPORATION
Vicinity	Com/Ind	1	1	47907	61501	.24	BROUSSARD EMMANUEL P & BETTY J CP/RS
Vicinity	Com/Ind	1	1	21585	23105	.11	LANDSCHAFT LLC
Vicinity	Com/Ind	1	1	21967	154033	.13	KASLE MOLOFF LLC
Vicinity	Com/Ind	1	1	48744	65016	.18	DURANDO ANTONIO R & NAN NOVINSKI JT/RS
Vicinity	Com/Ind	1	1	45938	131189	.15	SMITH BEULAH VIOLA TR UNDER BEULAH
Vicinity	Com/Ind	1	1	62500	132204	.31	BRUMBAUGH RALPH E & PHYLLIS J JT/RS
Vicinity	Com/Ind	1	1	221901	205000	.76	JRFP LTD
Vicinity	Com/Ind	1	1	32513	172287	.12	UGL & A INC
Vicinity	Com/Ind	1	1	550319	259350	1.11	BROADWAY POWERCENTER GROUP LLC
Vicinity	Com/Ind	1	1	63140	75261	.20	GETLAN JERALD & MARRA VINCENT P & MARY
Vicinity	Com/Ind	1	1	96900	83700	.38	DON CAMARON LLC
Vicinity	Com/Ind	1	1	39094	153706	.05	A&A HALLE LLC
Vicinity	Com/Ind	1	1	62430	136852	.11	GOODMAN DAVID W 50% & NELSON GERALDINE P TR 50%
Vicinity	Com/Ind	1	1	298928	350072	.88	INTERWEST BANK
Vicinity	Com/Ind	1	1	18330	17254	.09	GANEM ALBERT F
Vicinity	Com/Ind	1	1	570164	635278	1.85	FIRST AMERICAN TITLE INS CO TR T 4727
Vicinity	Com/Ind	1	1	432805	707675	1.97	GRANT RD/TUCSON BLVD LLC
Vicinity	Com/Ind	1	1	108500	427214	.61	PHI BETA HOUSE CORP OF DELTA DELTA DELTA
Vicinity	Com/Ind	1	1	165600	183190	.60	PALICE INVESTMENTS LLC
Vicinity	Com/Ind	1	1	89276	163264	.83	OVERLAND PROPERTIES LLC
Vicinity	Com/Ind	1	1	25000	35000	.02	DAY JERRY R & ROENA R JT/RS
Vicinity	Com/Ind	1	0	8726	0	.06	EDMONDS CHARLES R & MARY BETH CP/RS
Vicinity	Com/Ind	1	1	381900	616506	1.46	LIPPOW/EASTSIDE RESEARCH CENTER LLC
Vicinity	Com/Ind	1	1	58500	122669	.29	FIRST AMERICAN TITLE TR 5626
Vicinity	Com/Ind	1	1	1580868	753012	3.58	8-10 WEST 36TH STREET LLC 57.25% INT &
Vicinity	Com/Ind	1	1	40950	54782	.36	2750 N COUNTRY CLUB LLC
Vicinity	Com/Ind	1	1	971676	1658800	5.16	DILLON REAL ESTATE CO INC
Vicinity	Com/Ind	1	1	81900	132300	.36	FOTHERINGHAM BARRY & JACQUELYN JT/RS
Vicinity	Com/Ind	1	1	520884	1032960	1.89	TRULY NOLEN OF AMERICA INC
Vicinity	Com/Ind	1	1	57120	173872	.78	WESCO REAL ESTATE 1 LLC DBA WESCO REAL
Vicinity	Com/Ind	1	1	85024	85320	.06	REES DAVID W
Vicinity	Com/Ind	1	1	542717	657283	3.50	BROADWAY EAST PLAZA LLC
Vicinity	Com/Ind	1	1	1006137	7766630	4.10	CASTNER-KNOTT DRY GOODS CO (THE)
Vicinity	Com/Ind	1	1	165253	258667	.66	RWDW LLC
Vicinity	Com/Ind	1	1	170000	288622	.91	STRUM'S AUTO INC
Vicinity	Com/Ind	1	1	193800	108439	.93	BRAKE MAX NO 2 REAL ESTATE LLC
Vicinity	Com/Ind	1	1	33250	71790	.21	JU-LO INVESTMENT COMPANY LLC
Vicinity	Com/Ind	1	1	36591	132771	.29	FIRST AMERICAN TITLE TR 4550
Vicinity	Com/Ind	1	1	27441	105241	.17	SNEAD FAMILY TRUST (THE)
Vicinity	Com/Ind	1	1	25000	83000	.02	STUDINGER ROBERT W
Vicinity	Com/Ind	1	1	33332	121324	.38	DEEB ANDREW E & COLE AMERICA A JT/RS
Vicinity	Com/Ind	1	1	69604	3061	.84	ADKINS LOVETTA N TR OF LOVETTA N ADKINS
Vicinity	Com/Ind	1	1	39867	110613	.33	COPPER CREST BY DOUCETTE LLC
Vicinity	Com/Ind	1	1	82350	197157	.44	SOUTHWEST CASH REGISTER CO
Vicinity	Com/Ind	1	1	37696	71344	.05	CROSBY PROPERTIES LLC
Vicinity	Com/Ind	1	1	19715	104000	.11	CARLSON GREGORY R & NANCY A JT/RS
Vicinity	Com/Ind	1	1	26500	62050	.06	OSCAR'S LEGACY LLC
Vicinity	Com/Ind	1	1	107088	88412	.05	UNITED FINANCIAL CENTER LLC
Vicinity	Com/Ind	1	1	116000	64000	.67	DEL PRINCIPE FRANK & PATRICIA J
Vicinity	Com/Ind	1	1	275583	5436417	2.69	HUNDRED PALMS TUCSON LLC
Vicinity	Com/Ind	1	1	1093375	1665069	4.94	LA PLAZA INVESTORS
Vicinity	Com/Ind	1	1	40600	51336	.24	ABONG JOSE V & MARIA DOLORES CP/RS
Vicinity	Com/Ind	1	1	353812	61268	1.48	HAULEE CORPORATION
Vicinity	Com/Ind	1	1	94560	95258	.04	DEUTSCH/PARKER INVESTMENTS LLC
Vicinity	Com/Ind	1	1	55440	85578	.79	ANTON NORMAN S
Vicinity	Com/Ind	1	1	53415	69885	.24	FELIX MARIA L
Vicinity	Com/Ind	1	1	180000	125500	.58	DANA NATHEL M TRUST
Vicinity	Com/Ind	1	1	95400	176130	1.48	2100 E BEVERLY LLC
Vicinity	Com/Ind	1	1	672903	1489179	3.27	RIO ESTE LLC 66.67 % & FINA JOHN J & MELISSA
Vicinity	Com/Ind	1	1	47016	118242	.30	BRIGGS JAMES E JR 10% &
Vicinity	Com/Ind	1	0	27450	0	.25	RANDOLPH-MILBER LLC
Vicinity	Com/Ind	1	1	483951	822549	1.98	DESERT SUN MANAGEMENT LLC
Vicinity	Com/Ind	1	1	16705	54783	.07	CJ CLINICAL ASSNS LLC
Vicinity	Com/Ind	1	1	37125	112875	.31	HARKINS ROBERT & BARBARA T REVOCABLE LIVING TRUST
Vicinity	Com/Ind	1	1	122400	277600	.78	KACKLEY ELLIS N 1/2 & KACKLEY ALVIN E
Vicinity	Com/Ind	1	1	47848	92139	.58	MOKHTARIAN KEYVAN

