

**GOLDER RANCH FIRE DISTRICT
GOVERNING BOARD MEETING
PUBLIC NOTICE AND AGENDA
Tuesday, June 17, 2025, 9:00 a.m.
1600 East Hanley Boulevard, Oro Valley, Arizona 85737**

*Pursuant to ARS § 38-431.02, ARS § 38-431.03 and ARS § 38-431.05, the Golder Ranch Fire District Governing Board will meet in Regular Session that begins at approximately **9:00 a.m. on Tuesday, June 17, 2025**. The meeting will be held in the Fire District Headquarters Board Room, which is located at **1600 East Hanley Boulevard Oro Valley, Arizona 85737**. The order of the agenda may be altered or changed by direction of the Board. The Board may vote to go into Executive Session, which is not open to the public, on any agenda item pursuant to ARS § 38-431.03(A)(3) for discussion and consultation for legal advice with the Fire District Attorney on the matter(s) as set forth in the agenda item. The following topics and any reasonable variables related thereto will be subject to discussion and possible action.*

1. CALL TO ORDER/ROLL CALL

2. SALUTE AND PLEDGE OF ALLEGIANCE

3. FIRE BOARD REPORTS

4. CALL TO THE PUBLIC

This is the time for the public to comment. Members of the Board are not permitted to discuss or take action on any items raised in the Call to the Public, which are not on the agenda due to restrictions of the Open Meeting Law; however, individual members of the Board are permitted to respond to criticism directed to them. Otherwise, the Board may direct staff to review the matter or that the matter be placed on a future agenda.

5. PRESENTATIONS

A. PRESENTATION OF PERSONNEL

- EMPLOYEE RECOGNITION
 - JEFFREY KETTERER, PARAMEDIC- OFF-DUTY SERVICE
- YEARS OF SERVICE
 - STEVE DRURY, CAPTAIN- 25 YEARS
- NEW HIRES
 - ADAM KIRBY, PROCUREMENT & SUPPLY SPECIALIST I
 - TIFFANY MASSIE, COMMUNITY EDUCATOR
 - MICHELE SMITH, HUMAN RESOURCES GENERALIST/POLICY COORDINATOR

Loyalty and behavioral oaths will be administered.



6. CONSENT AGENDA

The consent portion of the agenda is a means of expediting routine matters, such as minutes or previously discussed or budgeted items that must be acted upon by the Board. Any item may be moved to Regular Business for discussion and possible action by any member of the Board.

- A. APPROVE MINUTES- MAY 20, 2025, REGULAR SESSION
- B. APPROVE MINUTES- MAY 20, 2025, EXECUTIVE SESSION ITEM 7A PART 1
- C. APPROVE MINUTES- MAY 20, 2025, EXECUTIVE SESSION ITEM 7A PART 2
- D. APPROVE MINUTES- MAY 20, 2025, EXECUTIVE SESSION ITEM 7B

7. REPORTS AND CORRESPONDENCE

- A. FIRE CHIEF'S REPORT – CHIEF BRANDHUBER
 - UPDATES ON THE FOLLOWING AREAS:
 - BOARD SERVICES
 - COMMENDATIONS/THANK YOU CARDS RECEIVED
 - DISTRICT ACTIVITIES
 - HUMAN RESOURCES
 - MEETINGS, TRAININGS, AND EVENTS ATTENDED
 - PERSONNEL
 - POLITICAL & PUBLIC SAFETY INTERACTIONS/UPDATES
 - LEADERSHIP TEAM REPORT – PRESIDENT JONES
- B. COMMUNITY RISK REDUCTION DIVISION'S REPORT - ASSISTANT CHIEF PERRY
 - UPDATES ON THE FOLLOWING AREAS:
 - COMMUNITY EDUCATION, ENGAGEMENT & RISK REDUCTION
 - FINANCE
 - FIRE PREVENTION
- C. SUPPORT SERVICES DIVISION'S REPORT - ASSISTANT CHIEF CESAREK
 - UPDATES ON THE FOLLOWING AREAS:
 - STRATEGIC COMMUNICATIONS
 - FACILITIES MAINTENANCE
 - FLEET
 - HEALTH & SAFETY
 - TECHNOLOGY
 - PLANNING
 - LOGISTICS
 - SUPPLY



D. EMERGENCY MEDICAL SERVICES & FIRE RESPONSE DIVISION'S REPORT – ASSISTANT CHIEF GRISSOM

- UPDATES ON THE FOLLOWING AREAS:
 - EMERGENCY MEDICAL SERVICES/OPERATIONS
 - HONOR GUARD/PIPES AND DRUMS
 - PROFESSIONAL DEVELOPMENT
 - PROJECT MANAGEMENT
 - SPECIAL OPERATIONS
 - WILDLAND

8. REGULAR BUSINESS

A. PUBLIC HEARING ON THE GOLDER RANCH FIRE DISTRICT FISCAL YEAR 2025/26- BUDGET

- OPEN THE PUBLIC HEARING
- CLOSE THE PUBLIC HEARING

B. DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF RESOLUTION #2025-0003 APPROVING AND FORMALLY ADOPTING THE GOLDER RANCH FIRE DISTRICT FISCAL YEAR 2025/26 & 2026/2027 BUDGETS

C. DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF RESOLUTION #2025-0004 APPROVING THE APPROPRIATION OF THE GOLDER RANCH FIRE DISTRICT END OF FISCAL YEAR 2024-2025 GENERAL FUND BALANCE

D. DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF RESOLUTION #2025-0005, ALLOCATING RESERVE FUNDS TO ACQUIRE AND RENOVATE THE REAL PROPERTY AT 3701 W. QUASAR ST. TUCSON, AZ 85741 FROM NORTHWEST FIRE DISTRICT TO SERVE AS THE DISTRICT'S CENTRAL SUPPLY WAREHOUSE; AND, TO APPROVE THE PURCHASE AGREEMENT AND FURTHER AUTHORIZE THE GRFD CHAIRPERSON OR AUTHORIZED DESIGNEE TO EXECUTE THE PURCHASE AGREEMENT FOR DEPOSIT INTO ESCROW ACCORDING TO THE TERMS OF THE PURCHASE AGREEMENT

E. DISCUSSION AND POSSIBLE ACTION REGARDING THE GOLDER RANCH FIRE DISTRICT RECONCILIATION AND MONTHLY FINANCIAL REPORT

9. FUTURE AGENDA ITEMS

This provides an opportunity for the Board to direct staff to include items on future agendas for further consideration and decision at a later date or to further study the matter.

- Regularly scheduled meeting – July 15, 2025

10. CALL TO THE PUBLIC

This is the final opportunity, on this agenda, for a member of the public to address the Governing Board. Please refer to agenda item four (4) for additional clarification and direction.



11. ADJOURNMENT

Sandra Outlaw, Clerk of the Board
Golder Ranch Fire District

To view the meeting online please visit our website at <https://grfdaz.gov/grfd-agenda>, there is an agenda posted, with background information linked to each agenda item, as well as a link to the live Zoom meeting.

If any disabled person needs any type of accommodation, please notify the Golder Ranch Fire District Headquarters at (520) 825-9001 prior to the scheduled meeting. A copy of the agenda background material provided to Board members (with the exception of material relating to possible executive sessions) is available for public inspection at the District Headquarters, 1600 E. Hanley Boulevard, Oro Valley, Arizona 85737.

Posted by: Shannon Ortiz 6/10/2025 by 2:00 p.m.





GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Tom Brandhuber, Fire Chief

MTG. DATE: June 17, 2025

SUBJECT: Fire Board Reports

ITEM #: 3

REQUIRED ACTION: ☒ Discussion Only ☐ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☐ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☐ Legal Review

BACKGROUND

This item allows for the Fire Board Members to report to the public and/or staff any events, meetings, conferences, etc. they may have attended and/or points of interest that took place throughout the month.

RECOMMENDED MOTION

No motion is necessary for this agenda item.



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Tom Brandhuber, Fire Chief

MTG. DATE: June 17, 2025

SUBJECT: Call to the Public

ITEM #: 4

REQUIRED ACTION: ☒ Discussion Only ☐ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☐ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☐ Legal Review

BACKGROUND

This is the time for the public to comment. Members of the Board may not discuss items that are not on the agenda. The Board is not permitted to discuss or take action on any item raised in the Call to the Public, which are not on the agenda due to restrictions of the Open Meeting Law; however, individual members of the Board are permitted to respond to criticism directed to them. Otherwise, the Board may direct staff to review the matter or that the matter be placed on a future agenda.

RECOMMENDED MOTION

No motion is necessary for this agenda item.



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Tom Brandhuber, Fire Chief

MTG. DATE: June 17, 2025

SUBJECT: PRESENTATION OF PERSONNEL

ITEM #: 5A

REQUIRED ACTION: ☒ Discussion Only ☐ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☐ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☐ Legal Review

BACKGROUND

This is the time for recognizing personnel who have achieved employment milestones.

- EMPLOYEE RECOGNITION
 - Jeffrey Ketterer, Paramedic- Off-Duty Services
- YEARS OF SERVICE
 - Steve Drury, Captain- 25 Years
- NEW HIRES
 - Adam Kirby, Procurement and Supply Specialist I
 - Tiffany Massie, Community Educator
 - Michele Smith, Human Resources Generalist/Policy Coordinator

Loyalty and behavioral oaths will be administered.

RECOMMENDED MOTION

No motion required for this agenda item.

EMPLOYEE RECOGNITION

Employee Name: Jeffrey Ketterer

Date of Hire:

Current Position: Paramedic

Reason for Recognition: Off-Duty Service

Date of Board Meeting: *The third Tuesday of each month.*



The employee named above will be recognized for Years of Service milestone, Job Promotion, New Employee, or Academy Graduate. This information will be used when the employee is recognized at the next GRFD Board Meeting.

Questions regarding the completion of this form can be addressed to Human Resources.

- **PROFESSIONAL ACCOMPLISHMENTS/ACHIEVEMENTS:**

While off duty, Golder Ranch Fire District Paramedic Jeffrey Ketterer stepped in during a critical moment, helping save a child during a near-drowning incident. Thanks to his quick actions, the child made a full recovery.

EMPLOYEE RECOGNITION

Employee Name: Steve Drury

Date of Hire: 6/22/20

Current Position: Captain

Reason for Recognition: Years of Service

Prepared by: Seeley

Date of Board Meeting: *The third Tuesday of each month.*

The employee named above will be recognized for Years of Service milestone, Job Promotion, New Employee, or Academy Graduate. This information will be used when the employee is recognized at the next GRFD Board Meeting.

Please return to Human Resources via email by the 25th of the month, prior to the Board Meeting.

Questions regarding the completion of this form can be addressed to Human Resources.

- **GRFD CAREER HISTORY:**

- Started as a reserve for GRFD academy 7/23/1999
- Was hired full time 6/22/2000.

- **PROFESSIONAL ACCOMPLISHMENTS/ACHIEVEMENTS:**

- became a PFT in 2004 where I ran the physical training for many recruit academies
- Promoted to Engineer 2004
- Promoted to Captain 2006
- Received hazardous materials technician certification 2006
- Was assigned to training Captain 2009-2011/ran 2 green academies and 1 transitional
- Was awarded GRFD FF of the year in 2011

- **PERSONAL OR SPECIAL NOTES OF INTEREST:**

- Spend time with my wife Angela, 3 children Bryanna, Tyler, and Gracyn, and two 3 month old granddaughters Xenovia and Ariella



EMPLOYEE RECOGNITION

Employee Name: Adam Kirby

Date of Hire: May 5th, 2025

Current Position: Procurement & Supply Specialist 1

Reason for Recognition: New hire

Prepared by: Jeremy North

Date of Board Meeting: June 17th, 2025



The employee named above will be recognized for Years of Service milestone, Job Promotion, New Employee, or Academy Graduate. This information will be used when the employee is recognized at the next GRFD Board Meeting.

Please return to Human Resources via email by the 25th of the month, prior to the Board Meeting.

Questions regarding the completion of this form can be addressed to Human Resources.

- **GRFD/CAREER HISTORY:**

- Spent 9 Years in the Army involved in Transportation Logistics, where he held various Supply and Logistics management roles during his tenure – Motor Transport Operator (88M)
- 5.5 Years in Environmental and Code Compliance Enforcement with Pima County
- 3 Years with US Dept. of Health and Human Services (HHS) in Disaster Medical Response Logistics and Supply Management

- **PROFESSIONAL ACCOMPLISHMENTS/ACHIEVEMENTS:**

Supply Management and Logistics have always been a passion and a natural skillset for Adam. Throughout his time with the Department of Health and Human Services, he deployed all over the country and supported both National Special Security Events in the National Capitol Region as well as large scale disaster medical operations and handled logistics and supply rehab within a warehouse operation with over \$1.2 Billion in assets.