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcres	mail
Vicinity	Com/Ind	1	1	219281	556399	8.32	CERALOX CORP
Vicinity	Com/Ind	1	1	70980	229764	.18	WENKATH INVESTMENT LLC
Vicinity	Com/Ind	1	1	133700	196300	.42	RIVER BROADWAY CORPORATION
Vicinity	Com/Ind	1	1	62699	74581	.10	CHARLIE DAWG LLC
Vicinity	Com/Ind	1	1	35000	53350	.35	ACHILLES PRESTON Y & NANCY J TR
Vicinity	Com/Ind	1	1	48125	41214	.24	KNAPP CONSTRUCTION INC
Vicinity	Com/Ind	1	1	893855	749985	2.25	SAXON WILLIAM R
Vicinity	Com/Ind	1	1	18720	123615	.23	TL ROOF & ASSOCIATES CONST CO
Vicinity	Com/Ind	1	1	33880	62840	.04	ANDERSON LLOYD S & FAITH L
Vicinity	Com/Ind	1	1	124031	17215	.39	RASMESSEN FORD 1/2 HELMS TRUST 1/4
Vicinity	Com/Ind	1	1	134586	298206	.68	GUTKIN ARTHUR TR
Vicinity	Com/Ind	1	1	123900	57476	.42	PARISH WALTER E & HARRIET HOLUB
Vicinity	Com/Ind	1	1	50589	263259	.20	RIO SOUTHWEST PARTNERS L L C
Vicinity	Com/Ind	1	1	130865	313222	.58	SUNSET OVERLOOK LLC
Vicinity	Com/Ind	1	1	317055	370645	.86	MC DONALDS REAL ESTATE COMPANY
Vicinity	Com/Ind	1	1	43127	84912	.13	BELIN JACK K & DIANNE JT/RS
Vicinity	Com/Ind	1	1	38427	173323	.07	HOKA BUILDING LLC
Vicinity	Com/Ind	1	1	156087	560148	1.46	ADOBE PLASTIC SURGERY P C
Vicinity	Com/Ind	1	1	209742	405488	.75	CAUGHMAN GEORGE & JANE FAMILY TRUST
Vicinity	Com/Ind	1	1	33110	79500	.15	MIDKIFF J MICHAEL
Vicinity	Com/Ind	1	1	58152	206125	.44	MAPLE LEAF FURNITURE CORP
Vicinity	Com/Ind	1	1	46305	387695	1.03	GEROME HENRY M SR TR
Vicinity	Com/Ind	1	1	90720	115000	.36	YI DANIEL B TRUST
Vicinity	Com/Ind	1	1	26300	60234	.15	BRANCH NO 704 OF THE NATIONAL
Vicinity	Com/Ind	1	1	447396	283000	1.71	MC HENRY DAVID J & MARY JANE JT/RS
Vicinity	Com/Ind	1	1	24593	16277	.22	FITZ-SIMMONS HERBERT L & VEDA M TR
Vicinity	Com/Ind	1	1	337389	453379	1.50	DIAMOND SHAMROCK REFINING & MARKETING
Vicinity	Com/Ind	1	1	269850	548986	1.80	PARAGON INVESTMENT CORPORATION
Vicinity	Com/Ind	1	1	50755	258855	.09	RATHBUN RICHARD H TR 90% & GROTE GLENN
Vicinity	Com/Ind	1	1	42732	116586	.24	BORDERLINKS INC
Vicinity	Com/Ind	1	1	169601	916159	3.11	CON-COR INTERNATIONAL LTD
Vicinity	Com/Ind	1	1	272300	332900	.91	FADELY SHIRLEY FOX 1/2 & FOX JAMES W &
Vicinity	Com/Ind	1	1	90346	146704	.05	ZECHES FAMILY TR
Vicinity	Com/Ind	1	1	130224	331776	.69	TUCSON HOBBY SHOP FAMILY LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	215559	178308	.11	GOLDBERG MARK C & ESQUIBEL ANTONIA E JT/RS
Vicinity	Com/Ind	1	1	74200	80442	.43	ROBERT W BRADFORD SR INC
Vicinity	Com/Ind	1	1	80623	90346	.80	MADERA COUNSELING CENTER PC
Vicinity	Com/Ind	1	1	91781	134811	.72	DE WITT DESIGNS OF TUCSON LLC
Vicinity	Com/Ind	1	1	42980	152418	.40	CARNES SCOTT W & CECELIA JT/RS
Vicinity	Com/Ind	1	1	41059	60776	.05	DB OFFICE LLC
Vicinity	Com/Ind	1	1	408174	374000	1.46	JOSEPH ALLAN B & HARRIS JT/RS 33.34% &
Vicinity	Com/Ind	1	1	45162	39684	.16	RARE ENTERTAINMENT LLC
Vicinity	Com/Ind	1	1	418275	222000	1.79	SAUBERT KEVIN E & MARY C TR
Vicinity	Com/Ind	1	1	31570	44380	.03	HARANT WILLIAM JR., DPM LTD
Vicinity	Com/Ind	1	1	10719	26003	.15	VETERANS OF FOREIGNS WARS OF UNITED
Vicinity	Com/Ind	1	1	25000	29221	.26	BOATNER MARY L
Vicinity	Com/Ind	1	1	196347	486528	1.32	TUCSON ONE LLC
Vicinity	Com/Ind	1	1	53078	158953	.22	N.E. BROADWAY LLC
Vicinity	Com/Ind	1	1	31038	53962	.31	BALDWIN DANIEL
Vicinity	Com/Ind	1	1	418460	181123	.99	CAMP LOWELL 2 LLC
Vicinity	Com/Ind	1	1	749565	1224017	3.34	HANNIBAL ASSOCIATES & RM 15 SAFE CORP
Vicinity	Com/Ind	1	1	94688	159462	.07	MADERA FINANCIAL INC
Vicinity	Com/Ind	1	1	78138	77000	.45	FOSTER MICHAEL S REVOC TR
Vicinity	Com/Ind	1	1	161820	159727	.59	MURRAY JAMES R & JUDITH A JT/RS
Vicinity	Com/Ind	1	0	22338	0	.24	NORMAN GERRY
Vicinity	Com/Ind	1	1	17000	42248	.16	WELLS WINTERS LLC
Vicinity	Com/Ind	1	1	84658	58874	.28	GULLI JOHN A & JOANNA M CP/RS
Vicinity	Com/Ind	1	1	63416	153400	.38	FAYWEST ENTERPRISES
Vicinity	Com/Ind	1	1	35000	57254	.46	STEWART LYNN F
Vicinity	Com/Ind	1	1	77112	27525	.57	OLD PUEBLO LAPIDARY CLUB INC
Vicinity	Com/Ind	1	1	40500	14863	.20	MJS INVESEMENTS LLC
Vicinity	Com/Ind	1	1	70000	156083	.92	WOLF BILL
Vicinity	Com/Ind	1	1	39061	76229	.14	LOPEZ ANGELITA V
Vicinity	Com/Ind	1	1	41700	107700	.32	ZAWACKI MAXWELL R
Vicinity	Com/Ind	1	1	109452	226828	.66	BEAR CREEK INVESTMENTS II LLC
Vicinity	Com/Ind	1	1	37145	417355	.40	SMH TRUST
Vicinity	Com/Ind	1	1	18900	10462	.18	FRUEH WILHELM & ELSEBETH JT/RS
Vicinity	Com/Ind	1	1	137984	243166	.65	WEINSTEIN MIRIAM E 95% & WEINSTEIN CARL
Vicinity	Com/Ind	1	1	18240	65408	.22	CAIN CLARENCE E
Vicinity	Com/Ind	1	1	103230	260813	1.03	PARK AVENUE PROPERTIES LLC
Vicinity	Com/Ind	1	1	131719	52000	.43	OLANDER MELVIN C EST OF 1/2 & OLANDER MATHILDA
Vicinity	Com/Ind	1	1	53328	88170	.31	BUTTON DALE G
Vicinity	Com/Ind	1	1	48788	82386	.28	MATLICK STANLEY & SHIRLEY TRUST
Vicinity	Com/Ind	1	0	22754	0	.18	DERICKSON JEFFREY C & CELAINE G JT/RS
Vicinity	Com/Ind	1	1	55680	139000	.24	GEHRKE JEFFREY E & KATHY G TR
Vicinity	Com/Ind	1	1	61985	51893	.19	WONG DEBBIE M & HENRY JT/RS
Vicinity	Com/Ind	1	1	48600	1347	.19	MONTE V LLC
Vicinity	Com/Ind	1	1	206442	643458	.78	HOLUALOA SPEEDWAY OFFICE LLC
Vicinity	Com/Ind	1	1	446292	573018	1.40	WEST COAST LAND CORP
Vicinity	Com/Ind	1	1	115500	54944	.36	PLANTS OF DISTINCTION INC
Vicinity	Com/Ind	1	1	59520	70480	.28	BJF FINANCIAL RESOURCES LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	30490	51936	.15	POLITO LINDA E
Vicinity	Com/Ind	1	1	176855	123145	1.07	TUCSON CACTUS & CATTLE CO INC
Vicinity	Com/Ind	1	1	31200	58319	.12	PICKARD JAMES W & LORENZA & BUSTILLOS
Vicinity	Com/Ind	1	1	44275	137745	.36	RILEY JAMES M & SHARLYN C TR
Vicinity	Com/Ind	1	1	81763	123591	.42	RI CS1 LLC
Vicinity	Com/Ind	1	1	302926	237074	.46	THU M DANIELLE & STEVEN 1/2 & 3-D
Vicinity	Com/Ind	1	1	23480	29256	.11	ROBSON JOHN E & ROBSON REE STALEY

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail
Vicinity	Com/Ind	1	1	181688	255812	.51	MACAYO RESTAURANTS, L. L. C.
Vicinity	Com/Ind	1	1	111500	43059	.63	RODRIGUEZ RAMON H SR & MARIA C JT/RS & RODRIGUEZ
Vicinity	Com/Ind	1	1	207944	131176	.53	ARIZONA SOUTEAST VETERINARY CLINIC PC
Vicinity	Com/Ind	1	1	160875	115000	.73	HOGAN JAMES R & ESTHER A
Vicinity	Com/Ind	1	1	98235	151556	.94	FEDIGAN MARTIN J TR
Vicinity	Com/Ind	1	0	37523	0	.21	TMC HOLDINGS
Vicinity	Com/Ind	1	1	11900	38276	.06	MUSGRAVE MALCOLM E & MARY L JT/RS
Vicinity	Com/Ind	1	1	112050	313830	.64	FOREVER YOUNG NEUROLOGY &
Vicinity	Com/Ind	1	0	157055	0	3.38	ASHTON COMPANY INC
Vicinity	Com/Ind	1	1	211176	367424	.53	ARIZONA CENTRAL CREDIT UNION
Vicinity	Com/Ind	1	1	78615	165174	.39	PALO VERDE ENTERPRISES INC
Vicinity	Com/Ind	1	1	120000	382500	.51	KOEPKE LUANN M REVOCABLE LIVING TR
Vicinity	Com/Ind	1	1	46260	4278	.60	JONES COMMUNICATIONS OF ARIZONA INC
Vicinity	Com/Ind	1	1	138048	69952	.44	CHONIS WILLIAM C & SHEILA A JT/RS
Vicinity	Com/Ind	1	1	356208	350099	.20	SOCCER DOC LLC
Vicinity	Com/Ind	1	1	25000	94700	.04	KOUSSA LAWRENCE E & REAGAN PAMELA CP/RS
Vicinity	Com/Ind	1	1	287276	72724	.63	THOMPSON JOHN P & MONK E M TRUSTEES
Vicinity	Com/Ind	1	1	15000	29586	.18	GERTS EMMA J TR
Vicinity	Com/Ind	1	1	21790	82222	.12	HOLD EM PROPERTIES INC
Vicinity	Com/Ind	1	1	145605	117988	.93	SIX BONES LLC
Vicinity	Com/Ind	1	1	36510	288162	.52	DESERT LABORATORIES INC
Vicinity	Com/Ind	1	1	183018	396982	1.48	GREENWAY JOHN S
Vicinity	Com/Ind	1	1	746380	1828426	3.67	DTA VENTURES
Vicinity	Com/Ind	1	1	102000	471615	.57	DELTA GAMMA HOUSE CORPORATION OF ALPHA
Vicinity	Com/Ind	1	1	44352	84199	.28	SOUTH ON SEVENTH
Vicinity	Com/Ind	1	1	23760	41726	.12	MEADE FAMILY REVOCABLE TR
Vicinity	Com/Ind	1	1	339111	194121	7.44	ASHTON BLDG CO INC
Vicinity	Com/Ind	1	1	59500	48112	.31	PLS INVESTMENTS LLC
Vicinity	Com/Ind	1	1	59464	65066	.36	QUICK MART STORES INC
Vicinity	Com/Ind	1	1	19516	108484	.22	ENGLERT SANDRA SUE FAMILY TR
Vicinity	Com/Ind	1	1	17392	32108	.17	BEJAY MICHAEL
Vicinity	Com/Ind	1	1	159754	539170	.24	MALONEY DELLON INVESTMENTS LLC
Vicinity	Com/Ind	1	1	24605	36835	.08	PARKER FRANCES M
Vicinity	Com/Ind	1	1	119330	38170	.55	AHEE MICHAEL WILLIAM & ODETTE
Vicinity	Com/Ind	1	1	123984	99566	.41	PERRY AL & PARHIKHTEH ELHAM CP/RS
Vicinity	Com/Ind	1	1	17658	55692	.08	RALLS STEPHEN G
Vicinity	Com/Ind	1	1	240016	564141	1.44	TAYLOR KOLB LLC
Vicinity	Com/Ind	1	1	39640	79320	.29	YBARRA MILDRED C 1/2 INT & BROSSMAN
Vicinity	Com/Ind	1	1	203441	167631	.64	EMET LLC
Vicinity	Com/Ind	1	1	52500	98156	.04	LOWELL PROPERTIES LLC
Vicinity	Com/Ind	1	1	80368	500	.23	M J B TRUST AGREEMENT
Vicinity	Com/Ind	1	1	91989	140725	.47	HUTTO WILLIAN F
Vicinity	Com/Ind	1	1	271674	321126	1.09	SWAN COURT, L. L. C.
Vicinity	Com/Ind	1	1	32708	74016	.15	PARKER JIM & GENIA
Vicinity	Com/Ind	1	1	139922	70766	2.47	KAPLAN MARC & DANA-LORRI CP/RS
Vicinity	Com/Ind	1	1	78064	69230	.51	NOSECK RYAN A & NOSEK RONALD A JT/RS
Vicinity	Com/Ind	1	1	58002	30049	.25	DAVILA MONTE G & LUCY D TR
Vicinity	Com/Ind	1	1	139230	367425	.89	3655 EAST SECOND LLC
Vicinity	Com/Ind	1	1	107070	173650	.07	MATHER JAMES A & KARIN R CP/RS
Vicinity	Com/Ind	1	1	65535	143465	.53	PATEL GAUTAM & PATEL MAHENDRA
Vicinity	Com/Ind	1	1	30720	16947	.15	MASONIC-SCOTTISH RITE CATHEDRAL ASSN
Vicinity	Com/Ind	1	1	108900	85000	.37	KAPLAN HARVEY & VIOLET R FAMILY
Vicinity	Com/Ind	1	0	2139	0	.04	DOSS MOVING & STORAGE INC 1/2 &
Vicinity	Com/Ind	1	1	46440	174210	.36	COX PRODUCE CO 50% & THOMAS ALFRED PAUL & LOUISE
Vicinity	Com/Ind	1	1	588012	285168	1.08	SUNSET DEVELOPMENT LLC
Vicinity	Com/Ind	1	1	23405	50405	.14	DERICKSON JEFFREY C & CELAINE G TR
Vicinity	Com/Ind	1	1	66668	100797	.39	D AURIA JOHN C & CAROL JT/RS
Vicinity	Com/Ind	1	1	27300	57641	.21	RJ PROPERTY HOLDINGS LLC
Vicinity	Com/Ind	1	1	65622	25939	.90	SURETY TITLE & TRUST CO TR-16806
Vicinity	Com/Ind	1	1	256035	218965	.76	ARIZONA BANK
Vicinity	Com/Ind	1	1	323600	246100	.30	NORTH SWAN DOCTORS LLC
Vicinity	Com/Ind	1	1	164796	151000	.63	ROEDIGER RHEUA NEWLIN TR
Vicinity	Com/Ind	1	1	138390	211610	.86	MILLER THOMAS L & LINDA S
Vicinity	Com/Ind	1	1	205580	398095	.98	AUTO ZONE INC
Vicinity	Com/Ind	1	1	107088	100920	.05	LOF LLC
Vicinity	Com/Ind	1	1	52976	104812	.36	CARAFAS JAMES P
Vicinity	Com/Ind	1	1	90846	479664	1.59	ASHTON HAROLD 16.667% & ASHTON HAROLD TR
Vicinity	Com/Ind	1	1	33250	113502	.17	D'ANIELLO JOSEPH N & GEORGIANN CP/RS
Vicinity	Com/Ind	1	1	11250	13725	.05	HAUSKNECT WAYNE
Vicinity	Com/Ind	1	1	9390	35090	.06	SOPER ELIZABETH GARIGAN
Vicinity	Com/Ind	1	1	280446	293554	1.08	SIXTY-FIVE PLUS LLC
Vicinity	Com/Ind	1	1	25560	128280	.28	CALVERT STEPHEN L 50% & WHITE THOMAS R &
Vicinity	Com/Ind	1	1	112485	114579	.35	LDR LLC
Vicinity	Com/Ind	1	1	62560	19270	.13	REILLY CECELIA M
Vicinity	Com/Ind	1	1	38643	33649	.51	THOMAS ALFRED P & LOUISE M TR 50% &
Vicinity	Com/Ind	1	1	60672	36528	.62	QSMF LLC
Vicinity	Com/Ind	1	1	96250	153750	.46	SPALLA INVESTMENTS LLC
Vicinity	Com/Ind	1	1	33265	69068	.16	LAPIN SCOTT
Vicinity	Com/Ind	1	1	32400	57600	.17	HEATH BILL & LYNETTE' CP/RS
Vicinity	Com/Ind	1	1	33945	93995	.38	SHIHA ASHRAF & SHIHA MOHAMMAD JT/RS
Vicinity	Com/Ind	1	1	33380	71580	.05	GEGAY INVESTMENTS LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	23822	17116	.27	REAY GORDON M & LOIS L
Vicinity	Com/Ind	1	1	133297	123883	.41	KEY CORNER PARTNERS LLC
Vicinity	Com/Ind	1	1	340000	316842	.91	GRAND ESAM LLC
Vicinity	Com/Ind	1	1	43251	9249	.63	JACKSON CHARLES D
Vicinity	Com/Ind	1	1	120125	722798	.54	345 EAST TOOLE LLC
Vicinity	Com/Ind	1	1	20297	30103	.02	LAOS WALTER W & DONNA JEAN
Vicinity	Com/Ind	1	1	243540	98000	1.42	D'ANTONIO JUDITH A & GREGORY D 91% & DESERT

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail1
Vicinity	Com/Ind	1	1	154882	80118	.53	PHE-SON PROPERTIES
Vicinity	Com/Ind	1	1	209088	567344	3.27	TUCSON EAST LODGE NO 2532 BENEVOLENT &
Vicinity	Com/Ind	1	1	21698	500	.31	E M G REALTY GROUP LLC
Vicinity	Com/Ind	1	1	428669	520134	1.52	4545 EAST BROADWAY LLC
Vicinity	Com/Ind	1	1	35200	64000	.04	HUMMINGBIRD DEL CIELO LLC
Vicinity	Com/Ind	1	1	1244940	1126222	5.95	K-GAM BROADWAY WILMOT LLC
Vicinity	Com/Ind	1	1	32900	131100	.23	STELLE KENT VAN
Vicinity	Com/Ind	1	1	136119	187366	1.00	ANGEL VALLEY MEMORIAL CHAPEL AND MORTUARY INC
Vicinity	Com/Ind	1	1	15732	45533	.16	RODGERS INVESTMENT FUND II
Vicinity	Com/Ind	1	1	439747	1579597	5.37	SUMMIT DEVELOPMENT GROUP LLC
Vicinity	Com/Ind	1	1	255940	296060	1.11	TUCSON ELECTRIC POWER FEDERAL CREDIT
Vicinity	Com/Ind	1	1	90563	114173	.59	LA FAMILIA RESTAURANTS INC
Vicinity	Com/Ind	1	1	25116	30326	.22	GEHLSSEN RONALD R
Vicinity	Com/Ind	1	1	29000	61607	.17	STONE BRUCE & LOUISE
Vicinity	Com/Ind	1	1	101852	52932	.81	ESLAMI JALAL & MEYBODI SHAHNAZ K CP/RS
Vicinity	Com/Ind	1	1	190958	85036	2.07	BINK GROUP L L C
Vicinity	Com/Ind	1	1	134400	100600	2.22	BROWN PHYLLIS TR
Vicinity	Com/Ind	1	1	58272	131728	.46	NYCA HOLDING CORPORATION
Vicinity	Com/Ind	1	1	171120	543830	.90	888 SOUTH CRAYCROFT LLC
Vicinity	Com/Ind	1	1	26601	45959	.19	MALONE ROBERT J & DONNA M CP/RS
Vicinity	Com/Ind	1	1	36443	49548	.32	REITZ GEORGE R & CAROL A REVOCABLE
Vicinity	Com/Ind	1	1	90055	145125	.05	JOHNSON MICHAEL T & EVERLOVE
Vicinity	Com/Ind	1	1	119700	237932	.47	ALMONTE ASSOCIATES LLC
Vicinity	Com/Ind	1	1	41275	36725	.14	ESQUIRE FOR MEN AND WOMEN LLC
Vicinity	Com/Ind	1	1	26250	20954	.08	MISURACA KIRT & LISA D CP/RS
Vicinity	Com/Ind	1	1	18731	13445	.95	I F S OF ARIZONA INC
Vicinity	Com/Ind	1	1	8741250	4300871	107.31	VOYAGER RV RESORT LIMITED PARTNERSHIP
Vicinity	Com/Ind	1	1	38532	263868	.50	THREE G INVESTMENTS
Vicinity	Com/Ind	1	1	19800	57352	.38	NEW LIFE WORSHIP CENTER INC
Vicinity	Com/Ind	1	1	22768	138705	.25	FOURTEENTH STREET LLC
Vicinity	Com/Ind	1	1	95325	26000	.46	CP AUTO CHASERS INC
Vicinity	Com/Ind	1	1	169510	135530	.37	PROGRESS PLACE LTD
Vicinity	Com/Ind	1	1	182070	141930	.86	FRIENDS COFFEE HOUSE LLC
Vicinity	Com/Ind	1	1	37400	65458	.03	LANGERT BULDING LLC
Vicinity	Com/Ind	1	1	56250	41750	.18	EASTPOINTE HIGH SCHOOL INC
Vicinity	Com/Ind	1	1	43308	73347	.24	HAYDEN REVOC TR
Vicinity	Com/Ind	1	1	120000	94410	.48	DIB GROUP INVESTMENTS LLC 50% &
Vicinity	Com/Ind	1	1	37125	86098	.15	CASTILLO DANIEL M & CASTILLO ANTHONY A
Vicinity	Com/Ind	1	1	1911561	4419975	7.95	CAMP LOWELL I LLC
Vicinity	Com/Ind	1	1	21176	35824	.22	HAWKER GAIL & WADE CATHY CP/RS
Vicinity	Com/Ind	1	1	35164	47602	.19	PETERSON RAYMOND W & JO ANN P JT/RS
Vicinity	Com/Ind	1	1	33110	59146	.04	LENNON MICHAEL & DEBBIE
Vicinity	Com/Ind	1	1	69120	650192	.24	AMBERHILL PROPERTIES LP
Vicinity	Com/Ind	1	1	47162	72538	.05	STEVENSON GEORGE P JR & LOIS J JT/RS 50% &
Vicinity	Com/Ind	1	1	76065	263935	.60	HILLCREST LLC 50% & LOOKOUT PROPERTIES LLC 50%
Vicinity	Com/Ind	1	1	98382	151597	.54	MAC CORPORATION OF TUCSON (THE)
Vicinity	Com/Ind	1	1	72200	69540	.35	EAST GRANT ROAD PROPERTY LLC
Vicinity	Com/Ind	1	1	4720188	6354812	19.97	SEARS ROEBUCK & CO
Vicinity	Com/Ind	1	1	70000	163805	.40	JU LO INVESTMENT CO LLC
Vicinity	Com/Ind	1	1	33000	56986	.08	LEVKOWITZ PHILIP & LEVKOWITZ JOE DBA
Vicinity	Com/Ind	1	1	407652	292916	1.40	SULLIVAN THOMAS W
Vicinity	Com/Ind	1	1	766656	426594	1.58	DORADO PLAZA LLC
Vicinity	Com/Ind	1	1	199500	10500	.64	WASH DEPOT XII
Vicinity	Com/Ind	1	0	83944	0	.06	FORRER SCOTT C & LASAIS VICTORIA E TR
Vicinity	Com/Ind	1	1	61795	123650	.30	BANCROFT R GLENN
Vicinity	Com/Ind	1	1	22623	500	.27	STANDLEY JIMMY L
Vicinity	Com/Ind	1	1	143856	598544	.25	160 NORTH STONE LLC
Vicinity	Com/Ind	1	1	77700	53161	.06	MISANDA LLC
Vicinity	Com/Ind	1	1	65112	36888	.35	MEABON MARK T & DEBRA A JT/RS
Vicinity	Com/Ind	1	0	17972	0	.19	SOULVIE RICHARD C & ELSA G JT/RS
Vicinity	Com/Ind	1	0	500	0	.26	SHERWOOD VILLAGE TERRACE OWNERS ASSOC
Vicinity	Com/Ind	1	1	310144	396856	.86	FAY WILLIAM E JR & MARSHA L 50% INT &
Vicinity	Com/Ind	1	1	96165	1322	.43	MORENO MARTINA
Vicinity	Com/Ind	1	1	162720	42280	.90	ESQUIBEL JOSEPH J & MARY JOYCE JT/RS
Vicinity	Com/Ind	1	1	81253	233747	.55	CUMMINGS SCOTT J 1/2 INT & CUMMINGS
Vicinity	Com/Ind	1	1	39074	55428	.24	GARIGAN PHILIP THOMAS III TR 25% ETAL
Vicinity	Com/Ind	1	1	28534	51756	.04	NORTHINGTON MARSHALL W
Vicinity	Com/Ind	1	1	88440	25364	.50	FONES FAMILY TRUST
Vicinity	Com/Ind	1	1	65000	52000	.27	HEIGHT PROPERTIES
Vicinity	Com/Ind	1	1	90255	10615	1.93	JOURNAL BROADCAST GROUP INC
Vicinity	Com/Ind	1	1	322945	1716427	2.22	TUCSON-CAL ASSOCIATES LLC
Vicinity	Com/Ind	1	1	20590	57410	.36	TARANTOLA PHILOMENA
Vicinity	Com/Ind	1	1	500	1500	1.04	TERRA DEL SOL AQUATIC CLUB
Vicinity	Com/Ind	1	1	76080	248174	.61	SOUTHERN ARIZONA HOME BUILDERS ASSOC
Vicinity	Com/Ind	1	1	10860	62676	.04	LUFT JOHN D
Vicinity	Com/Ind	1	1	112350	187650	.75	O NEAL ROBIN
Vicinity	Com/Ind	1	1	64500	175179	1.19	FOSTER LADONNA C & FORT SHERMAINE N JT/RS
Vicinity	Com/Ind	1	1	644940	331764	2.54	HOMELAND DRACHMAN LLC
Vicinity	Com/Ind	1	1	46992	135808	.30	ROSS MARK L & BART TR
Vicinity	Com/Ind	1	1	89000	55960	.42	DAVIS RICHARD H & DOROTHY D TR
Vicinity	Com/Ind	1	1	287064	212936	.85	CALIBER BANK
Vicinity	Com/Ind	1	1	18225	167400	.23	ACHILLES FAMILY REVOCABLE TRUST
Vicinity	Com/Ind	1	1	69900	165094	.40	PROVIDENCE SERVICE CORPORATION
Vicinity	Com/Ind	1	1	51290	13710	.57	CUMMINGS SCOTT J 1/2 INT & STELLAR HOMES
Vicinity	Com/Ind	1	1	144545	550363	.57	CIRCLE PLAZA ASSOCIATES LLC 50% & MAIZLISH
Vicinity	Com/Ind	1	1	67864	189064	.37	CRISTIANI JOSEPH R & CAROL P CP/RS
Vicinity	Com/Ind	1	1	39438	62823	.37	LOMINAC LONNIE H & SUSAN M JT/RS
Vicinity	Com/Ind	1	1	40560	107742	.19	HILL JOHN L