- **PERSONAL OR SPECIAL NOTES OF INTEREST:**

Outside of work, Adams time is consumed by his wife, 2-year-old son, and 4-year-old daughter where you will always find us on the go doing something somewhere and rarely home!

Welcome to the Golder Ranch family Adam! We look forward to your expertise in this field.

EMPLOYEE RECOGNITION

Employee Name: Tiffany Massie

Date of Hire: 5/29/25

Current Position: Community Educator

Reason for Recognition: New Employee

Prepared by:

Date of Board Meeting: *The third Tuesday of each month.*



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Questions regarding the completion of this form can be addressed to Human Resources.

- GRFD/CAREER HISTORY:

Tiffany joins Golder Ranch Fire District after a 17-year career at Red Rock Elementary School, where she began as a fourth-grade teacher and advanced to become a certified gifted education specialist for grades PreK through twelve. She developed the school's first full-time gifted program as well as contributed at the state level as a member of the Arizona Department of Education's Elevate Gifted Task Force.

- PROFESSIONAL ACCOMPLISHMENTS/ACHIEVEMENTS:

In recent years, several of Tiffany's gifted program initiatives have earned recognition at the local, state, and national levels. She has spearheaded partnerships focused on improving indoor air quality, collaborating with Arizona State University, the Southern Arizona Research Science and Engineering Foundation, and Avra Valley Fire District. These efforts led to her nomination by ASU for Arizona Teacher of the Year in both 2023 and 2024.

- PERSONAL OR SPECIAL NOTES OF INTEREST:

While education has always been a driving force in Tiffany's life, her greatest passion is her family. She shares her life with her fiancé of 24 years, Chris, and their three sons, Jayden, Jaxon, and Jameson, who inspire her daily and keep life full of energy, purpose, and laughter.

EMPLOYEE RECOGNITION

Employee Name: Michele Smith

Date of Hire: April 21st, 2025

Current Position: Policy Coordinator/HR Generalist

Reason for Recognition: New Hire

Prepared by: Emily Noland

Date of Board Meeting: *The third Tuesday of each month.*



The employee named above will be recognized for Years of Service milestone, Job Promotion, New Employee, or Academy Graduate. This information will be used when the employee is recognized at the next GRFD Board Meeting.

Please return to Human Resources via email by the 25th of the month, prior to the Board Meeting.

Questions regarding the completion of this form can be addressed to Human Resources.

- GRFD/CAREER HISTORY:

Michele started with Golder Ranch on April 21.

- PROFESSIONAL ACCOMPLISHMENTS/ACHIEVEMENTS:

Michele has 10 years of progressive HR experience in fields such as government contracting, HOAs, and tech. Her favorite thing about HR is that everyday brings a new challenge and it keeps her on her toes.

Michele is also an Air Force veteran and served for 8 years as a Facilities Maintainer for ICBM's which is the Intercontinental Ballistic Missiles.

Michele has a bachelor's degree in human resources and is a SHRM certified professional.

- PERSONAL OR SPECIAL NOTES OF INTEREST:

Michele and her husband Steve love to golf and hang out with friends. They love to travel and are looking forward to an upcoming golf trip in Washington state.



GOLDER RANCH FIRE DISTRICT

BEHAVIORAL OATH

I, _____, do solemnly swear (or affirm) that I will be alert in my duties at all times.

I will strive to be mindful of the welfare and rights of others.

I will be impartial in my treatment of all persons coming under my jurisdiction.

I will be courteous and helpful to all and my feelings shall not influence my decisions.

I will refrain from being vulgar or profane in my speech or actions while on duty.

I will cooperate fully with my supervisors to provide greater protection to the public and the Fire District I serve.

I will strive to become more proficient in my duties as an employee of Golder Ranch Fire District through diligent study and training.

I will regard my employment with Golder Ranch Fire District as a symbol of trust from my State, my Fire District, and the community in which I serve, and act accordingly.

I will constantly strive to obtain these objectives as I serve as an employee of Golder Ranch Fire District.

Employee Name - Printed

Employee Signature

Date

Administering Official - Printed

Administering Official Signature

Date



GOLDER RANCH FIRE DISTRICT

LOYALTY OATH OF OFFICE

I, _____, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Arizona, that I will bear true faith and allegiance to the same and defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the office of _____ according to the best of my ability, so help me God (or so I do affirm).

Employee Name - Printed

Employee Signature

Date

Administering Official - Printed

Administering Official Signature

Date



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Shannon Ortiz, Board Services Supervisor

MTG. DATE: June 17, 2025

SUBJECT: APPROVE MINUTES- MAY 20, 2025, REGULAR SESSION
APPROVE MINUTES- MAY 20, 2025, EXECUTIVE SESSION ITEM 7A PART 1
APPROVE MINUTES- MAY 20, 2025, EXECUTIVE SESSION ITEM 7A PART 2
APPROVE MINUTES- MAY 20, 2025, EXECUTIVE SESSION ITEM 7B

ITEM #: 6A

REQUIRED ACTION: ☐ Discussion Only ☒ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☒ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☒ Legal Review

BACKGROUND

In compliance with A.R.S. §38-431.01, approval of:

- A. MAY 20, 2025, REGULAR SESSION
- B. MAY 20, 2025, EXECUTIVE SESSION ITEM 7A PART 1
- C. MAY 20, 2025, EXECUTIVE SESSION ITEM 7A PART 2
- D. MAY 20, 2025, EXECUTIVE SESSION ITEM 7B

RECOMMENDED MOTION

If item remains on consent agenda:

Motion to approve the June 17, 2025, Consent Agenda.

If item is removed from consent agenda:

Motion to approve the May 20, 2025, regular session meeting minutes and May 20, 2025 executive session minutes item 7A part 1 and part 2 & Item 7B

**GOLDER RANCH FIRE DISTRICT
GOVERNING BOARD MEETING
MEETING MINUTES**

Tuesday, May 20, 2025, 9:00 a.m.

1600 East Hanley Boulevard, Oro Valley, Arizona 85737

1. CALL TO ORDER/ROLL CALL

Vice-Chairperson Vette called the meeting to order on May 20, 2025, at 9:00 a.m.

Members Present: Vice-Chairperson Wally Vette, Board Clerk Sandra Outlaw, Board Member Tom Shellenberger, and Board Member Steve Brady

Members Absent: Chairperson Vicki Cox Golder (excused)

Staff Present: Fire Chief Tom Brandhuber, Assistant Chief Grissom, Assistant Chief Perry, Assistant Chief Cesarek, Deputy Chief Hilderbrand, Deputy Chief Wilson, Deputy Chief Jarrold, Deputy Fire Marshal White, Finance Director Christian, IT Director Rascon, HR Director Delong, and Board Services Supervisor Ortiz

2. SALUTE AND PLEDGE OF ALLEGIANCE

Those in attendance said the pledge of allegiance.

3. FIRE BOARD REPORTS

Vice Chairperson Vette stated Shannon and her team hosted an administrative professional's training for administrative personnel from other fire districts and invited the board members to attend as well. He commended her and her team for doing a fabulous job. Secondly, he thanked Captain Colin Port for inspecting his property for fire risk.

4. CALL TO THE PUBLIC

There were no public issues presented at this time.

5. CONSENT AGENDA

A. APPROVE MINUTES- APRIL 15, 2025, REGULAR SESSION

B. APPROVE MINUTES- APRIL 15, 2025, EXECUTIVE SESSION ITEM 8A

C. APPROVE MINUTES- APRIL 15, 2025, EXECUTIVE SESSION ITEM 8B



- D. APPROVE MINUTES- APRIL 23, 2025, SPECIAL SESSION
- E. APPROVE AND ADOPT RESOLUTION 2025-0002 TO DECLARE DISTRICT ITEMS AS SURPLUS AND DIRECT STAFF TO ADD DECLARED SURPLUS ITEMS TO A PUBLIC AUCTION SITE OR SELL TO A NEIGHBORING OR MUTUAL AID FIRE DISTRICT/DEPARTMENT
- F. APPROVAL OF SETTLEMENT AGREEMENT REGARDING PIMA COUNTY SUPERIOR COURT CASE NO. C20242621
- G. APPROVAL OF AGREEMENTS WITH PIMA COMMUNITY COLLEGE FOR PARAMEDIC TRAINING, COMMUNITY PARTNERSHIP PROGRAM, PARAMEDIC ACADEMY, AND VEHICULAR ROTATION

MOTION by Board Member Shellenberger to approve the May 20, 2025, Consent Agenda.

MOTION SECONDED by Board Member Brady

MOTION CARRIED 4/0

6. REPORTS AND CORRESPONDENCE

- A. FIRE CHIEF'S REPORT – Chief Brandhuber presented the Fire Chief's report to the Governing Board.

President Jones reported Sherri Wentzel retired recently, the Union and Fire Chief presented her with her retirement plaques, flags, and ax. He said the Professional Fire Fighters of Arizona (PFFA) is presenting a state convention in Tucson. The North Tucson Fire Fighters Association (NTFFA) is sending eight people.

- B. COMMUNITY RISK REDUCTION DIVISION'S REPORT - Assistant Chief Perry presented Community Risk Reduction's division report to the Governing Board. He said 311 went live (line for non-emergency calls i.e. snake calls, smoke detector battery changes). There have been some issues they are working out with Pinal County. Assistant Chief Perry announced year-around hiring has now begun for the Community Resource Technicians (CRTs). The Community Risk Reduction team is working on a process for a second truck (for the CRTs)

Board Member Outlaw said she read an article in the Explorer about 311. She asked if there was a way for Golder Ranch Fire District to advertise in Tucson.

Assistant Chief Perry replied Golder Ranch Fire District does advertise on social media and his team has also been trying to inform the community in-person as well. He recently gave a presentation at a homeowner's association meeting. However, the 311 system is owned and operated by the City of Tucson.



Vice-Chairperson Vette inquired about the Northern Arizona University (NAU) workshop mentioned in the Fire Prevention report.

Assistant Chief Perry replied the Department of Forestry is developing new concepts for Firewise. Fire Marshal Akins and a few of her team members attended a meeting for it.

- C. SUPPORT SERVICES DIVISION'S REPORT - Assistant Chief Cesarek presented the Support Services' division report to the Governing Board. He reported a substantial completion was met for Station 378. He also mentioned another Struggle Well class was completed.

Vice-Chairperson Vette asked if the recliners from the stations are able to be surplussed if they have the district logo on them.

Assistant Chief Cesarek answered the area with the logo is placed on the recliner with a zipper and can be removed. Therefore, they can be removed and surplussed.

Board Member Shellenberger asked if a date has been determined for the grand opening of station 378.

Assistant Chief Cesarek replied a date has not been set yet. As soon as a date is determined the Board will be notified.

Vice-Chairperson Vette noted in the Support Services' report it was reported how many service tickets were completed. He asked how many were not completed.

Assistant Chief Cesarek answered he could definitely make sure to include that in future reports if that is something the Board would like to see. There are tickets that take time and may continue over a period of time. He said his team is working on reporting service tickets in OPIQ.

- D. EMERGENCY MEDICAL SERVICES & FIRE RESPONSE DIVISION'S REPORT – Assistant Chief Grissom presented the EMS & Fire Response's division report to the Governing Board. He announced the week was EMS week. The EMS division will be holding a BBQ to recognize personnel. Assistant Chief Grissom reported the Fire Officers' Academy would be completed by the end of the week. He congratulated those who completed the program. Assistant Chief Grissom said the crews at the Greer fire are doing well.

Vice-Chairperson Vette asked if another crew will be sent to the Greer fire.

Assistant Chief Grissom answered the District would send another crew if requested.

Vice-Chairperson Vette asked a question about HAZMAT.



Assistant Chief Grissom replied the District follows the National Fire Protection Agency's (NFPA) standards for these calls. He said these calls are time intensive.

Assistant Chief Perry added Deputy Fire Marshal White taught a class at the ImageTrend Conference. He said this was a big deal to have DFM White teach this class and represent the District at the conference.

7. REGULAR BUSINESS

- A. EXECUTIVE SESSION: THE BOARD MAY VOTE TO GO INTO EXECUTIVE SESSION PURSUANT TO A.R.S. §38-431.03.A(1) FOR THE PURPOSE OF DISCUSSION AND CONSIDERATION OF FIRE CHIEF BRANDHUBER'S EMPLOYMENT INCLUDING ANNUAL PERFORMANCE REVIEW

NOTE: THE CHAIRPERSON WILL CONFIRM CHIEF BRANDHUBER RECEIVED NOT LESS THAN 24 HOURS WRITTEN NOTICE OF THE EXECUTIVE SESSION

MOTION by Board Member Brady to enter into executive session for Items 7A & 7B.