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail1
Vicinity	Com/Ind	1	1	17204	66286	.19	KELLY GERALD W
Vicinity	Com/Ind	1	1	682068	1452032	3.42	HOLUALOA CORPORATE CENTER TUCSON LP
Vicinity	Com/Ind	1	1	5538	1423	.11	KLEIMAN L M & P M TR
Vicinity	Com/Ind	1	1	95494	412526	1.57	SYDCO REALTY CO
Vicinity	Com/Ind	1	1	38670	425330	.51	THOMAS ALFRED P & LOUISE M TR 25% &
Vicinity	Com/Ind	1	1	29600	167754	.44	LINK ROBERT W & HABECK BRETT A
Vicinity	Com/Ind	1	1	291200	838800	2.72	NATIONAL SELF STORAGE TUCSON NOS 10 11 & 12
Vicinity	Com/Ind	1	1	147165	192735	.48	SDR ASSOCIATES LLC
Vicinity	Com/Ind	1	1	171828	184819	.28	AAMP PROPERTIES LLC
Vicinity	Com/Ind	1	1	1539990	3709977	2.49	BP LA PLACITA VILLAGE INVESTORS LLC 47.72% &
Vicinity	Com/Ind	1	1	117950	134612	.72	QUIRK WINTON
Vicinity	Com/Ind	1	1	49350	62000	.16	KATZ YLEANA
Vicinity	Com/Ind	1	1	167580	63487	.60	SCHULTZ PHILIP LYNN & DEBRA DIANE TR
Vicinity	Com/Ind	1	1	55410	101585	.04	LA RUBIA LLC
Vicinity	Com/Ind	1	1	1420711	3257937	6.04	RCP PARTNERSHIP
Vicinity	Com/Ind	1	1	22541	2007	.25	CLEAR CHANNEL COMMUNICATIONS INC
Vicinity	Com/Ind	1	1	32813	41920	.11	F.A.T. LEE FAMILY LIMITED PARTNERSHIP
Vicinity	Com/Ind	1	1	64801	205199	1.87	NORTHLAND DEVELOPMENTS LLC
Vicinity	Com/Ind	1	1	42983	35738	.14	APPELL MARSHALL & JUDY JT/RS
Vicinity	Com/Ind	1	1	468383	331617	1.52	HAZELWOOD PROPERTIES INC
Vicinity	Com/Ind	1	1	41160	18840	.29	KENT JERRY D & DE OTIS TR
Vicinity	Com/Ind	1	1	50000	71495	.28	MC ELWAIN JEFFREY F & MICHELLE JT/RS
Vicinity	Com/Ind	1	1	78000	111339	.58	CASTRO MANUEL H & GUADALUPE C
Vicinity	Com/Ind	1	1	17492	8006	.18	NIETO NICHOLAS & RHONDA & NIETO SANTIAGO
Vicinity	Com/Ind	1	1	128780	276220	.80	ZAKS SURVIVORS TR 50% & ZAKES MARITAL TRUST 40%
Vicinity	Com/Ind	1	1	170100	92478	1.79	GOLF LINKS RECREATION LLC
Vicinity	Com/Ind	1	1	27612	35620	.14	RAM DUR ENTERPRISES INC
Vicinity	Com/Ind	1	1	92400	107600	.30	SCOTT BETTY A
Vicinity	Com/Ind	1	1	52470	204504	.73	TUCSON METROPOLITAN F O P INC
Vicinity	Com/Ind	1	1	73180	159470	.45	ZLB BIOPLASMA INC
Vicinity	Com/Ind	1	1	177644	489356	2.03	RRSSP I-10 WILMOT INC
Vicinity	Com/Ind	1	1	102000	118531	.29	SAGUARO VISTA LOT 3 LLC
Vicinity	Com/Ind	1	1	422660	1949830	2.39	DHS PROPERTY INVESTMENTS LIMITED
Vicinity	Com/Ind	1	0	14000	0	.15	POWERS CHARLES THOMAS & GAIL ANN JT/RS
Vicinity	Com/Ind	1	1	43736	36172	.14	BARTLETT LYNN
Vicinity	Com/Ind	1	1	17760	861	.23	MUNSON JERRY L & NANCY J JT/RS
Vicinity	Com/Ind	1	1	83140	166383	.49	MILLER HUGH & NAOMI JT/RS
Vicinity	Com/Ind	1	1	138000	749110	1.01	LOZIER PROPERTIES
Vicinity	Com/Ind	1	1	30000	242758	.30	SANCHEZ ESPERANZA C & FELIPE JT/RS
Vicinity	Com/Ind	1	1	112522	130685	.74	SABA DON TRUSTEE
Vicinity	Com/Ind	1	1	9450	71190	.06	GAILLEE INVESTMENT CO INC
Vicinity	Com/Ind	1	1	15938	79062	.14	TIERRA NATAL REVOC LIVING TR
Vicinity	Com/Ind	1	1	212604	112396	.69	NAUGHTON PROPERTIES INC
Vicinity	Com/Ind	1	1	210375	479852	1.66	CACTUS BOWL INC
Vicinity	Com/Ind	1	1	416202	1254498	1.56	INDEPENDENCE PLAZA AT WILLIAMS CENTRE LP
Vicinity	Com/Ind	1	1	135000	191592	.79	TUCSON BOARD OF REALTORS INC
Vicinity	Com/Ind	1	1	25875	87662	.12	LUNDY COMMERCIAL LLC
Vicinity	Com/Ind	1	1	275760	89240	.84	BURGER KING CORP
Vicinity	Com/Ind	1	1	83160	130900	.46	LAKE INVESTMENT GROUP LLC (THE)
Vicinity	Com/Ind	1	1	21375	77618	.23	AIR PROS INC
Vicinity	Com/Ind	1	1	68520	120630	.29	CURTIS MARIA
Vicinity	Com/Ind	1	1	67119	498446	.49	COMMUNITY INVESTMENT CORP
Vicinity	Com/Ind	1	0	17000	0	.17	NUNEZ EDWARD M & HELEN C JT/RS 1/2 &
Vicinity	Com/Ind	1	0	95165	296650	.62	PAGEL VIVIAN TR
Vicinity	Com/Ind	1	0	20805	0	.18	WILLETT WALTER D IV 25% & WILLET ALVIN T
Vicinity	Com/Ind	1	1	83160	80840	.27	LARRIVA MICHAEL THOMAS TR
Vicinity	Com/Ind	1	1	232451	110749	5.42	FEDEX FREIGHT WEST INC
Vicinity	Com/Ind	1	1	259404	1456596	1.52	LKH INC
Vicinity	Com/Ind	1	1	17195	157255	.15	DOBROS DARRYL B
Vicinity	Com/Ind	1	1	82173	143946	.26	GALLEGOS MARK V & TERRY S
Vicinity	Com/Ind	1	1	64935	443085	1.31	RICH RODGERS SOUTH INC 46% & RRN INC 36%
Vicinity	Com/Ind	1	0	358890	0	1.37	MITMAN PROPERTIES D LLC
Vicinity	Com/Ind	1	1	60000	204945	.92	YAHYA LAND HOLDING LLC
Vicinity	Com/Ind	1	1	357183	519692	2.71	DEVON GABLES NURSING HOME
Vicinity	Com/Ind	1	1	14725	46139	.06	HAUSEMAN DEAN M & YONE V JT/RS
Vicinity	Com/Ind	1	1	37500	48748	.18	JUDIN ENTERPRISES INC
Vicinity	Com/Ind	1	1	189158	275842	.59	PIZZA HUT OF ARIZONA INC
Vicinity	Com/Ind	1	1	48375	585275	1.07	36TH STREET/COUNTRY CLUB LLC
Vicinity	Com/Ind	1	1	21267	72213	.18	ALTIERE DOMINIC J & MARJORIE B JT/RS
Vicinity	Com/Ind	1	1	273000	66240	.85	WONG FAMILY LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	138032	545678	.80	BETA EPSILON OF ALPHA PHI BLDG CO
Vicinity	Com/Ind	1	1	316897	58000	1.82	SARNOFF CENTER ASSOC
Vicinity	Com/Ind	1	1	40364	37443	.24	MABRY PROPERTIES LLC
Vicinity	Com/Ind	1	1	291356	826714	1.75	5930 E PIMA INC
Vicinity	Com/Ind	1	1	154800	91307	.78	LITHERLAND SALLY TR 1/2 & LINGEL TERRY & LINGEL
Vicinity	Com/Ind	1	1	103860	133286	.24	SCARLET INVESTMENTS R L L P
Vicinity	Com/Ind	1	1	68502	151498	.23	BUSH MARY KAY TR OF MINARIK FAMILY TR
Vicinity	Com/Ind	1	1	16375	61829	.15	NORMAN GERRY 67% & J C BERGER TRUST 33%
Vicinity	Com/Ind	1	1	52250	14752	.26	KIMIA LTD CO
Vicinity	Com/Ind	1	1	73500	107429	.44	MC CUNE SIGRID E TR
Vicinity	Com/Ind	1	1	86830	190000	.43	MAX PERFORMANCE INC
Vicinity	Com/Ind	1	1	172348	17000	.86	SILVERMAN LINDA R & SILVERMAN SHELBY D
Vicinity	Com/Ind	1	1	19200	91000	.09	MC RAE L & J LLC
Vicinity	Com/Ind	1	1	33265	27000	.14	FOOD CONSPIRACY
Vicinity	Com/Ind	1	1	27105	176955	.32	BESECKER MARVIN DOYLE TR & ZAWACKI BETTY
Vicinity	Com/Ind	1	1	27450	58294	.15	FREEMAN RALPH EMORY
Vicinity	Com/Ind	1	1	58988	241012	.81	TUCSON WALDORF EDUCATION ASSOC INC
Vicinity	Com/Ind	1	1	425000	444982	1.12	CIRCLE K PROPERTIES INC