SECONDED by Board Member Shellenberger

MOTION CARRIED 4/0

The Governing Board entered into executive session for items 7A & 7B at 9:17 a.m.

Those who entered into executive session included the Governing Board, HR Director Delong, Fire Chief Brandhuber, Board Services Supervisor Ortiz, and Attorney Aversa (via Zoom).

Fire Chief Tom Brandhuber confirmed he received the 24-hour notice of executive session.

- B. EXECUTIVE SESSION: THE BOARD MAY VOTE TO GO INTO EXECUTIVE SESSION PURSUANT TO A.R.S. §38-431.03.A(3) FOR THE PURPOSE OF DISCUSSION AND CONSIDERATION FOR LEGAL ADVICE WITH THE ATTORNEY FOR THE DISTRICT REGARDING THE FIRE CHIEF'S CONTRACT

NOTE: EXECUTIVE SESSIONS ARE CONFIDENTIAL PURSUANT TO A.R.S. §38-431.03.C

The Governing Board resumed regular session at 10:36 a.m.

Vice-Chairperson Vette reminded everyone, everything said in executive session is confidential.

- C. DISCUSSION AND POSSIBLE ACTION REGARDING AN AMENDMENT TO THE FIRE CHIEF'S CONTRACT

MOTION by Board Member Outlaw to approve the amended contract as presented.

SECONDED by Board Member Brady

MOTION CARRIED 4/0



D. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF THE PROPOSED TENTATIVE BUDGETS FOR THE GOLDER RANCH FIRE DISTRICT FOR FISCAL YEARS 2025/2026 AND 2026/2027

MOTION by Board Member Brady to approve the fiscal year 2025/2026 tentative budget as presented with both revenues and costs of \$56,941,579 and with a recommended O&M mil rate of \$2.55 and a recommended debt service mil rate of \$0.11 for an aggregate mil rate of \$2.66 as well as a tentative budget for FY 2026/2027.

SECONDED by Board Member Shellenberger

MOTION CARRIED 4/0

E. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF A PUBLIC HEARING DATE FOR THE FORMAL ADOPTION OF THE GOLDER RANCH FIRE DISTRICT BUDGETS FOR FISCAL YEARS 2025/2026 AND 2026/2027

Board Services Supervisor Ortiz stated, now that the tentative budget has been adopted, the District is required to post it for a minimum of 20 days. After that time the Board can hold a public hearing which will be held at the next regular session meeting June 17th. Pending any comments, the Board can adopt the final budget.

MOTION by Board Member Outlaw to schedule a public hearing date for the formal adoption of the Fiscal Years 2025/2026 and 2026/2027 budgets on June 17, 2025, at 9:00 a.m. in the Golder Ranch Fire District Fire Headquarters at 1600 E. Hanley Boulevard Oro Valley, AZ 85737.

SECONDED by Board Member Brady

MOTION CARRIED 4/0

F. DISCUSSION AND POSSIBLE ACTION REGARDING THE GOLDER RANCH FIRE DISTRICT RECONCILIATION AND MONTHLY FINANCIAL REPORT

Finance Director Christian presented a summary of the financial reports to the Governing Board. He stated April is the first month of the last quarter. He expected to receive more in property revenue, the District did not receive as much as he predicted. However, the District was able to exceed what was budgeted for ambulance revenue and miscellaneous revenue. The total revenue budgeted was not met however, it was accounted for in costs.

Finance Director Christian stated year-to-date the budget looks spectacular. The District did not receive as much as expected in property taxes, however, it was accounted for in the other forms of revenue. It is 2% more than budgeted, which is well within the target rate. Labor costs are higher than budgeted as discussed previously. The budget is positive in the revenue and positive in the expenses. The next proceeds are \$3.8 million.



In Pinal County, the District has \$629,000 in the General Fund. In Pima County there is \$13.8 million in the General Fund. Total cash balance is approximately \$30.8 million. He believes there is approximately \$6 million left from the bond sale. These funds are for Station 378 and other projects.

Vice Chairperson Vette asked what the total would be for Station 378.

Assistant Chief Cesarek answered the total paid to the construction company was \$6.7 million. There are some ancillary expenses that will be added. He said there are still two more payouts that need to be made, he estimated it to be around \$1.1-1.2 million out of construction costs.

Finance Director Christian continued to present the ambulance billing portion of the finance report. He stated there was an average of 19 transports per day in April, this was down from 21 per day in March. Cash collection rates are up at 87%.

For the wild land report, he reported there is a type 3 and a type 6 assigned to the Greer Fire. Finance has collected for everything billed for wild land. There is no outstanding billing for wild land, he is waiting for the crews to return from Greer to submit the bills for the assignment.

MOTION by Board Member Shellenberger to approve and accept the Golder Ranch Fire District reconciliation and monthly financial report as presented.

MOTION SECONDED by Board Member Outlaw

MOTION CARRIED 4/0

8. FUTURE AGENDA ITEMS

The next regularly scheduled meeting will be June 17, 2025

9. CALL TO THE PUBLIC

There were no public issues presented at this time.

10. ADJOURNMENT

MOTION by Board Member Shellenberger to adjourn the meeting at 10:47 a.m.

MOTION SECONDED by Board Member Brady

MOTION CARRIED 4/0

Sandra Outlaw, Clerk of the Board
Golder Ranch Fire District





GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Tom Brandhuber, Fire Chief

MTG. DATE: June 17, 2025

SUBJECT: FIRE CHIEF'S REPORT

ITEM #: 7A

REQUIRED ACTION: ☒ Discussion Only ☐ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☐ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☐ Legal Review

BACKGROUND

This allows for the fire chief to provide updates to the governing board on the following areas:

- Meetings/Trainings and Events Attended
- Political & Public Safety Interactions
- District Activities
- Personnel
- Commendations/Thank You Cards Received
- Board Services
- Human Resources

Also, under this agenda item the Local 3832 President will present the Union's report to the Governing Board.

- Leadership Team Report – President Jones

RECOMMENDED MOTION

No motion is necessary for this agenda item.



FIRE CHIEF'S REPORT

Tom Brandhuber

May 2025

Fire Chief's Activities



- Attended monthly District Governing Board meeting
- Attended Town of Oro Valley Council meeting(s)
- Attended the Oro Valley Town Managers executive leadership meeting
- Attended Southern Arizona Make-a-Wish Council meeting
- Attended DM-50 Annual Dinner and General meeting
- Opened the GRFD Struggle Well course, and attended the graduation
- Participated in webinar with my Direct Reports on Ethical decision making
- Participated in the Quarterly Southeastern Arizona EMS Council meeting as the Vice Chair
- Held weekly executive leadership team meetings (Deputy Chiefs-Assistant Chiefs-Directors)
- Held monthly Fire Chief Status update meeting.
- Chaired the monthly Arizona Ambulance Association Board meeting
- Various meetings with personnel.

- Assisted moving and returning Project Graduation props at Ironwood Ridge High School and Canyon Del Oro High School
- Attended the Northwest Fire District Struggle Well graduation
- Attended the Town of Oro Valley Memorial Day event
- Negotiated a potential purchase of Northwest Fire District old Station 33 to be used as a warehouse/logistic center for the District
- Gave opening remarks to the GRFD Administrative Professionals Training for Fire Agencies in Pima and Pinal Counties
- With a group of Labor Leadership personnel and Chief Officers delivered retirement Axe to Paramedic Sheri Wenzel

Board Services

Board Services Supervisor- Shannon Ortiz

1

Results:

100 % of records requests fulfilled within a statutory time frame (14/14)

100% of board reports published on time (1 out of 1)

Outputs:

1 Governing Board meeting supported for the month of May

Jordan Manuel completed 170 fingerprint appointments.

14 records requests responded to in the month of May

The breakdown is as follows:

Environmental Reports	1
Outstanding Code Violations/Inspection Report	1
Fire Reports	1
Incident Reports	-
Medical Records	11
Other	-

Demands:

Board Services anticipates twelve regular session and two special session GRFD Governing Board meetings based on the number of meetings held in the past.

Board Services anticipates 15 records requests to be received a month for a twelve-month period for a total of 180 anticipated records requests for 2025.

Board Services anticipates 30 boxes of records will be destroyed in 2025.

Board Services anticipates 100 fingerprint appointments a month for a total of 1,200 for 2025.

On Wednesday, May 7, 2025, Golder Ranch Fire District proudly hosted an Administrative Professionals' Training designed specifically for administrative professionals serving in the fire service across Pima and

Pinal Counties. The comprehensive training session featured a variety of topics critical to the roles and responsibilities of administrative staff within fire districts.

First and foremost, thank you to Chief Brandhuber for his support of the initiative. When it was proposed to him he said he would support it without any hesitation. Secondly, thank you to the Governing Board for your support of this program. Your support and recognition have meant so much.

The training sessions included:

- **Open Meeting Law and Public Records Requests** presented by Danee Garone, Senior Staff Attorney with the Arizona Ombudsman.
- **Medical Records Requests** led by GRFD's own Records Specialist, Jenny Wong.
- **First Amendment Auditors, Ethics in Government, and ADA Service and Support Animals**, facilitated by Shannon Ortiz, Board Services Supervisor.
- **Communications Center** overview by EMS Deputy Chief Mark Wilson.
- **Governing Board Elections**, presented by Claudia McMullen and Laura Bucklin from Rincon Valley Fire District.
- **PSPRS: Compiling a Board Packet and Processing a Disability Application**, taught by Elizabeth Curbelo and Tammy Webb from the PSPRS Tucson Police and Fire Local Boards.

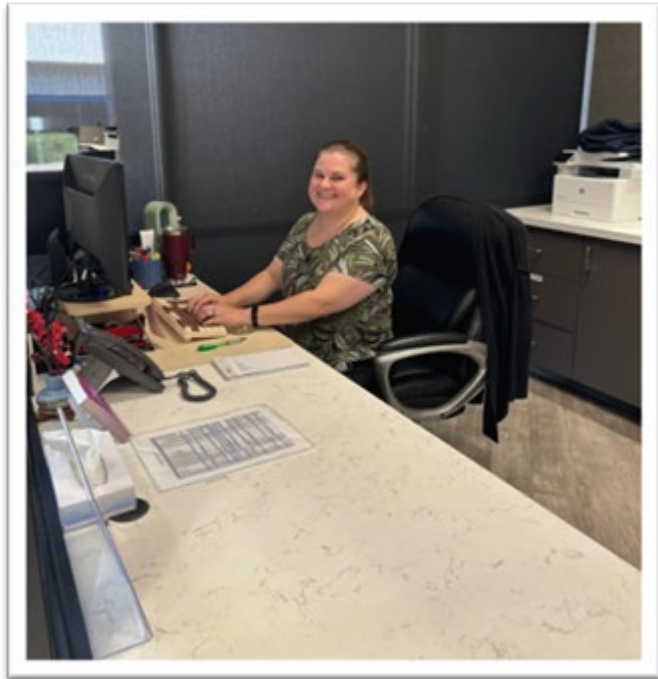
Special recognition goes to Jordan Manuel and Jenny Wong for their outstanding efforts in organizing the training—from assembling attendee binders and name badges to coordinating meals and ensuring a seamless experience for all participants. Thank you to Stacia Crisci for assisting with front desk coverage the day of the event. Thank you to Debbie Fisher for assisting with check-ins and registration. Thank you to Jean Oliver and Becky Steinnecker for assisting with welcoming attendees and escorting them to the proper areas. This was truly a team effort and we could not have done it without everyone's help!

The training was met with overwhelmingly positive feedback. Notably, 100% of attendees who completed the post-training survey expressed interest in attending similar sessions in the future.

Golder Ranch Fire District remains committed to fostering excellence and collaboration among administrative professionals throughout the region. This training was a great opportunity for administrative professionals to network with others in the area and for GRFD to mentor and provide support to the smaller districts.

2025 GRFD Administrative Professionals' Training





Recruitments:

- Community Educator – Tiffany Massie’s first day with Golder Ranch was May 29th.
- Fleet Electronics Technician – Offer accepted! The candidate’s tentative start date with Golder Ranch is June 23rd.
- Community Resource Technicians – continuous recruitment, in process, budgeted part-time positions

HR Program Metrics for Strategic Plan and Budget: 1/1/2025 – 5/31/2025

The below metrics calendar year to date. The methodology of gathering and reporting may adjust as we work to determine the value, validity, and feasibility.

RESULTS

- **Retention Rate = 97.1%**
 - Suppression = 7
 - Administration = 2
- **# of light duty assignments coordinated = 10**
- **# employee benefits plans administered = 29**
- **% of surveyed respondents are satisfied with the service received from Human Resources**
 - Working on the methodology of gathering data, no metrics to provide yet.
- **% of surveyed respondents that report they are satisfied with the benefits package**
 - Working on the methodology of gathering data, no metrics to provide yet.

OUTPUTS

- **# of medical leave cases handled = 22**
- **# employee recruitments conducted = 4**
- **# of candidate applications reviewed = 176**
- **% of employees compensated at 101% of the comparable market**
 - Still assessing the value of this metric, there are no metrics to provide yet.
- **# of workers comp cases in process/processed = 15**
- **# of Personnel Action Forms processed = 238**
- **# of qualifying events administered = 37**

DEMANDS

- **# medical leave cases expected to be required**
 - Working on the methodology of gathering data, no metrics to provide yet.
- **# employee recruitments expected to be requested = 13**

- **# of workers comp cases expected to be requested**
 - o Working on the methodology of gathering data, no metrics to provide yet.
- **# of Personnel Action Forms expected to be required = 480**

EFFICIENCIES

- **\$ program expenditures per GRFD employee**
 - o Working on the methodology of gathering data, no metrics to provide yet.

PROJECTS:

Budget:

- Vetting vendors, obtaining letters of agreement, including agreeable terms and conditions for the upcoming fiscal year. These will be presented to the Governing Board following an approved budget to support upcoming HR projects ensuring compliance and better employee support services.

Benefits Committee:

- Open Enrollment has ended and auditing has begun!
- The switch to Cigna as our medical insurance carrier is underway. We anticipate a smooth transition.

Policies:

- Onboarding and familiarizing our new Policy Coordinator Michele Smith. She has already been providing policy research support to HR, Finance, and Executive Leadership, as she begins to familiarize herself with the District and all things suppression related.
- Policies/Procedures in redline and under review by Leadership:
 - Military Leave - tracking procedure, policy under review for necessary updates
 - Craig Tiger Act - tracking procedure
 - Drug testing policy/procedure – updating to encompass CDL requirements under the Dept of Transportation
 - Overtime and Extra Duty policy – policy in review for language clean-up and update needed from agreement with Union
 - Researching SOPs related to apparatus and vehicle driving, incidents, and requirements to combine policies, and clean up procedures
 - Researching Social Media policy – reviewing other FD's policies

Employee Recognitions:

- *Congratulations on your Golder anniversary, thank you for being such fabulous team members!*

Employee Name	Hire Date	Years of Service
DRURY, STEVE	06/22/2000	25
STEINNECKER, BECKY	06/27/2022	3



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Eric Perry, Assistant Chief of Community Risk Reduction

MTG. DATE: June 17, 2025

SUBJECT: COMMUNITY RISK REDUCTION ASSISTANT CHIEF'S REPORT

ITEM #: 7B

REQUIRED ACTION: ☒ Discussion Only ☐ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☐ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☐ Fire Chief ☐ Legal Review

BACKGROUND

This allows for the Support Services Assistant Chief to provide updates to the Governing Board on the following areas:

- Community Education, Engagement, and Risk Reduction
- Finance
- Fire Prevention

RECOMMENDED MOTION

No motion is necessary for this agenda item.



COMMUNITY RISK REDUCTION DIVISION REPORT

Assistant Chief Eric Perry

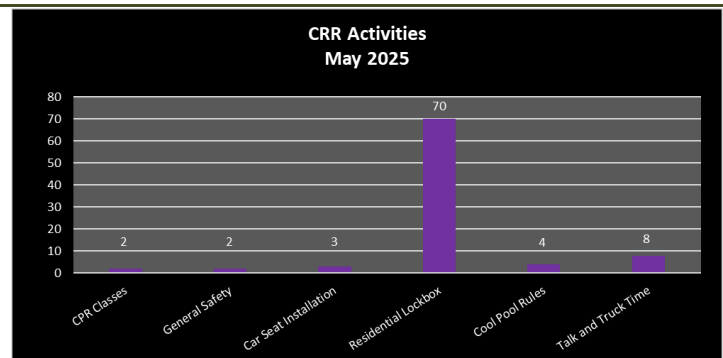
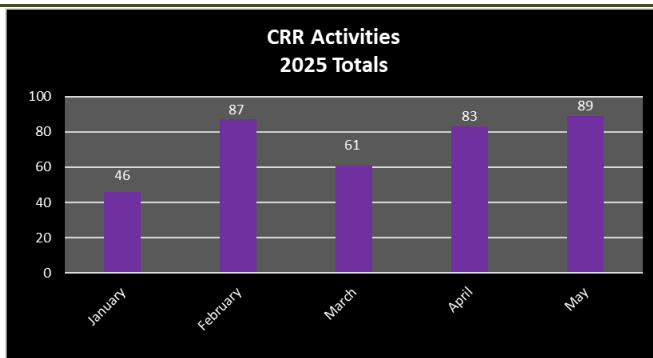
May 2025

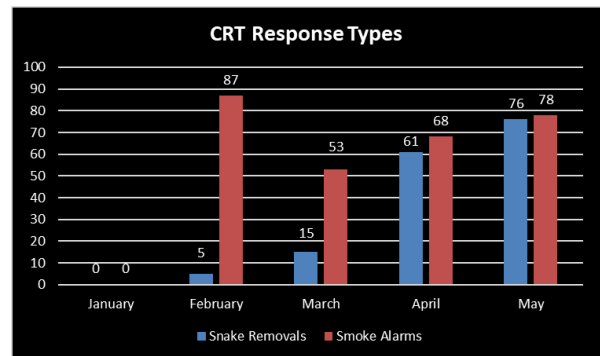
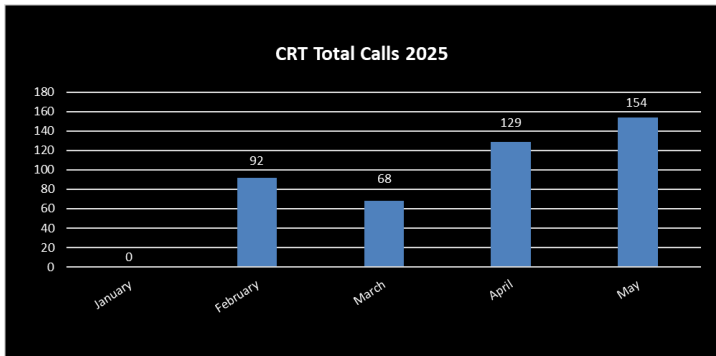
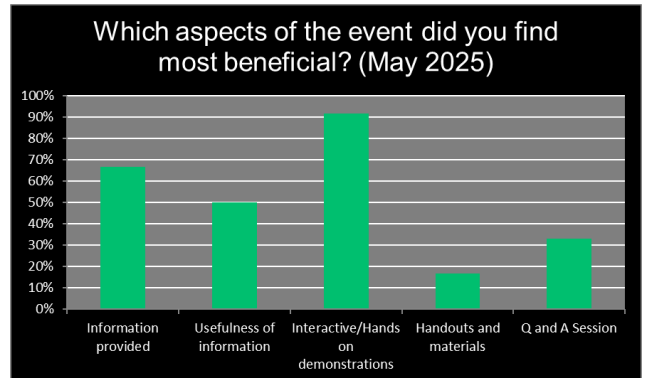
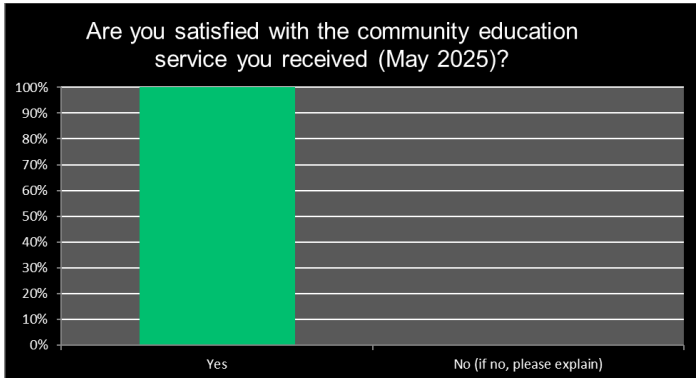
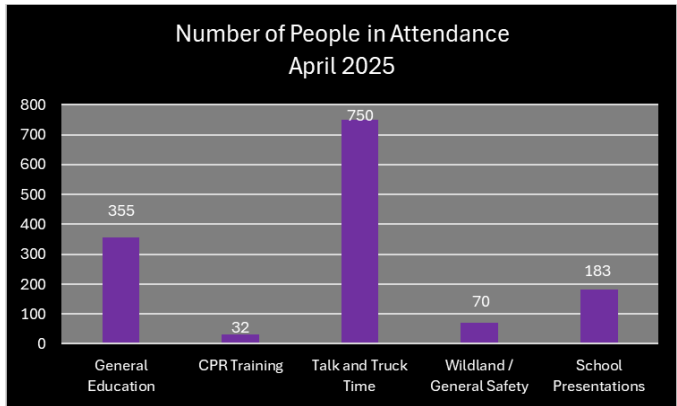
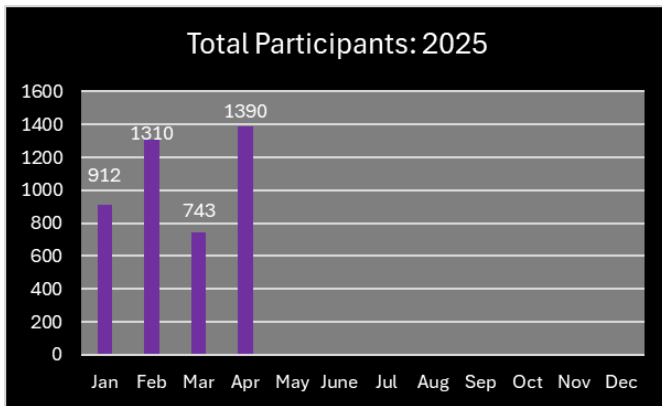
Assistant Chief's Activities

- First and foremost, I want to extend a heartfelt thanks to Danielle Walker for her work in community education! She came to us on light duty but was willing to stay longer to support the program until the arrival of our new educator, Tiffany Massie! Thank you, Danielle!
- Second, I am extremely excited to welcome Tiffany Massie to the Golder Ranch Fire District. She will be officially introduced to the board at a future meeting. Tiffany was hired at the beginning of the fiscal year, but due to having already signed a teaching contract, needed to wait until May to start. We made the determination that we were willing to wait for the right person, and we believe Tiffany is that person! Welcome to the District!
- As mentioned last month, we went live with direct calling to 311 for smoke alarm battery changes and reptile removals. We have run into some challenges specific to SaddleBrooke and SaddleBrooke Ranch due to service providers not always fully compatible to this feature. I have worked with Pinal 311 to rectify this, and we are at the stage of negotiating with the main service provider Orbitel to upgrade their software to support this. As a stop gap, we have developed business cards to hand out with a QR code that automatically connects people and with the district number where they can select option 7 to be automatically connected. We have also worked with the HOA's to make them aware of the issues and to publish alternative ways of contacting services.
- Finance has continued working hard to increase our efficiencies by optimizing our budgeting software use, integrating our PO software with the budgeting software, and vetting a new credit card provider that gives us the ability to have a supervisor review/approval of purchases prior to them being reviewed for coding accuracy by finance. In addition, they have finished setting up the new general ledger coding system in all software to be compatible with the new budgeting style.

Community Education, Engagement & Risk Reduction

Deputy Chief of Community Risk Reduction – Jeremy Hilderbrand





- Community Risk Reduction welcomed Tiffany Massie, our new Community Educator at the end of May. We are very excited to have her on board and look forward to the future of Community Education. We give special “thanks” to firefighter Danielle Walker who assisted Community Education for the past several months and is heading back to the field. She did a fantastic job!
- Community Education had a very busy end of the school year. Many presentations and water wet downs occurred and each crew that participated did a fantastic job. We are already planning for next fall when school starts again.