<i>NCD</i>	<i>Use</i>	<i>par</i>	<i>ImpPar</i>	<i>Landfcv</i>	<i>Impfcv</i>	<i>GisAcres</i>	<i>mail</i>
Vicinity	Com/Ind	1	1	179397	118953	.93	SANDELMAN SUSAN TR OF ESAN TRUST
Vicinity	Com/Ind	1	1	192428	301346	.61	PRIME SCHOOL FOUNDATION
Vicinity	Com/Ind	1	0	72639	0	.22	MC CUISTION ELIZABETH ANN
Vicinity	Com/Ind	1	1	24120	76980	.14	SCHORR RICHARD T & VON GREYERZ-SCHORR
Vicinity	Com/Ind	1	1	29964	54418	.03	LYNCH WHITNEY & KAREN
Vicinity	Com/Ind	1	1	116523	168477	.88	SYDNEY INVESTMENT GROUP LLC
Vicinity	Com/Ind	1	1	15470	112530	.16	RAPP DAVID J & MARSHA A 80% & HAAS ROBERT 20%
Vicinity	Com/Ind	1	1	57500	19355	.28	GEORGE CHARLIE JR & ZENIO ARMANDO JT/RS
Vicinity	Com/Ind	1	1	20000	28000	.02	FELTOVIC GEORGE M
Vicinity	Com/Ind	1	1	2056175	4502325	9.80	OCTOBER 23RD GROUP LLC
Vicinity	Com/Ind	1	1	146363	100942	.73	TWO BAR O COUNTRY STORE
Vicinity	Com/Ind	1	1	37635	52365	.15	HULTQUIST BRADFORD & CARMEN JT/RS
Vicinity	Com/Ind	1	1	15416	138020	.25	STANDLEY JIMMY L TR
Vicinity	Com/Ind	1	1	25000	68500	.02	REECE GREGORY D & CHERYL L JT/RS
Vicinity	Com/Ind	1	1	75190	43045	.36	FANTICOLA ANTHONY & FANTICOLA JOANN FAMILY LP
Vicinity	Com/Ind	1	1	93775	145607	.45	BREUTZMANN KEVIN R & SANTANGELO PAMELA
Vicinity	Com/Ind	1	1	75000	148100	.34	COHN EDWARD L & KARYL S
Vicinity	Com/Ind	1	1	31878	103572	.04	MC MAHON MARK W
Vicinity	Com/Ind	1	1	55000	23991	.29	WALKER ROY E & GOLDIE M TR (THE)
Vicinity	Com/Ind	1	1	360709	564947	.71	BYNUM GARY D & DENISE M TR
Vicinity	Com/Ind	1	1	122339	342441	.15	TOHONO INVESTMENT COMPANY LLC
Vicinity	Com/Ind	1	1	251832	2612043	1.97	TUCSON MEDICAL CENTER
Vicinity	Com/Ind	1	1	1515360	7332800	5.57	NATIONAL BANK OF ARIZONA
Vicinity	Com/Ind	1	1	75121	42717	.91	SIMONSEN ERIK J & HARRINGTON LORETTA R
Vicinity	Com/Ind	1	1	113564	347901	.12	PIMA-ROOK LLC
Vicinity	Com/Ind	1	1	525613	128887	2.30	OLD PUEBLO GRILL LLC
Vicinity	Com/Ind	1	1	22500	81096	.43	RANDOLPH/MILBER LLC
Vicinity	Com/Ind	1	1	432116	642884	2.79	PRITCHETT TRADING CO LLC
Vicinity	Com/Ind	1	1	22216	114010	.15	MIRA FLORES MANAGEMENT LLC
Vicinity	Com/Ind	1	1	52000	35267	.23	RMS REAL ESTATE LLLP
Vicinity	Com/Ind	1	1	46053	56755	.12	CARTER TRUST
Vicinity	Com/Ind	1	1	75600	37200	.24	GOLDMAN ELLIOT S EST OF
Vicinity	Com/Ind	1	1	36004	14617	.12	BMC CO INC
Vicinity	Com/Ind	1	1	26000	31287	.10	KINDLER PHILIP J & JACQUAY MARSHA A
Vicinity	Com/Ind	1	1	30860	58036	.12	PRILIPP ROGER L & JOAN D
Vicinity	Com/Ind	1	1	112500	193500	.51	CROCE VICTOR & ROSETTA CP/RS
Vicinity	Com/Ind	1	1	262500	1005	.51	LINDLEY FAMILY REVOCABLE TR
Vicinity	Com/Ind	1	1	541000	794285	2.20	FRONTIER VILLAGE LLC 90.33%
Vicinity	Com/Ind	1	1	90720	44280	.35	RIBAUDO ROSS & SUSAN JT/RS
Vicinity	Com/Ind	1	1	129685	168015	.59	AHN CONSTRUCTION CO INC
Vicinity	Com/Ind	1	1	34945	104127	.17	TUCSON FAMILY PRACTICE LLC
Vicinity	Com/Ind	1	1	16875	61125	.16	ARTISTIC GLASS & MIRROR CO INC
Vicinity	Com/Ind	1	1	276654	186346	.90	BROWN RONALD W
Vicinity	Com/Ind	1	1	22588	35412	.16	JACKSON CHARLES C JR & LINDA M JT/RS
Vicinity	Com/Ind	1	1	510516	1562004	3.87	ARIZONA ACV VI LLC
Vicinity	Com/Ind	1	1	268800	45140	.68	KIMBROUGH FAMILY TRUST
Vicinity	Com/Ind	1	1	171000	300185	.76	PIMA STREET LLC
Vicinity	Com/Ind	1	1	33558	48700	.22	KNIGHT JASON
Vicinity	Com/Ind	1	1	783643	1674794	5.14	SMITHS FOOD & DRUG CENTERS INC
Vicinity	Com/Ind	1	1	1009800	1750000	5.59	EASTPOINT 22ND STREET MARKETPLACE
Vicinity	Com/Ind	1	1	521455	530119	2.04	TUCSON AZ CVS LLC
Vicinity	Com/Ind	1	1	184800	49115	.75	LA VISTILLA II LLC
Vicinity	Com/Ind	1	1	96113	536077	1.52	GRAYBAR ELECTRIC COMPANY INC
Vicinity	Com/Ind	1	1	58012	76988	.32	BERGER JEAN-CLAUDE TRUST
Vicinity	Com/Ind	1	1	65160	63811	.30	DISABLED AMERICAN VETERANS RINCON
Vicinity	Com/Ind	1	1	40000	159750	.09	MICHAELS WARREN W & DENISE CP/RS
Vicinity	Com/Ind	1	1	344560	393807	1.14	BP WEST COAST PRODUCTS LLC
Vicinity	Com/Ind	1	0	500	0	.01	T & M FIRST STREET LLC
Vicinity	Com/Ind	1	1	345590	363210	1.27	THOMAS & KING REAL ESTATE LLC
Vicinity	Com/Ind	1	1	478358	1921642	4.20	VENTAS REALTY LTD PARTNERSHIP
Vicinity	Com/Ind	1	1	101920	221420	.67	HCMM
Vicinity	Com/Ind	1	1	28931	29269	.16	MELTON STEVE & MELTON JUNIOR JT/RS
Vicinity	Com/Ind	1	1	38359	167686	.46	COX LARRY E & YOLANDA M JT/RS
Vicinity	Com/Ind	1	1	32267	45633	.03	ROBSON DOUGLAS E 66 2/3% & RINEHARDT
Vicinity	Com/Ind	1	1	252884	1312906	2.85	KALIL FRED F
Vicinity	Com/Ind	1	1	24000	34760	.11	DARTON EILEEN J LIVING TR
Vicinity	Com/Ind	1	1	351680	329920	1.16	WRIGHT MARK S & WRIGHT BRUCE A &
Vicinity	Com/Ind	1	1	353352	606970	1.91	WHITEHALL INCOME FUND-86
Vicinity	Com/Ind	1	1	151612	117388	.84	B & B CLARK PROPERTIES LLC
Vicinity	Com/Ind	1	1	36848	153980	.22	OLD PUEBLO COMMUNITY FOUNDATION
Vicinity	Com/Ind	1	1	22500	44571	.08	LIMON JESUS G JR & GLORIA JT/RS
Vicinity	Com/Ind	1	1	41646	75968	.04	TEDESCO ANDREW S & JOAN L TR
Vicinity	Com/Ind	1	1	150064	55455	.44	FURRIER JOHN G & MARY E
Vicinity	Com/Ind	1	1	1461897	500	7.58	CHILTON PROPERTIES LLC
Vicinity	Com/Ind	1	1	45563	37979	.27	BAN EDWARD
Vicinity	Com/Ind	1	1	72198	79702	.54	HOLBEN & ASSOCIATES INC 1/2 & MARTIN
Vicinity	Com/Ind	1	1	144285	269515	.67	6992 EAST BROADWAY LLC
Vicinity	Com/Ind	1	1	14200	175800	.18	HULSEY OLEN A JR
Vicinity	Com/Ind	1	1	378973	49619	3.96	BIRT THOMAS M & JENNIFER C L CP/RS
Vicinity	Com/Ind	1	1	20064	78979	.13	SALLY ANN TOM LIFE INT THEN TO DENNIS
Vicinity	Com/Ind	1	1	42700	219800	.15	NETVEST/FUEGOS-TANQUE VERDE LLC
Vicinity	Com/Ind	1	1	148925	218047	.91	D RAGEL ENTERPRISES LLC 1/3 & FURRIER
Vicinity	Com/Ind	1	1	64125	52625	.33	KRAUSE WILLIAM LEE & WENDY A JT/RS
Vicinity	Com/Ind	1	1	66500	9820	.22	BLYTHE MARY
Vicinity	Com/Ind	1	1	200000	120515	.92	CARROLL JOHN F & GEORGIANN H
Vicinity	Com/Ind	1	1	18576	194269	.43	CHARMA LLC
Vicinity	Com/Ind	1	1	51975	52151	.26	LUSCHER WAYNE & EDITH
Vicinity	Com/Ind	1	1	20000	42350	.23	ADLER FINANCIAL SERVICES INC

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail
Vicinity	Com/Ind	1	1	503978	820896	4.24	CHRISTY COMPANY LLC (THE)
Vicinity	Com/Ind	1	1	20696	83385	.13	BIRDS OF A FEATHER
Vicinity	Com/Ind	1	1	138375	304643	.76	AGRON AUSTIN NEIL & MARILYN L TRUSTEES
Vicinity	Com/Ind	1	1	41834	133978	.52	PETIT KYLE A & KATHRYN A TRUSTEES
Vicinity	Com/Ind	1	1	141750	106473	.53	COLE MEADE ANDY & JENNIFER L JT/RS
Vicinity	Com/Ind	1	1	99950	48778	1.11	HICKEY LAWRENCE & SONS INC
Vicinity	Com/Ind	1	1	78875	129817	.12	WILLIAMS GARY M & INTERNATIONAL BONDING CORP
Vicinity	Com/Ind	1	1	77508	127492	.25	BELTRAN ELEAZAR & ARDELIA C JT/RS
Vicinity	Com/Ind	1	1	86742	237558	.45	WILLIAMS RUFUS V & ANNE JT/RS
Vicinity	Com/Ind	1	1	74250	115750	.75	MAHMOODI SAEED
Vicinity	Com/Ind	1	1	82000	158000	.48	COULTER CHILDCARE CORPORATION
Vicinity	Com/Ind	1	1	48788	55622	.29	BEST OF EVERYTHING INC
Vicinity	Com/Ind	1	1	717320	747226	1.66	GATTI NURSERY INC
Vicinity	Com/Ind	1	1	14000	77740	.17	KIGHTLINGER MIKEL/2 &
Vicinity	Com/Ind	1	1	43002	107505	.06	MONTIERTH FAMILY TR
Vicinity	Com/Ind	1	1	91671	108329	.69	BROCKHUIS TODD & MAUREEN JT/RS
Vicinity	Com/Ind	1	1	307643	1585409	6.07	FOOTHILLS BUSINESS VENTURES LLC
Vicinity	Com/Ind	1	1	198560	322827	1.19	MASONIC-BUILDERS LODGE NO 60 F & A M
Vicinity	Com/Ind	1	1	91078	162722	1.46	LIBERTY DRYWALL INC
Vicinity	Com/Ind	1	1	167794	15306	1.64	O RIELLY CHEVROLET INC
Vicinity	Com/Ind	1	1	57950	52514	.76	SPRAY MASTER AUTO BODY & PAINT INC
Vicinity	Com/Ind	1	1	16585	83195	.09	LAUTH CONSTANCE E
Vicinity	Com/Ind	1	1	365550	633000	1.59	MIRAMAR PROPERTY INVESTORS LLC
Vicinity	Com/Ind	1	1	58500	256578	.28	DOROTHY KRET & ASSOCIATES INC
Vicinity	Com/Ind	1	1	67500	73238	.30	WASSERMAN BARRY & SALLY TRUSTEES FOR THE
Vicinity	Com/Ind	1	1	135086	223991	.66	BROWN ELAINE ANN TR & BROWN JACK LEE TESTAMENTARY
Vicinity	Com/Ind	1	1	111512	55825	.37	TIPT INC
Vicinity	Com/Ind	1	1	40200	211768	.34	NEE ROBERT J & HIITHER MICHAEL &
Vicinity	Com/Ind	1	1	59204	60796	.85	VARELA FEDERIC MITCHELL & VARELA JOSEPH
Vicinity	Com/Ind	1	1	82339	176815	.12	GUGINO ROBERT L & KAROLYN CP/RS
Vicinity	Com/Ind	1	1	31388	58612	.32	MC CORKEL DONALD S
Vicinity	Com/Ind	1	1	5760	16129	.06	WITHERSPOON JAMES H
Vicinity	Com/Ind	1	1	198221	149259	3.04	MICHIGAN & RANDOLPH LLC
Vicinity	Com/Ind	1	1	60739	42430	.20	WHITE FRED J
Vicinity	Com/Ind	1	1	41059	59389	.06	WALKER VALERIE ANN 50% & KAMER
Vicinity	Com/Ind	1	1	19408	95666	.17	MUELLER JON W & PATRICIA E JT/RS/CP/RS
Vicinity	Com/Ind	1	1	113400	434560	.77	SINGER DANIEL A & PAULA R JT/RS DBA PARK
Vicinity	Com/Ind	1	1	85000	119240	.41	THREE B S INVESTMENTS LLC
Vicinity	Com/Ind	1	1	135306	209444	.56	FULLER-HOWARD LLC
Vicinity	Com/Ind	1	1	75474	7408	.38	KBS LLC
Vicinity	Com/Ind	1	1	74572	106436	.43	BARRY PATRICIA C TR 80% & BARRY PHILIP C
Vicinity	Com/Ind	1	1	136262	128738	.41	WEST FRANK & EZELL JACK & GUNTER MARY
Vicinity	Com/Ind	1	1	97800	1017723	.56	CHI OMEGA HOUSE CORP ZETA BETA CHAPTER
Vicinity	Com/Ind	1	1	51838	70287	.24	GOSS JOHN I
Vicinity	Com/Ind	1	1	68495	151505	.21	BUSH MARY KAY TR
Vicinity	Com/Ind	1	1	62160	159740	.20	EDBERG BARRY TR 1/2 &
Vicinity	Com/Ind	1	0	81000	0	.23	M.J.B TRUST AGREEMENT
Vicinity	Com/Ind	1	1	72237	146107	.51	O'BRIEN MICHAEL & JANICE JT/RS
Vicinity	Com/Ind	1	1	213500	436800	.72	UNIVERSITY & EUCLID LLC
Vicinity	Com/Ind	1	1	25700	51996	.17	CHRISTOPHE CHRISTIAN & CATALINA
Vicinity	Com/Ind	1	1	62415	87235	.10	KANEEN PROPERTY LLC
Vicinity	Com/Ind	1	1	155221	269315	.62	CANTAB LLC
Vicinity	Com/Ind	1	1	19311	65519	.08	COONAN FAMILY TR
Vicinity	Com/Ind	1	0	128688	0	.43	MARLEE SPEEDWAY CHUYS LLC
Vicinity	Com/Ind	1	1	350119	262881	1.09	HARI R DARI M
Vicinity	Com/Ind	1	1	33490	19717	.15	BERGER JEAN-CLAUDE TR 50% & MANDIN SOPHIE 50%
Vicinity	Com/Ind	1	1	165555	296361	.87	HOGAN SCHOOL OF REAL ESTATE INC
Vicinity	Com/Ind	1	1	196560	30212	.65	LAYTON ENTERPRISES LLC
Vicinity	Com/Ind	1	1	40050	174950	.22	MEHRANFAR FARIBA & KARIMNASSAEI ALI
Vicinity	Com/Ind	1	1	167745	234255	.52	AARONSON STEVEN E 12% &
Vicinity	Com/Ind	1	1	15000	78872	.17	INKUS INVESTMENTS CO
Vicinity	Com/Ind	1	1	43128	107820	.06	COHEN LAWRENCE & LINDA TR & WEED
Vicinity	Com/Ind	1	1	17618	86902	.18	BIO-PRODUCTS INC
Vicinity	Com/Ind	1	1	12985	72967	.06	ROBILLARD DAVID C & VIRGINIA A
Vicinity	Com/Ind	1	1	177898	95852	.68	QUIK-MART STORES INC
Vicinity	Com/Ind	1	1	188702	604218	7.22	CONDEA VISTA CO
Vicinity	Com/Ind	1	1	823200	676800	1.72	SPEEDWAY CRAYCROFT PLAZA LLC
Vicinity	Com/Ind	1	1	94560	85842	.05	P & A DON LLC
Vicinity	Com/Ind	1	1	30000	47315	.22	GARY LANZ INC
Vicinity	Com/Ind	1	1	1534658	2437390	8.03	TUCSON SPEEDWAY SQUARE LLC
Vicinity	Com/Ind	1	1	198000	335650	.86	UC ASSOCIATES LLC
Vicinity	Com/Ind	1	1	79660	89108	.35	ARROYO COLORADO LLC
Vicinity	Com/Ind	1	1	12925	63875	.07	CHANG CHIU-AN & CHEN JUNE JT/RS
Vicinity	Com/Ind	1	1	400266	430577	1.02	RITA RANCH 2 LLC
Vicinity	Com/Ind	1	1	13500	45520	.10	RILEY MARY C & RILEY KATHRYN L JT/RS
Vicinity	Com/Ind	1	1	67500	87454	.37	DECOOK PROPERTIES LLC
Vicinity	Com/Ind	1	1	37620	1038	.50	STEWART BLDG & ROOFING SUPPLY CO
Vicinity	Com/Ind	1	1	158560	113185	.90	PIZZA HUT OF ARIZONA
Vicinity	Com/Ind	1	1	75253	244243	1.12	CARPENTERS UNION 408
Vicinity	Com/Ind	1	1	62634	80000	.22	PETERSON THOMAS H JR & CHACHITA M CP/RS
Vicinity	Com/Ind	1	1	67500	166500	.36	BRANDE HENRY M & MYRA JT/RS
Vicinity	Com/Ind	1	1	94977	368223	.97	KDR BOEHNER LTD 56% & TRIPLE B RANCH 44%
Vicinity	Com/Ind	1	1	151886	162550	.18	CAMP LOWELL LOT 8 LLC
Vicinity	Com/Ind	1	1	201753	590010	1.12	BROADPAN PROPERTIES LLC
Vicinity	Com/Ind	1	1	14000	46516	.18	POWERS WILLIAM R III & BARBARA JEAN 1/2
Vicinity	Com/Ind	1	1	57200	98600	.26	HARRISON DAREL & TAMIE CP/RS
Vicinity	Com/Ind	1	1	40344	108876	.24	FAMILY TR
Vicinity	Com/Ind	1	0	500	0	2.67	MEDICAL SQUARE OWNERS ASSN INC