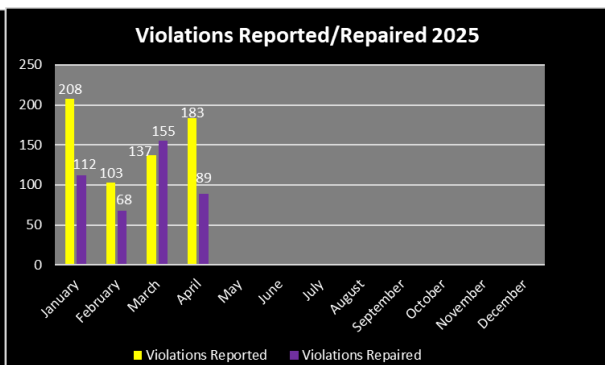
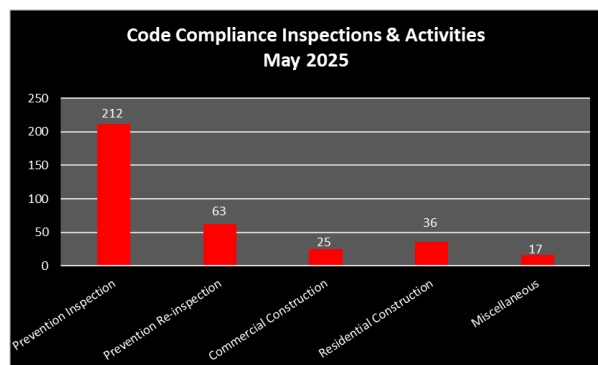
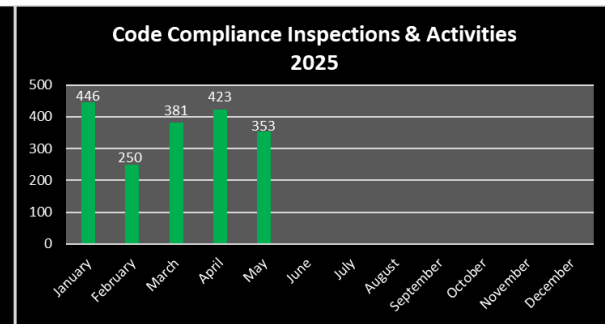
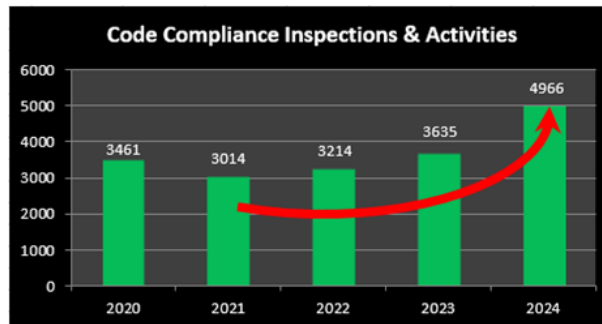
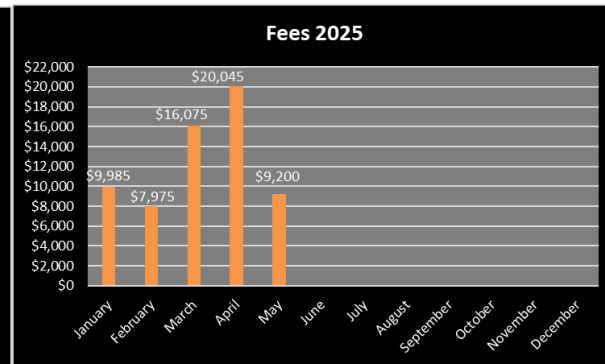
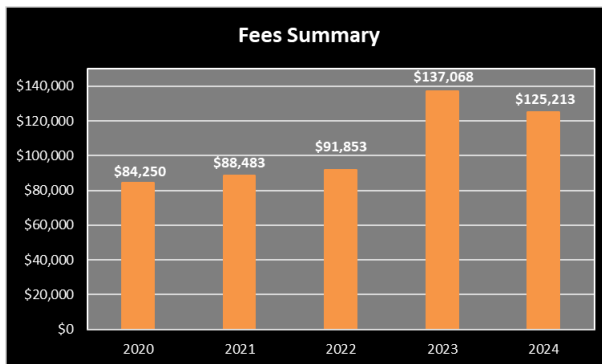
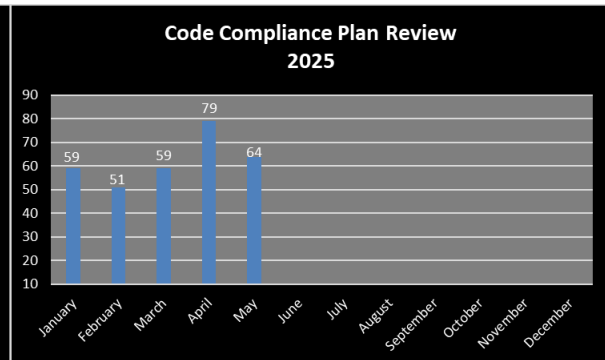
OUTPUTS (MO)	OUTPUTS (ANNUAL OR YTD)	
0	51	Wildland Billings
9	1447	EMS Memberships provided
0	1232	Vendor Payments Provided
35	263	Employee Payments Provided

RESULTS (MO)	RESULTS (ANNUAL OR YTD)	
6%	19%	% GRFD Programs that are on or under budget (within 5%)
900	7237	Payroll Payments accurately paid on scheduled payday.
0%	NA	% Vendor Payments accurately paid within 30 days of receipt by GRFD personnel.
0%	NA	% Vendor payments accurately paid within 15 days of receipt by finance personnel.
0%	0%	% Transports billed within 7 days of date of service.
yes	100%	% Months that actual to budget reports are delivered by the second Tuesday of the following month.
NA	100%	% Outside auditor opinion that results in an “unqualified opinion”.
NA	NA	% of surveyed respondents are satisfied with the service received from finance

EFFICIENCIES (Annual Number Only)

—	1.49%	Net finance department expenditures as a ratio of district budget
\$	22.75	Net cost per ambulance transport billed

Fire Prevention Program - Performance Measures



- % fire prevention inspections completed year to date= 40.5%
- % businesses compliant with the International Fire Code = 68.5%
- % plan review completed by scheduled due date year to date= 100%
- # of fire investigations completed year to date = 20
- # of training hours completed year to date = 405

Commercial Projects Summary - New projects for this month = **Green**

ZONE 1 Stations 378, 372, 373, 370, 374	ZONE 2 Stations 375, 376	ZONE 3 Stations 377	ZONE 4 Stations 379	ZONE 5 Stations 380
Sun City Aquatic - Solar Canopies 1495 E Rancho Vistoso	Oro Valley Administration T.I. 11000 N La Canada	Encantada at OV Apts. 1730 E Tangerine	FitCultr T.I. 3710 W Overton Ste 110	Cross Middle School F.A. 1000 W Chapala
Vistoso Community Association T.I. 1171 E Rancho Vistoso Ste 111/113	Innovation Academy F.A. Dialer 825 W Desert Fairway	Boba Brew T.I. 10785 N Oracle Ste 167	Fyzical Therapy T.I. 3710 W Overton Ste 120	Harelson School F.A. 826 W Chapala
Shell Building T.I. 16054 N Oracle Rd Ste 110	Copper Creek F.A. Dialer 11620 N Copper Springs	OV Big Wash Water Treatment 12151 N Oracle	Mesa Verde F.A. Dialer 1661 W Sage	Home Goods T.I. 7335 N Oracle
C Store T.I. 16455 N Oracle	Painted Sky F.A. Dialer 12620 N Woodburne	Action Behavior Centers T.I. 11835 N Oracle Ste 117	Cortaro Plaza T.I. 3608 W Cartaro Rd Ste 57	Sun Professional Center T.I. 7445 N Oracle Ste 255
Wildflower Reserve Pump House 3551 E Golder Ranch Rd	Oro Valley Hospital T.I. 1551 E Tangerine	Vacant Building F.A. 11695 N Oracle	Sunny Paws T.I. 8310 N Thornydale Ste 100	Taylor MD Spa T.I. 8387 N Oracle
Toensing Chiropractor T.I. 16138 N Oracle	Highland Clubhouse T.I. 10702 N Highlands	Vacant Building F.A. 11855 N Oracle	Ironwood High F.A. Dialer 2475 W Naranja	Good Feet T.I. 7315 N Oracle
The Motive Wellness 2530 E Vistoso Commerce	OV Assisted Living Main 12380 N Vistoso Park	TOV Pusch Ridge Golf T.I. 10000 N Oracle	Wilson F.A. Dialer 2330 W Glover	Shell Building T.I. 7435 N Oracle
Urban Wellness T.I. 12985 N Oracle Ste 165	Stone Canyon Clubhouse F.A. 14250 N Hohokum Village	Shell Building 10281 N Oracle	St. Elizabeth Ann Seaton F.A. 8650 N Shannon	L & C Therapy T.I. 7493 N Oracle Suite 135
OV Assisted Living Casitas 12380 N Vistoso Park	Surf Thru Car Wash 11595 N Oracle	Landlord Improvement 7350 N La Cholla	St. Mark's T.I. 2727 W Tangerine	Trader Joe's T.I. 7912 N Oracle
GRFD Fire Station 378 32384 E SaddleBrooke Ranch	Vantage West T.I. 11165 N La Canada Ste 175	Pain Institute of AZ Surgery 365 E Linda Vista Ste A	Tucson Cosmetics 1230 W Ina	Mt. View Retirement - Hood System 7800 N LaCanada
Received Project Final Inspection	Coffee Berry 10335 N La Canada	Pain Institute of AZ Clinic 365 E Linda Vista Ste B	Beautiful Savior F.A. 2727 N Thornydale	
Catalina Craft Pizza T.I. 15970 N Oracle Ste 178	Gateway @ Vistoso Apts. 945/955 W Vistoso Highlands	Hilton Epazote T.I. 10000 N Oracle	Oasis Golf Club T.I. 9290 N Thornydale Ste 108	
Safeway - Hood 12122 N Rancho Vistoso	Shell Building 1440 W Naranja Bldgs 1,2,3	Hampton Inn 11655 N Oracle	Circle K CO2/T.I. 3712 W Cortaro	
Radiology Ltd 2551 E Vistoso Commerce	Shell Building F.A. 11133 N. La Canada	Holiday Inn - Cell Dialer 11075 W Oracle Rd	LJA Engineering T.I. 7458 N La Cholla	
	Oro Valley Courts T.I. 11000 N La Canada	Office Max F.A. 10595 N Oracle	Fry's F.A. 3770 W Ina	
		Workout Anytime T.I. 11975 N Oracle		
		CDO High School F.A. and Dialer		
		The Picklr Oro Valley T.I. 11855 N Oracle		
		Complete Canine T.I. 10140 N Oracle		
		Life Storage - Solar Panels 11061 N Oracle		

Fire Marshal Akins

- Presented Fire Prevention information at the GRFD Fire Officer's Academy
- Attended re-occurring meetings to include Arizona Fire District Association, TOV Pre-construction/Development Review Committee/Traffic Safety/Town Council, Joint Fire Investigations, Fire Chief Status, Executive Leadership, GRFD Fire Board, Southern Arizona Fire Marshal Association, Arizona Fire Marshal Association, and Fire Prevention Staff

Education/Committees/Training Activities

- Inspectors King/Voetberg completed the Fire Investigation II class hosted by the Arizona International Association of Arson Investigators
- DFM White attended the National Fire Sprinkler Association's annual conference
- DFM Druke attended the Arizona Fire School Coordination meeting
- DFM Druke presented Fire Prevention information at the GRFD Fire Officer's Academy
- Inspectors attended the Joint Fire Investigation meeting with NWFD, OVPD, MPD, PCSD, and PCAO

GRFD Fire Investigations

Estimated Property Loss	Estimated Property Save	2025	Estimated Content Loss	Estimated Content Save
\$102,193	\$2,646,316		\$38,495	\$1,297,500



- On May 15, 2025, a structure fire was reported in Northwest Fire District
 - GRFD assisted with the origin and cause investigation
- On May 19, 2025, a structure fire was reported in Northwest Fire District
 - GRFD assisted with the origin and cause investigation
- On May 23, 2025, a structure fire was reported in Northwest Fire District
 - GRFD assisted with the origin and cause investigation
- On May 26, 2025, a structure fire was reported in Northwest Fire District
 - GRFD assisted with the origin and cause investigation



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Grant Cesarek, Assistant Chief of Support Services

MTG. DATE: June 17, 2025

SUBJECT: SUPPORT SERVICES ASSISTANT CHIEF'S REPORT

ITEM #: 7C

REQUIRED ACTION: ☒ Discussion Only ☐ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☐ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☐ Legal Review

BACKGROUND

This allows for the Support Services Assistant Chief to provide updates to the Governing Board on the following areas:

- Assistant Chief's Activities
- Community and Media Relations
- Logistics
- Facilities Maintenance
- Fleet
- Health & Safety
- IT
- Planning
- Supply

RECOMMENDED MOTION

No motion is necessary for this agenda item.



SUPPORT SERVICES' DIVISION REPORT

Assistant Chief Grant Cesarek

May 2025

Assistant Chief's Activities

- The support services team is working to close out the fiscal year, specifically finalizing projects and preparing for the new fiscal year.
- We continue to work on planning for the remaining bond projects, the design team continues to do their work, there is no final decision on design yet. The closing of construction at Station 378 is important for this next project as we need the remaining bond dollar balance finalized before starting the training and fleet renovations.
- We have completed a hiring process for our fleet electronics position, will be filled in late June.
- Our team tested out the Vincere Cancer screening in Phoenix this month, very thorough testing, some logistical challenges to overcome.
- The Health and Safety team did a great job continuing their mission on mental health, we hosted another Struggle Well course, and one is scheduled for June 16-20.
- The station 378 project was time consuming this month as we hit some headwinds in the area of water pressure and connectivity to the building. We are working with Arizona Water to reduce water pressure and Orbitel to establish connectivity to the site.
- Supported our public safety partners by attending the Oro Valley council meetings.
- Coordinated a building inspection, sewer evaluation and worked on supporting documents at the Quasar property.

Facilities Maintenance Activities

- Annual contract bids are out, (HVAC, Landscaping) waiting for submittals/ reviews by staff.
- Bids for Hanley roof recoat project evaluated and approval
- Hanley irrigation project completed
- Continuation of sourcing materials and supplies to outfit new Station 378
- Analyzing budget and spreadsheet development for FY 2025/26

Results

- percent of employees injured due to facility conditions: **0**
- percent of OSHA inspections that meet or exceed standards: **100%**
- percent of district facilities that are fire code compliant: **100%**

Outputs

- number of service ticket responses provided: **272 YTD** (78 tickets in May)

- number of monthly station inspections completed: **10**

Demands

- # service tickets expected to be requested (monthly): **55** (average per month YTD)

Fleet Maintenance Activities

- Annual DHS ambulance inspections completed for several units including the two new ambulances which are now in service
- Eddie and John attended Pierce fire truck training in Las Vegas
- Annual inspections completed on Mohawk lifts, project in next fiscal year to replace one lift in the sh

Outputs

- Closed work orders YTD: **1,688**
- Labor hours billed: **2986**
- Percentage of Annual NFPA inspections completed YTD: **74%**

Monthly Expenses on Parts and Labor:

- Admin \$ 3,606.00
- EMS \$ 8,430.00
- Fire \$35,227.00

Procurement and Fire Supply

- Development and usage of OPIQ tracking system (assets District wide utilizing procurement)
- Update of PPE tracking and deployment
- Fit testing complete (P100, N95 and SCBA mask)

Results

- number of hours of work lost due to injuries caused by equipment failures: **0**
- percent of capital purchases that meet RFP requirements: **100**

Outputs

- Number of new, innovative products evaluations provided: **7** (continuation)
- Number of service ticket responses provided: **Fire equipment:143 YTD**
Facility Supplies: 25 YTD

Demands

- Number of service tickets expected to be requested: **35 per month**
- Number of innovative new product evaluations expected to be requested: **4**

Health and Safety

RESULTS

- Percent of employees who do not experience documented injuries – 92% (24 total injuries reported from January 1, 2024 – December 31, 2024). This is an annual report provided by JBG Clinical Care.
- Percent of employees who engage with mental health consultation services – 8.3% from January 1, 2024 - December 31, 2024.
- Percent of district members who completed their annual physical – 97% of Quarter 1 members (January, February, March). Quarter 2 members (April, May, June) 30 out of 53 personnel have completed their physical and remaining 23 have scheduled physicals in June.
- Percent of surveyed respondents are satisfied with the service received from health and safety - Determining a way to measure this.
- Number of reported near-miss incidents – **0**
- Number of motor vehicle collisions per 100,000 miles driven – **0**

OUTPUTS

- Number peer fitness training sessions conducted – 0 for the month of May.
- Number of peer support sessions conducted – 57 – Total sessions reported from January 1, 2024 – December 31, 2024.
- Number of mental health consultation sessions engaged – 25 – Total sessions reported from January 1, 2024 – December 31, 2024.
- Number of safety education sessions provide – 0 for the Month of May.

HEALTH AND SAFETY TEAM

Health and Safety Division assisted with logistical needs for Struggle Well Class during the week of May 5th.

Health and Safety Division assisted Professional Development with the Captain's Academy Prep work for upcoming Safety Stand Down Week

All Stations and Training Exercise Equipment received annual maintenance by Arizona Health
Assisted with Project Grad set up at Ironwood Ridge High School

Information Technology

Information Technology Director – Herman Rascon

Availability(last month)	Lowest performing Node	Percent	Next performing node	Percent
Critical Server	ADSvr1	99.91%	AzureADConnect	99.93%
Core Network	STA370-4321	100.00%	Sta380-C2960X-SW02	100%
Telestaff		100.00%		
Imagetrend		100.00%		
OperativeIQ		100.00%		

Ticket Priority Level	SLA Compliance Percentage	Number of tickets
P4 - Low	93%	85
P3 - Medium	89%	19
P2 - High	100%	14
P1 - Critical	100	3

Ticket response by tech group	Number of Responses
Level 1	1
Level 2	51
Level 3	69
Other	2
Total	123

GIS projects completed	21
GIS Projects Expected	20

Devices supported

# Computers in AD	271
# of phones/iPads from Verizon.	105
# Wireless AP's (Ruckus)	19
# Phones(Cisco/CCM, Station Cordless)	142
# Epcr Tablets	25
# MDTs	30
# Sierra/Cradlepoint	84
# USDD	9
# Printers	47
# TV's / Projectors	19
# Apple TV	8
# Switches / Routers	47

# iPads (Training / FLS non Cellular)	17
# RadioMicrowaves	24
# Monitors	304
# UPS (Station)	10

Total

1161

IT Applications Group Activities/Projects

The application group has been focused on dealing with ongoing tickets, doing regular maintenance, and dealing with documentation on new issues.

IT GIS Activities/Projects

- **ImageTrend / Elite**
Ongoing weekly collaboration with our Continuum representative to improve dashboard functionality and enhance data extraction capabilities in Report Writer and Continuum Dashboards.
- **GIS Map Updates**
Tested the May map rollout, including adding building numbers for Ventana Medical and correcting street errors. Updates and testing continue monthly in preparation for the June rollout.
- **Fire Data Requests**
Provided incident data from January–April 2025 to Deputy Chief Rutherford. Data is organized by NFIRS codes and property use types.
Status: Ongoing monthly
- **Station 380 Call Volume Analysis**
Analysis requested by Deputy Chief Rutherford covering the past 16 months:
- **All Calls**
 - EN380: 2,059
 - EN381: 2,212
- **Calls Within ESZ**
 - EN380: 1,309
 - EN381: 1,351
- **School Coverage Analysis**
Provided a breakdown of the number of schools within each first-due area for Division Chief Leslie.
Results attached
- **EMS Predictive Growth Project**
Collaborating with BC Taylor and Captain Sanchez to analyze EMS incident and transport volume trends to

forecast future growth.

Status: Ongoing

- **Additional GIS/Data Support**

Completed numerous smaller requests, including custom maps, data prints, location coordinate identification, and parcel/boundary research for internal staff and contractors.

- **Hydrant Inspection Data Management**

Updated and corrected hydrant inspection data for this year's inspections (4,665 hydrants total).

Completed by June 1st

BattalionArea	Station/Shift	total	completed	% completed					
370	370A	104	104	100%					
	370B	125	125	100%					
	370C	103	103	100%					
	372A	51	51	100%					
	372B	33	33	100%					
	372C	33	33	100%					
	373A	160	160	100%					
	373B	167	167	100%					
	373C	159	159	100%					
	374A	203	203	100%					
	374B	195	195	100%					
	374C	195	195	100%					
	378A	74	74	100%					
	378B	69	69	100%					
	378C	67	67	100%					
BattalionArea	Station/Shift	total	completed	% completed					
380	375A	256	256	100%					
	375B	247	247	100%					
	375C	263	263	100%					
	376A	164	164	100%					
	376B	172	172	100%					
	376C	168	168	100%					
	377A	148	148	100%					
	377B	158	158	100%					
	377C	154	154	100%					
	379A	244	244	100%					
	379B	246	246	100%					
	379C	248	248	100%					
	380A	150	150	100%					
	380B	151	151	100%					
	380C	153	153	100%					

Battalion	Hydrants	Inspected	
370	1738	1738	
380	2922	2922	
Totals	4,660	4,660	100%

First Due	Total # of schools
370	2
372	0
373	0
374	1
375	5
376	4
377	5
378	0
379	7
380	12
total	36

Results attached

IT Systems Group Activities/Projects

- The systems group has been focused on dealing with ongoing tickets, doing regular maintenance, and dealing with documentation on new issues.

Community and Media Relations

Community and Media Relations Supervisor – Lydia Camarillo



Strategic Initiatives

Community Presence:

- Red Cross Blood Drive on May 1, 2025 at Station 380
- Fire Officer Academy Presentation
- First Responder Health & Wellness Day
- International Firefighter's Day
- Chick fil A firefighter appreciation lunch
- Administrative Professionals Training
- National EMS Week
- National Nurses Week
- National Police Week
- Project Graduation support
- Cool Pool Rules water safety messaging
- Oro Valley Chamber board meeting
- Several website design meetings to tailor needs for our residents

Public Relations

News Coverage:

- KOLD, KGUN 9, and KVOA coverage on GRFD providing support on Greer Fire and Cody Fire
- KVOA story on finance department award
- Dial 311 for non-emergency services begins for GRFD residents
- Several digital posts were showcased on news media sites

Communications & Social Media Strategy

Featured content:

- Wildland firefighters deploying to Greer Fire
- Stage 2 fire restrictions from Pima County
- Communication support on Cody Fire
- Advertising on 311 for non-emergency services for GRFD residents
- Wildland video showcasing gear used on scenes
- Swift water rescue training video
- Fire Officer Academy highlights
- May Mental Health Awareness Month
- Carnival fun meets fire safety at Mesa Verde Elementary School
- Cool Pool Rules video on water safety program
- Annual Air Consumption Drill
- Happy Mother's Day from the Golder Ranch Fire District
- Memorial Day recognition
- Trench rescue off Pecos Way between Thornydale Road and Lambert Lane
- Ring rescue at Station 377
- Employee spotlights (finance award, fire officer academy, training)
- Now Hiring Community Resource Technician
- 14 Years of Financial Excellence recognition of Finance Department award
- Division Chief Charnoki's special luncheon honoring one year since life-threatening medical emergency
- Congratulations to 2025 graduates specifically highlighting Project Graduation program
- Medical Director Dr. Amber Rice video on medical response vehicle
- Have a happy and safe summer messaging

Ongoing promotions

- Public Safety Announcements (PSAs) including wildfire prevention, heat safety and water safety
- District achievements (Employee Spotlights, emergency responses)

Social Media by the Numbers

Facebook

- Views: 371,300
- Posts: 69
- User Reach: 165,000

Instagram

- Profile Visits: 1,950
- Posts: 69
- User Reach: 96,000

X

- Engagements 900

- (The number of times your content was engaged with)
- Posts: 20
- Impressions 14,200
 - (Times post was seen on X)

District Communications

Emergency Alerts & Updates: 18

Press Releases: 2

Public Service Announcements: 21

Employee Spotlights: 36

Executive Communications Reviews: 4



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Chris Grissom, Assistant Chief of EMS & Fire Response

MTG. DATE: June 17, 2025

SUBJECT: EMS & FIRE RESPONSE ASSISTANT CHIEF'S REPORT

ITEM #: 7D

REQUIRED ACTION: ☒ Discussion Only ☐ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☐ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☐ Legal Review

BACKGROUND

This allows for the operations Assistant Chief to provide updates to the Governing Board on the following areas:

- Emergency Medical Services
- Honor Guard/Pipes and Drums
- Operations
- Professional Development
- Project Management
- Special Operations
- Wildland

RECOMMENDED MOTION

No motion is necessary for this agenda item.



EMS & FIRE RESPONSE DIVISION REPORT

Assistant Chief Chris Grissom

May 2025

Assistant Chief's Activities

- Sunday May 4th was International Firefighters Day “Thank you for your Service”
- Attended the Oro Valley Town Council meeting.
- Attended Oro Valley Board of Trustees meeting and budget review.
- Data collection for the 3\4 schedule and 48/96 schedule.
- Multiple fires and major incidents review, crews did incredible.
- Flat rate billing ARCR and pro forma review.
- Completed the Air Consumption Drill spearheaded by our Health and Safety division.

EMS

EMS Division Board Report

May 2025

Provider Recognitions

- 374 and PM370 C Shift were recognized for a code save they achieved on March 30th. Outstanding work to Captain Kintner, Engineer Mathews, Paramedics Bonilla and Hains, and Firefighters Ledoux, and Matty!



- 375 B Shift were recognized for a code save they achieved on April 25th. Excellent job to Captain Mitchell, Engineer Pettit, Paramedics Camden Garcia and Ketterer, and Firefighters Brandon and Madrid!



- We also caught up with some of our members who performed life saving measures while off duty and presented them with Code Save Coins. In March, Captain Seegmiller, Paramedics Ruiz, Davis, Powell, and Firefighter Valenzuela were at a wedding when a guest suffered a cardiac

arrest. The group reacted immediately providing care and the patient was awake at the time of transport. In May, Paramedic Ketterer saved the life of a child that drowned at a Tucson pool. Excellent demonstration that we are never off duty!

- The EMS Division recognized all our providers and employees during EMS Week 2025. We hosted a BBQ lunch at Headquarters and enjoyed seeing so many people come by. Our organization's commitment to excellence in EMS education and training, EMS delivery, and compassionate care is evident in the positive outcomes we make direct impacts on. GRFD providers are consistently recognized for their efforts with patients suffering cardiac arrests, strokes, STEMI (serious heart attacks), and traumatic brain injuries (TBI). Once again, a big shout out to everyone in the organization involved with our perfect score achievement in getting re-accredited with CAAS. Finally, a special thank you to Firefighters Stefani Valenzuela and Kim Davis for the delicious BBQ pulled pork and cookies!



EMS Training

- GRFD ECs have been conducting cardiac arrest drills with their crews utilizing an acquired residential structure in the district. In these scenarios, crews respond to a residence and find our iSimulate mannequin in the garage where they proceed to work through a cardiac arrest scenario created by the EC. Each scenario provides the opportunity to work through our treatment protocols on a realistic patient, but outside of the classroom environment.

EMS Team

- Division Chief Taylor, Captains Dean Sanchez, Seegmiller, and De Masi, and Paramedic Shay Muscarella attended Connect 2025. This Image Trend conference provided the group with

education sessions and one-on-one problem-solving sessions to improve our efficiency and effectiveness with the platform. The Division has already begun to implement lessons learned to improve our electronic patient care records.

- The Division took receipt and installation of our new Stryker power loader and stretcher systems. These power systems provide injury prevention during loading and unloading for our providers as well as patient safety during transport.
- Our two new ambulances passed their DHS inspections and were placed into service at stations 379 and 380.
- We have four EMTs that will be taking entrance exams for a Pima College paramedic program beginning in September.
- Staff participated in Project Grad set up and take down at Ironwood Ridge and CDO High Schools.
- Staff assisted Professional Development with the final week of the Fire Officer Academy.

EMS Performance

Emergency Medical Response Program

The purpose of the Emergency Medical Response program is to provide emergency response, evidenced-based medical care, and ambulance transport services to residents and visitors of the community so they can receive a timely response and experience the best possible health outcomes.

February 2025 Results:

% EMS calls for service where the turnout time is 1:15 or less. **81.3%**

Maintain emergent (Code III) responses where the first unit total response time is 9:00 minutes or less for urban areas and 12:00 minutes for rural areas. Urban = **10.6**; Rural = **13.9**

Maintain wall times (arrival at hospital to transfer of care) at the 90th percentile to 45 minutes or less. **24:19**

The number of instances and associated lengths of time where non-reserve ambulance availability is 0. **There were three occurrences. Still determining a way to measure the duration.**

% cardiac arrest responses where nationally recognized EMS performance measure benchmarks are met. **Developing a means of measurement.**

% cardiac responses where CPR is administered prior to first unit arrival. **100%**

% survival rate for cardiac arrest (Utstein Formula of Survival) **21%**

% STEMI responses where nationally recognized EMS performance benchmarks are met. **Developing a means of measurement.**

% stroke responses where nationally recognized EMS performance benchmarks are met. **Developing a means of measurement.**

% TBI responses where nationally recognized EMS performance benchmarks are met. **Developing a means of measurement.**

% of surveyed respondents are satisfied with the service received from EMS response. **Developing a survey.**

% budget variance. Operations = **65.12%** and Supplies = **68.58%**

Outputs:

The number of EMS responses provided. **1,101**

The number of ambulance transports provided. **642**

Demands:

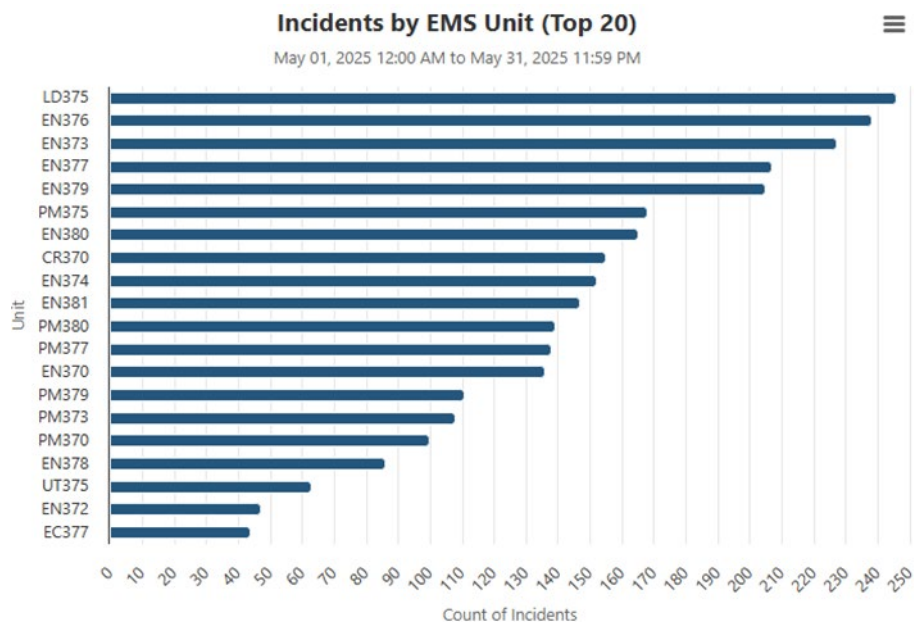
The number of EMS responses expected to be requested. **1,033**

The number of ambulance transports to be requested. **615**

Efficiencies:

EMS program expenditure per total number of EMS responses. **Developing a means of measurement.**

EMS program expenditure per capita. **Developing a means of measurement.**



Fire Response

Fire Response Program

The purpose of the Fire Response program is to provide life safety, fire suppression, and property conservation services to our community so they can experience a timely and professional response to minimize the loss of life and property.

April 2025 Performance Results:

92% fire calls for service where the turnout time is 1:30 or less

100% urban (>2500 pop. density) fire calls for service where the first unit is on scene in 9:20 minutes or less (from time of dispatch).

100% urban (>2500 pop. density) moderate risk fire calls for service where the effective response force is on scene in 23:35 minutes or less (from time of dispatch).

100% urban (>2500 pop. density) high risk fire calls for service where the first unit is on scene in 33:45 minutes or less (from time of dispatch).

% urban (>2500 pop. density) maximum risk fire calls for service where the effective response force is on scene in 43:45 minutes or less (from time of dispatch).

% rural (<2500 pop. density) fire calls for service where the first unit is on scene in 12:20 minutes or less (from time of dispatch). **In Development**

% rural (<2500 pop. density) moderate risk fire calls for service where the effective response force is on scene in 25:30 minutes or less (from time of dispatch). **In Development**

% rural (<2500 pop. density) high risk fire calls for service where the effective response force is on scene in 35:30 minutes or less (from time of dispatch). **In Development**

% rural (<2500 pop. density) maximum risk fire calls for service where the effective response force is on scene in 45:30 minutes or less (from time of dispatch). **In Development**

100% of fires contained to the room of content.

100% of fire responses where there is no injury or loss of life (to the public)

100% of fire responses where there is no injury or loss of life (to GRFD personnel)

% of surveyed respondents are satisfied with the service received from fire response **(Still being considered and/or developed)**

Fire Alarm Responses (NFIRS 700s)

Incident Type And Description	Total
700 - False alarm or false call, other	3
714 - Central station, malicious false alarm	1
730 - System malfunction, other	1
733 - Smoke detector activation due to malfunction	2
735 - Alarm system sounded due to malfunction	3
736 - CO detector activation due to malfunction	1
743 - Smoke detector activation, no fire - unintentional	2
745 - Alarm system activation, no fire - unintentional	3
Total: 16	

Vehicle Fire Responses (NFIRS 130s)

Incident Type And Description	Total
131 - Passenger vehicle fire	3
Total: 3	

Rubbish Fire Response (NFIRS 150s)

Incident Type And Description	Total
151 - Outside rubbish, trash or waste fire	2
154 - Dumpster or other outside trash receptacle fire	1
Total: 3	

Residential Fire Responses (NFIRS 111, Prop. Type 419, 429)

Incident Type And Description	Property Use And Description	Total
113 - Cooking fire, confined to container	419 - 1 or 2 family dwelling	1
118 - Trash or rubbish fire, contained	419 - 1 or 2 family dwelling	1
Total: 2		

Commercial Fire Responses (NFIRS 111, Prop. Type not 419, 429)

Report Results
There are no results. Please redefine your search criteria.

Honor Guard and Pipes & Drums

- Pipes and Drums did not have any expenses for the month of May
- Events-
 - Kathy Kidd Memorial – Lundeborg
 - AMR Kipeni Supaia Funeral

Honor Guard monthly Ops. report for May:

- **We had 1 expenditure this month:** Mr. Tee's silk screening: Completed design, manufacture and installation of last three new HG members double collar patches. Finally, all uniforms are completed! **Monthly Total: \$169.60**
- District credit card and Honor Guard budget is all squared up.

We had 1 event and monthly meeting that we participated in for the month of May:

- | | |
|---|-------------|
| ○ May 5th "CAD international El Conquistador" | -TJ Steele- |
| ○ May 16 th "Monthly meeting" | -Full team- |

Professional Development



2025 Fire Officer Academy

Courses/Training

- 2025 Live Fire Behavior drill
 - Flashover burn prop has been repaired and Professional Development is preparing to continue training
 - Live fire training is scheduled to take place June 2-5th, June 24-25th, and June 30th
- Preparing new and updated VFIS training for 2025
- 2025 Fire Officer Academy
 - Officer academy began April 14, 2025 and ended May 22, 2025
 -
 - Some topics covered were Fire Life Safety, Fire Code, Fire Inspections, Communications, Telestaff, Incident Safety Officer, Emotional Intelligence, Crisis Support, Morals and Ethics, Community Risk Reduction, Accreditation, TRT/Hazmat Operations, and Conflict Resolution
 - 13 students completed the class and received their Fire Officer I & II certifications
 - Course completion ceremony was held on May 22, 2025 for the students and their families
- 24-01 Probationary Year
 - Module III books were due May 15, 2025
 - Module IV books will be due July 31, 2025
 - Module I, II, III, and IV practical testing will be August 4-6, 2025

- Blue Card Sims Lab
 - 9 personnel submitted to get Blue Card certified
 - Running a 3-day Sims Lab June 16-18, 2025
- Instructor I & II
 - Preparing for an upcoming Instructor I & II course
 - Tentatively scheduled for July

Miscellaneous

- Engineer promotional process
 - Preparing for an upcoming Engineer promotional process
 - Working on announcement
- Captain promotional process
 - Preparing for an upcoming Captain promotional process
 - Working on announcement

Professional Development Program

- The purpose of the Professional Development Program is to provide professional development services to Golder Ranch Fire District team members so they can be highly trained and prepared for advancement in their career.

May 2025 Results

- 46% completion rate on Firefighter ISO training.
- 46% completion rate on Engineer ISO training.
- 45% completion rate on Officer ISO training.
- 100% completion rate on all district-required annual Administration OSHA training
- 100% completion rate on all district-required annual Community Resource Technician OSHA training
- 100% completion rate on all district-required annual Fleet, Logistics, and IT OSHA training
- 100% completion rate on all district-required annual Suppression and FLS OSHA training
- 100% completion rate on all district-required annual Supervisor Administration OSHA training
- 100% completion rate on all district-required annual Supervisor Fleet, Logistics, and IT OSHA training
- 100% completion rate on all district-required annual Supervisor Suppression and FLS OSHA training
- 94% completion rate on all district-required annual Wildland Refresher Training
- 91% completion rate on all district-required annual Physical Agility Evaluations.
- 4% completion rate on all district-required annual VFIS Refresher training.
- % completion rate on all district-required annual Ropes Ops/Tech Refresher training. Work in progress
- 51% completion rate on all district-required annual Swift Water Ops/Tech training.
- % completion rate on all district-required annual Hazmat Refresher training. Work in progress

- Promotional success rate. Nothing to report
- % of members on promotional eligibility lists than the positions in each class up to Battalion Chiefs. Work in progress
- % of surveyed respondents are satisfied with the service received from professional development. Work in progress
- % budget variance. Work in progress

Outputs

- 600 hours of recruit training will be delivered annually. Work in progress
- 160 hours of Driver/Operator training will be delivered every two years.
- 192 hours of Fire Officer I and II training will be delivered every two years.
- 160 hours (six classes) of leadership development training will be delivered every two years. Work in progress
- 60 hours of required annual training, in addition to ISO requirements, will be delivered annually. Work in progress
- 80 hours of rope and swift water rescue technician training will be offered annually. Work in progress
- One Battalion Chief promotional process will be provided every two years. Work in progress
- One Captain promotional process will be provided every two years. Work in progress
- One Engineer promotional process will be provided every two years. Work in progress

Special Operations

Results

- 0% of the Special Operations responses involved injuries or loss of life.
- 0% of the Special Operations responses resulted in injuries or loss of life to GRFD personnel.
- 100% of the Special Operations Team response's turnout times were 2:30 minutes or less.
- 100 % HAZMAT responses where the affected area was mitigated in 6 hours or less
- TBD% of respondents surveyed are satisfied with the service received from HAZMAT response
- 30% budget variance

Outputs

- 0 technical rescue responses
- 1 hazardous material responses provided
- 1 individual served

Monthly Response Highlights

- There were no significant Special Operations calls for the month of May.

Monthly Training

Regional Hazardous Material Training

- The Special Operations Team participated in the May Regional Hazardous Materials training, which was created, coordinated, and delivered by Santa Rita Fire District. The Detection and Monitoring education was delivered through online learning.

Regional Technical Rescue Training

- With monsoon season swiftly approaching, Swift Water Rescue refresher training for the region is a major priority. The May training was hosted by GRFD and was created by Captain Sam Garcia. The training covered boat operations, line gun training, and communications in regard to Swift Water Rescue. This was delivered by various instructors from GRFD to include Captain Ryan Miller, Paramedic Jeff Ketterer, Paramedic Dominic Rhodes, Paramedic Ryan Szach, and Paramedic Dan Wallace. Paramedic Josh Padilla from Tucson Fire also assisted with instructing alongside GRFD to form good regional teamwork! The drill was at Danny Lopez Park Lake (formerly Silverbell Lake) over 3 days. Many regional partners participated, and the drill was hosted successfully with positive feedback.

Regional Initial Training

- One GRFD student and one GRFD instructor prepared for June's Swift Water Rescue Regional Technician class.
- One GRFD student prepared for June's Advanced Trench Rescue Symposium held in Michigan.

In District Training

- Captain Sam Garcia developed the Annual Swift Water Rescue refresher practical training. This was delivered throughout the month of May by the following instructors: Paramedic John Baron, Firefighter Manny Garcia, and Paramedic Dan Wallace.
- The Station 377 crews completed their annual VFIS Emergency Trailer Operations online learning and practical training. The instructors were Captain Ryan Miller, Engineer Chad Buda and Engineer Anthony Rios.

Wildland

Current Assignments-

- No Resources or equipment assigned out of district.

*Currently GRFD is first out Type 6, Type 3, and REMS within the PCWT rotation.

Recent Assignments-

Greer Fire AZ-ASF-000213

First Operational Period: **5/13/2025**

Type 3(1634)- Crew: Waldorf, Strieter, Newburn, Mace

Type 6 (2239) Crew: J. Labas, Metz, Palmer

Released on Wednesday 5/22

Cody Fire in Oracle AZ

First Operational Period: **5/21/2025**

Tender (021) - Crew - Kyle Rhein, Muirhead (dip site in the state park)

Released on Wednesday 5/27.

Cody Fire / Oracle, AZ

First Operational Period: **5/23/2025**

Single Resource- Communications

Crew: Kroger Shop #: rental

Released on Wednesday 5/30

Projects-

- The Wildland team purchased new Wolf Initial Attack packs to be placed on EN378, EN373, BR372, BR380. This will replace the plain fire shelter belts and allow crews to be better prepared with extra water, headlamps, and other necessities to allow them to be safer and more efficient when called upon to respond to in district IA fires.





GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Tom Brandhuber, Fire Chief

MTG. DATE: June 17, 2025

SUBJECT: PUBLIC HEARING ON THE GOLDER RANCH FIRE DISTRICT FISCAL YEAR 2025-2026 & 2026-2027 BUDGETS

- OPEN THE PUBLIC HEARING
- CLOSE THE PUBLIC HEARING

ITEM #: 8A

REQUIRED ACTION: ☒ Discussion Only ☐ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☐ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☐ Legal Review

BACKGROUND

This agenda item is included for public discussion of the proposed Golder Ranch Fire District Fiscal Year 2025-2026 & 2026-2027 budgets. The budget was posted in three public places and published on the Golder Ranch Fire District website for more than the twenty days required, prior to the public hearing. Copies of the Golder Ranch Fire District budget for fiscal year 2025-2026 were made available to members of the public upon written request to the District in accordance with A.R.S. §48-805.

RECOMMENDED MOTION

Public Hearing Only



GOLDER RANCH FIRE DISTRICT

GOLDER RANCH FIRE DISTRICT GOVERNING BOARD PUBLIC NOTICE

The FY 25/26 & FY 26/27 tentative budgets have been published and posted in the public places listed below within the District. It will remain posted for twenty days, prior to the public hearing, pursuant to ARS 48-805.02.A.

The three posting locations are:

Golder Ranch Fire District Fire Headquarters
1600 E. Hanley Boulevard
Oro Valley, AZ 85737

Golder Ranch Fire District North Administration
3885 E. Golder Ranch Drive
Tucson, AZ 85739

Golder Ranch Fire District South Administration
1175 W. Magee Road
Tucson, Arizona 85704

Golder Ranch Fire District Station 373
63735 E. SaddleBrooke Boulevard
Tucson, AZ 85739

The tentative budgets may be provided in a paper format and are available per request at the Golder Ranch Fire District Fire Headquarters 1600 E. Hanley Boulevard Oro Valley, AZ 85737.

Posted By: Shannon Ortiz
Date: May 20, 2025



GOLDER RANCH FIRE DISTRICT

NOTICE OF PUBLIC HEARING GOLDER RANCH FIRE DISTRICT

Pursuant to A.R.S. §48-805.02.A, the Governing Board of Golder Ranch Fire District hereby gives notice that it will hold a public hearing for the purpose of adopting a budget. The public hearing will be held at the District's next regularly scheduled meeting:


**June 17, 2025- 9:00 a.m.
Golder Ranch Fire District
Fire Headquarters
1600 E. Hanley Boulevard
Oro Valley, AZ 85737**

Copies of the tentative budget are posted with this notice and can also be obtained at the GRFD Fire Headquarters 1600 E. Hanley Boulevard Oro Valley, AZ 85737 and www.grfdaz.gov.

Posted on 5/20/2025
Shannon Ortiz

TENTATIVE FISCAL YEARS 2025/26 & 2026/27 BUDGETS

	<u>BOND DEBT</u> <u>SERVICE</u>	<u>WILD LAND</u> <u>FUND</u>	<u>AMBULANCE</u> <u>TRANSPORT</u> <u>FUND</u>	<u>CAPITAL PROJECTS</u> <u>FUND</u>	<u>GENERAL FUND</u>	TOTAL FY 25/26	TOTAL FY 26/27 (projected)
REVENUES							
Property Tax	1,862,441	-	-	1,137,041	42,037,738	45,037,220	45,937,964
Fee for Service	-	315,000	5,000,000	-	681,583	5,996,583	6,536,275
Prop 207 State Shared Rev	-	-	-	-	700,000	700,000	700,000
Fire District Assistance Tax	-	-	-	-	800,000	800,000	800,000
EMS Membership	-	-	60,000	-	-	60,000	60,000
Grant Revenue	-	-	-	-	309,000	309,000	-
Interest Income	-	-	-	-	400,000	400,000	425,000
Capital Reserve Restricted (ARPA)	-	-	-	1,676,000	-	1,676,000	-
Capital Sinking Fund	-	-	-	1,398,619	-	1,398,619	1,248,333
Capital Reserve Contingency	-	-	-	500,000	-	500,000	500,000
Debt Service Reserve	64,157	-	-	-	-	64,157	-
						-	-
						-	-
TOTAL REVENUES	1,926,598	315,000	5,060,000	4,711,660	44,928,321	56,941,579	56,207,572
EXPENDITURES							
Labor, Benefits & Employee Development	-	300,000	4,483,628	-	34,676,127	39,459,755	41,336,570
Supplies/Software/Consumables	-	-	233,330	-	1,447,673	1,681,003	1,714,623
Vehicle / Equipment	-	-	76,150	-	1,638,524	1,714,674	1,731,821
Utilities / Communications	-	-	9,334	-	530,746	540,080	545,480
Professional Services	-	-	121,562	-	1,769,141	1,890,703	1,909,610
Dues/Subscriptions	-	-	10,500	-	939,346	949,846	959,345
Insurance	-	-	-	-	250,200	250,200	252,702
Repairs / Maintenance	-	15,000	125,496	-	620,246	760,742	768,349
Bond and Lease Principle	1,060,000	-	-	-	2,401,309	3,461,309	3,492,142
Capital Outlay	-	-	-	4,711,660	-	4,711,660	2,535,660
Bond and Lease Interest	866,598	-	-	-	655,010	1,521,608	961,270
TOTAL EXPENDITURES	1,926,598	315,000	5,060,000	4,711,660	44,928,321	56,941,579	56,207,572
O&M Mil rate	\$ -	\$ -	\$ -	\$ 0.07	\$ 2.48	\$ 2.55	2.55
Bond Mil Rate	\$ 0.11	\$ -	\$ -	\$ -	\$ -	\$ 0.11	0.11
Combined Mil Rate	\$ 0.11	\$ -	\$ -	\$ 0.07	\$ 2.48	\$ 2.66	2.66


Vice-Chair of the Board

05-20-2025
Date


Clerk of the Board

05-20-2025
Date



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Dave Christian, Finance Director

MTG. DATE: June 17, 2025

SUBJECT: DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION #2025-0003
APPROVING AND FORMALLY ADOPTING THE GOLDER RANCH FIRE DISTRICT
FISCAL YEAR 2025-2026 & 2026-2027 BUDGETS

ITEM #: 8B

REQUIRED ACTION: ☐ Discussion Only ☒ Formal Motion ☒ Resolution

RECOMMENDED ACTION: ☒ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☒ Legal Review

BACKGROUND

On May 20, 2025, the Golder Ranch Fire District Board approved the tentative budget for fiscal year 2025-2026. This budget was subsequently posted and made available for public review in accordance with A.R.S. §48-805.

The tentative budget for 2025-2026 provides \$44,928,321 to the General Fund, \$4,711,660 to the Capital Projects Fund, \$5,060,000 to the Ambulance Transport Fund, and \$315,000 to the Wildland Fund for a total O&M budget of \$55,014,981, requiring a mil rate of \$2.55 and a tax levy of \$43,174,779.

The Bond Debt Service Fund will require a levy of \$1,862,441 and a mil rate of \$.11.

Per state statute, Finance Director Christian has added 12 additional months to the template for fiscal year 2026-27, to bring the budget into compliance by adopting a budget that is 24 months in duration.

RECOMMENDED MOTION

Motion to approve Resolution #2025-0003 formally adopting the Golder Ranch Fire District budget in the amount of \$56,941,579 with a recommended mil rate of \$2.55 and a bond debt service mil rate of \$.11 for fiscal year 2025-2026.



GOLDER RANCH FIRE DISTRICT

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1600 E. Hanley Boulevard
Tucson, Arizona 85737

Chief Tom Brandhuber

RESOLUTION NO. 2025-0003

A RESOLUTION APPROVING AND FORMALLY ADOPTING THE GOLDER RANCH FIRE DISTRICT ANNUAL BUDGET FOR FISCAL YEARS 2025 - 2026 AND 2026 - 2027

The Golder Ranch Fire District Governing Board hereby adopts and sets forth the following Resolution:

WHEREAS, the Golder Ranch Fire District is a fire district and political subdivision of the State of Arizona, and is duly organized and existing pursuant to the constitution and laws of the State; and

WHEREAS, the Golder Ranch Fire District Governing Board approved a tentative 24 month budget for fiscal years 2025-2026 and 2026-2027, which contains the estimated revenues and expenditures; and

WHEREAS, the tentative budget was posted in three public places and published on Golder Ranch Fire District's official website for more than twenty days prior to a public hearing in accordance with A.R.S. §48-805.A(2); and

WHEREAS, the Golder Ranch Fire District Governing Board called a public hearing on June 17, 2025, to receive public input on the Golder Ranch Fire District budget for fiscal year 2025-2026; and

WHEREAS, the Net Assessed Value of the Golder Ranch Fire District is \$1,693,128,535; and

WHEREAS, in accordance with the requirements of the Arizona Revised Statutes §48-805.02.D, the Chairperson and the Clerk of the Governing Board hereby certify as follows:

- a) That the District has not incurred any