NCD	Use	par	ImpPar	Landfcv	Impfcv	GisAcre	mail1
Vicinity	Com/Ind	1	1	57700	385325	.56	CS&Z HOLDINGS INC
Vicinity	Com/Ind	1	1	28440	123560	.39	J & C DESERT ENTERPRISES LLC
Vicinity	Com/Ind	1	0	31500	0	.12	CIRCLE K CORPORATION
Vicinity	Com/Ind	1	1	509848	2315152	2.90	FOOTHILLS HOTEL INVESTORS LLC
Vicinity	Com/Ind	1	1	192500	187403	.63	DUNN EDWARDS PROPERTIES III LLC
Vicinity	Com/Ind	1	1	36713	49945	.28	ARIZONA GLASS & MIRROR CO INC
Vicinity	Com/Ind	1	1	55000	96999	.33	BENTSON SCOTT ANDREW
Vicinity	Com/Ind	1	1	49136	82464	1.38	HUTCHISON MICHAEL D & WALECKA-
Vicinity	Com/Ind	1	1	17000	98183	.17	NUNEZ HENRY O & JOSEPHINE L
Vicinity	Com/Ind	1	1	161016	222248	3.62	AMERICAN BUILDERS & CONTRACTORS SUPPLY
Vicinity	Com/Ind	1	1	275931	444444	1.11	3060 NORTH SWAN ROAD LLC
Vicinity	Com/Ind	1	1	161700	172461	.08	SIMPRES JUNTOS LLC
Vicinity	Com/Ind	1	1	1332487	12800	34.66	GEM & LAPIDARY WHOLESALERS INC
Vicinity	Com/Ind	1	1	36864	62664	.20	CARLSON DON H & JOAN A JT/RS
Vicinity	Com/Ind	1	1	87220	69422	.27	MARQUEZ EDMUND & ASSOCIATES LLC
Vicinity	Com/Ind	1	1	26580	79832	.17	ASHBY TERRENCE WAYNE & CYNTHIA JT/RS
Vicinity	Com/Ind	1	1	171903	14186	.86	K-GAM PROPERTY INVESTMENTS 1/2 & KIVEL A
Vicinity	Com/Ind	1	0	15815	0	.12	18 CENTRAL LLC 68.5% & FAITSCH CHRISTOPHER D &
Vicinity	Com/Ind	1	1	107325	131475	.06	WEALING LLC
Vicinity	Com/Ind	1	1	381343	1074309	1.79	CARRINGTON COMPANY
Vicinity	Com/Ind	1	1	140462	237981	.91	CAPARA LLC
Vicinity	Com/Ind	1	1	34173	65423	.35	CAPUANO VINCENT A 1/2 & CAPUANA LUCILLE
Vicinity	Com/Ind	1	1	38898	113554	.29	ORNELAS ANGELINA H TR
Vicinity	Com/Ind	1	1	872325	1002675	4.58	BUILDER S FASHION SQUARE LLC
Vicinity	Com/Ind	1	1	246059	128441	.50	EEGEES INC
Vicinity	Com/Ind	1	1	50967	223333	.38	S & N PROPERTIES LLC
Vicinity	Com/Ind	1	1	255752	461954	2.89	BANFIELD A FREDERICK
Vicinity	Com/Ind	1	1	431984	1688376	2.38	ALVERNON PLACE LLC
Vicinity	Com/Ind	1	1	568358	146612	1.96	HUNTER WARREN LLC
Vicinity	Com/Ind	1	1	117445	192865	.07	BUEHLER PROPERTIES LLC
Vicinity	Com/Ind	1	1	1133322	383215	35.99	TUCSON TRUCK TERMINAL INC
Vicinity	Com/Ind	1	1	118080	204480	.08	MOSKOWITZ CHILDREN PARTNERSHIP 1/3 &
Vicinity	Com/Ind	1	1	52992	745	.48	SCHUSTER JERRY
Vicinity	Com/Ind	1	1	51400	104100	.25	T&M FIRST STREET LLC
Vicinity	Com/Ind	1	1	129525	336849	.58	620 N CRAYCROFT AVENUE CORP
Vicinity	Com/Ind	1	1	39172	51250	.23	DURKIN ROSE MARIE
Vicinity	Com/Ind	1	1	145680	293220	1.07	ANDERSON DENNIS L & JOYCE J
Vicinity	Com/Ind	1	1	288585	859247	4.88	SUNSTATE VENTURES LIMITED
Vicinity	Com/Ind	1	1	26679	69468	.14	HIGH JAMES O JR
Vicinity	Com/Ind	1	1	38000	60640	.04	STICKLEY MARTIN A & LINDA A CP/RS
Vicinity	Com/Ind	1	1	58903	31097	.22	NASSER DAVID K
Vicinity	Com/Ind	1	1	48000	31298	.22	MESQUITE GROUP LLC
Vicinity	Com/Ind	1	1	308325	111675	.67	KADERLAN FAMILY LIMITED PARTNERSHIP
Vicinity	Com/Ind	1	1	45000	46537	.21	ANDERSON ARLEY I & BETTY J JT/RS
Vicinity	Com/Ind	1	1	96069	561051	1.57	EFFKAY-ARIZONA ENTERPRISES
Vicinity	Com/Ind	1	1	71664	267786	.16	WENMAR BLDG LLC
Vicinity	Com/Ind	1	1	80000	196315	.48	WEAVER JAMES A & BETTY JO
Vicinity	Com/Ind	1	1	9212	82164	.25	SCOTT RAY A
Vicinity	Com/Ind	1	1	6000	500	.09	LAVOIE JOHN A
Vicinity	Com/Ind	1	1	18484	128696	.13	PATCH FAMILY TR
Vicinity	Com/Ind	1	1	185514	71730	.83	WIESE SURVIVORS TR
Vicinity	Com/Ind	1	1	17430	53060	.20	BEST MORTGAGE FINDERS INC
Vicinity	Com/Ind	1	1	229710	145000	1.13	RMM ENTERPRISES INC
Vicinity	Com/Ind	1	1	61488	17596	.42	BELZER IRVIN S & JOAN
Vicinity	Com/Ind	1	1	12375	49475	.11	CONCANNON MATTHEW J
Vicinity	Com/Ind	1	1	13856	114155	.25	RODGERS RICH SOUTH INC 40% ET AL
Vicinity	Com/Ind	1	1	25000	35000	.02	YOUDELMAN LARRY R
Vicinity	Com/Ind	1	1	16875	36344	.15	ASSOCIATED PLUMBING HEATING & PIPING
Vicinity	Com/Ind	1	1	49730	165514	.23	ANDERSON MARC W
Vicinity	Com/Ind	1	1	91399	34857	.60	GRIFFITH MICHAEL R
Vicinity	Com/Ind	1	1	63000	91702	.26	ZELLON MARYBETH M & RONALD G JT/RS
Vicinity	Com/Ind	1	1	144863	114705	.95	MALONE ROBERT J & DONNA M JT/RS
Vicinity	Com/Ind	1	1	139340	430128	1.62	BOECKELER INSTRUMENTS INC
Vicinity	Com/Ind	1	1	53775	78825	.29	PREROCK LLC
Vicinity	Com/Ind	1	1	85850	128980	.40	MORIT BLDG LLC
Vicinity	Com/Ind	1	1	198000	302000	1.55	GERONIMO PARTNERS INC
Vicinity	Com/Ind	1	1	71052	154948	.86	RIEBLE FRED J TR
Vicinity	Com/Ind	1	1	126067	120035	.82	SUTTERLEY KEITH & BRENDA SUE JT/RS
Vicinity	Com/Ind	1	1	67587	254203	.85	FRANKLIN-LUCAS LLC
Vicinity	Com/Ind	1	1	456583	398111	1.67	A BAR A LLC
Vicinity	Com/Ind	1	1	378595	423156	.26	SMS BUILDING LLC
Vicinity	Com/Ind	1	1	149240	33614	.54	LAYTON ENTERPRISES LLC
Vicinity	Com/Ind	1	1	82460	70437	.26	FANGS AND CLAWS LLC
Vicinity	Com/Ind	1	1	123013	96987	.55	QUICK-MART FOOD STORES INC
Vicinity	Com/Ind	1	1	59405	111637	.29	MILLER ROBERT D & DANITA J TR
Vicinity	Com/Ind	1	1	33600	26811	.14	SHARRAH JAMES C & JERRY LYNN JT/RS
Vicinity	Com/Ind	1	1	16924	31826	.11	HUFFSTETTLER J S
Vicinity	Com/Ind	1	1	173720	442280	.52	H I M CORPORATION
Vicinity	Com/Ind	1	1	146246	416904	.73	ALVERNON-2ND STREET LLC
Vicinity	Com/Ind	1	1	35164	61646	.20	MEYER ROBERT F & CATHERINE F CP/RS
Vicinity	Com/Ind	1	1	83956	65592	.46	750 SOUTH CRAYCROFT LLC
Vicinity	Com/Ind	1	1	38780	64712	.12	FDK PROPERTIES LLC
Vicinity	Com/Ind	1	1	38376	94839	.05	AGUILERA THOMAS R & PATTI JO JT/RS
Vicinity	Com/Ind	1	1	486213	855592	1.95	HUFF RICHARD H & BARBARA T CO-TRUSTEES
Vicinity	Com/Ind	1	1	185274	165706	.64	GRANT-SPARKMAN ASSOCIATES LLC
Vicinity	Com/Ind	1	1	1019517	4268983	8.17	HAMMONS JOHN Q HOTELS TWO LP
Vicinity	Com/Ind	1	1	156250	33750	.34	MERHEB SARBAH O & SAFA TR
Vicinity	Com/Ind	1	1	30000	70000	.18	HARKINS ROBERT & BARBARA T REVOCABLE LIVING TR

Direct Quotes Regarding Managing Encroachment and Defining Compatible Land Uses / “*Italics*” Excerpted with Source References

(1) Arizona Department of Commerce: Arizona Military Regional Compatibility Project www.azcommerce.com/communityplanning/compatibility.asp

“The Compatibility Project is the result of legislation passed in 2001 which appropriated funds to develop comprehensive land use plan in the noise and accident potential zones surrounding military airports.”

“Key tasks include the following:

- *“Identify acceptable and feasible uses of land within the noise (within 65 ldn boundaries) and accident potential zones surrounding an active military airport.”*

(2) NGA Center for Best Practices Issue Brief Natural Resources Policy Studies “Military Installations Pressured by Sprawl: tbutler@nga.org

Arizona

“Arizona passed a series of laws that require compatible land use around the state’s four military airport by enforcing planning, zoning and noise requirements.....”

“Arizona has emerged as a national leader in protecting its bases from encroachment. Although Arizona laws currently only apply to military airports, they serve as a model of how states can influence and encourage compatible development around all military installations.”

“As Arizona has done, states can support the adoption of land-use plans and zoning regulations that are compatible with the high noise and accident potential generated by military operations....”

(3) State Initiatives Supporting Military Range Sustainability – Arizona www.denix.osd.mil/denix/Public/Library/Sustain/Ranges/StateLeg/States/az.html

“Land Use Planning Around Military Airports”

Series of laws ... provide statutory guidance on compatible land use planning around Military Airports...Most recent legislation includes..... that set forth the following:

- *“Cities, towns and counties shall adopt and enforce zoning regulations to “assure development compatible with the high noise and accident potential generated by military airport and ancillary military facility operations that have or may have an adverse effect on public health and safety.”*
- *Defined “compatible” land use matrix within high noise or accident potential zones*
- *In order to facilitate development set forth in the compatibility land use matrix a county may approve transfer of development rights...”*

Direct Quotes Regarding Managing Encroachment and Defining Compatible Land Uses / “*Italics*” Excerpted with Source References

“Arizona Military Regional Compatibility Project. This planning effort began as a result of legislation and then grew with funding from the Office of Economic Adjustment. Planning efforts are complete for the area aroundDavis Monthan Air Force Base...”

(4) Office of Economic Adjustment Department of Defense JOINT LAND USE STUDY PROGRAM

“The Department of Defense (DoD) supports several programs designed to provide technical information on noise and aircraft accident potential that communities can use to regulate urban encroachment while promoting economic growth and development.”

*“**Joint Land Use Study (JLUS) Program:** In 1985, Congress authorized the Department of Defense (DoD) to make community planning assistance grants Title 10 U.S. C. Section 2391 to state and local government to help better understand and incorporate the Air Installation Compatible Use Zone (AICUZ) and the Environmental Noise Management Program (ENMP) technical data into local planning programs. The Office of Economic Adjustment (OEA) manages the JLUS program.*

*“**JLUS Program Purpose:** A JLUS is a cooperative land use planning effort between the affected local government and the military installation. The recommendations present a rationale and justification, and provide a policy framework to support adoption and implementation of compatible development measures designed to prevent urban encroachment; safeguard the military mission; and protect the public health safety and welfare.”*

“... The JLUS effort can directly benefit both the jurisdiction and the installation by:

- *Preserving long-term land use compatibility between the installation and the surrounding community.”*

(5) Arizona Military Regional Compatibility Project – Davis Monthan Air Force Base / Tucson/ Pima County / Joint Land Use Study www.azcommerce.com/communityplanning/azmilitaryprojectfaze2.asp

2. “**STUDY GOALS:** Overall project goals to ensure success include

- *“Identify uses that are compatible, acceptable and feasible uses of land in the noise and accident potential zones and “paddle” areas surrounding military installations, airports and ranges.*
- *Develop a strong implementation plan, including establishing solid compatibility criteria and strong policies to prevent encroachment by urban development and its resulting impacts on military missions and sustainability.*
- *Develop and/or identify land use planning and zoning tools, strategies, and techniques that fairly allocate impacts of the program with respect to federal, state, and local governments, private landowners and the military community.”*

(6) DAVIS-MONTHAN AFB JOINT LAND USE STUDY

Direct Quotes Regarding Managing Encroachment and Defining Compatible Land Uses / “*Italics*” Excerpted with Source References

1.1 PROJECT PURPOSE

“The purpose of the Davis Monthan Air Force Base JLUS is to facilitate the implementation of compatible land uses around the Base through a cooperative program that includes the City of Tucson and Pima County..... The purpose of this JLUS and a challenge for the Tucson community is to protect Davis Monthan’s mission and its economic benefits while increasing the economic diversity and viability of the community through facilitating development in ways that are compatible with the Base’s mission. To accomplish this, the JLUS Program....proposes specific and achievable implementation strategies based upon sound compatible criteria.”

1.2 PROJECT GOALS

“To accomplish the purpose, the primary goals of this JLUS are:

- *Identify land uses that are compatible, acceptable and feasible in the high-noise zones, accident potential zones and the Approach-Departure Corridor that surround Davis Monthan Air Force Base.*
- *Develop an implementation plan based on defined compatibility criteria that recommends actions to prevent encroachment by urban development and its resulting impacts on military missions and sustainability.”*

5.2 LAND USE COMPATIBILITY CRITERIA

“Two critical issues define compatibility of uses: safety and noise. A fundamental principle of compatibility criteria is to avoid concentrations of people exposed to noise and safety hazards... Each of these critical issues can be translated into geographic areas that are affected by flight operations from Davis Monthan Air Force Base....

Tables 5-1 and 5-2 identify the recommended compatible land use criteria for areas within the high hazard zones, the Approach-Departure Corridor and the 65 Ldn noise contour and higher.

5.3 COMPATIBLE LAND USE PLAN

“The Compatible Land Use Plan is structure in five separate zones, as listed below:

- *Zone I – APZ northwestern end of the main DM runway*
- *Zone II - APZ and first 30,000’ of the ADC at the southeastern end of the DM runway*
- *Zone III- ADC from 30,000’ to 50,200’ at the southeastern end of the main DM runway*
- *Zone IV – consisting of those portions of the 70-74 Ldn Noise Zone outside the APZs and ADC*

Direct Quotes Regarding Managing Encroachment and Defining Compatible Land Uses / “*Italics*” Excerpted with Source References

- *Zone V – consisting of those portions of the 65-69 Ldn Noise Zone outside the APZs and ADC*

“The Compatible Land Use Plan for these zones, as shown in Figure 5-2, is a guide and a tool to be applied by local political jurisdictions to protect and promote the health, welfare and safety of the public.....The following sections identify the uses considered compatible for each of the zones within the Compatible Land Use Plan....”

5.3.2 Zone II APZ and ADC up to 30,000’ Southeast

“In Zone II, recommended compatible uses area also those non-residential uses that.....”

“Compatible Uses – Zone II”

“Recommended Use Standards for Compatible Uses – Zone II”

“Additional Permitted Uses – Zone II”

5.3.3. Zone III ADC 30,000 to 50,200’ Southeast

*“In Zone III, all non-residential uses (except elementary and secondary schools, day care facilities, hospitals) and uses involving significant quantities of hazardous or flammable material **would be considered compatible**....”*
Performance standards would apply to the non-residential uses so that a “checkerboard” pattern of development is created, with buildings separated by areas devoted to parking or open space. This “checkerboard” pattern would provide relatively low overall building coverage, while also accommodating the development opportunities in the area.

City of Tucson Airport Environs Zone
EXAMPLE - Development Application Checklist (2.8.5.7.) - EXAMPLE

Property is within:

- | | |
|--------------------------------|--------------------------------|
| <input type="checkbox"/> ADC 1 | <input type="checkbox"/> NCD A |
| <input type="checkbox"/> ADC 2 | <input type="checkbox"/> NCD B |
| <input type="checkbox"/> ADC 3 | |

APPROACH & DEPARTURE CORRIDOR 1 (Northwest)

Application meets following Performance Criteria

- No more than 30 employees per acre
- Minimum project site of 3 acres
- Maximum Floor Area Ratio is .50 of project site area

Application DOES NOT include any of the following Prohibited Land Uses

- Civic Use Group (1-4)
- Commercial Services Use Group (1-10)
- Industrial Use Group (Hazardous Material)
- Recreational Use Group (1,2)
- Residential Use Group
- Restricted Adult Activities Use Group
- Retail Trade Use Group
- Storage Use Group (Hazardous Material)
- Wholesaling Use Group (Hazardous Material)

EXCEPTIONS AS ALLOWED (please explain) _____

APPROACH & DEPARTURE CORRIDOR 2 (Southeast 0-30,000')

Application meets following Performance Criteria

- No more than 20 employees per acre
- Minimum project site of 5 acres
- Maximum Floor Area Ratio is .30 of project site area

Application DOES NOT include any of the following Prohibited Land Uses

- Civic Use Group (1-4)
- Commercial Services Use Group (1-10)
- Industrial Use Group (Hazardous Material)
- Recreational Use Group (1,2)
- Residential Use Group
- Restricted Adult Activities Use Group
- Retail Trade Use Group
- Storage Use Group (Hazardous Material)
- Wholesaling Use Group (Hazardous Material)

EXCEPTIONS AS ALLOWED (please explain) _____

APPROACH & DEPARTURE CORRIDOR 3 (Southeast 30,000' - 50,200')

Application meets following Performance Criteria

- _____ Minimum project site of 5 acres
- _____ Maximum Floor Area Ratio for Industrial, Wholesaling, Storage Use Groups is .40 of project site area
- _____ Maximum Floor Area Ratio for all other non-residential is .20 of project site area
- _____ Maximum Building Height is 62' from design grade elevation
- _____ Meeting space greater than 5,000' is underground

Application DOES NOT include any of the following Prohibited Land Uses

- _____ Civic Use Group (Education, Schools)
- _____ Commercial Services Use Group (1,2)
- _____ Industrial Use Group (Hazardous Material)
- _____ Residential Use Group
- _____ Storage Use Group (Hazardous Material)
- _____ Wholesaling Use Group (Hazardous Material)
- _____ Landfills, Public Health and Safety Service Facilities

EXCEPTIONS AS ALLOWED (please explain) _____

NOISE CONTROL DISTRICT –A (65-70 Ldn)

Application meets Sound Attenuation Performance Criteria

- _____ Sound Attenuation provided to reduce interior noise level by 25 Ldn to 40-45 Ldn
- _____ Site-built residential
- _____ Places of public accommodation
- _____ Administrative and professional offices

Application DOES NOT include any of the following Prohibited Land Uses

- _____ Civic Use Group (1,2)
- _____ Commercial Services Use Group (1-3)
- _____ Residential Use Group

EXCEPTIONS AS ALLOWED (please explain) _____

NOISE CONTROL DISTRICT –B (70-75 Ldn)

Application meets Sound Attenuation Performance Criteria

- Sound Attenuation provided to reduce interior noise level by 25 Ldn
- Site-built residential
- Places of public accommodation
- Administrative and professional offices

Application **DOES NOT** include any of the following Prohibited Land Uses

- Civic Use Group (1-5)
- Commercial Services Use Group (1-3)
- Residential Use Group

EXCEPTIONS AS ALLOWED (please explain) _____

APPLICANT REQUEST FOR CONSIDERATION THROUGH A SPECIAL EXCEPTION LAND USE:

APPLICANT REQUEST FOR CONSIDERATION OF A VARIANCE: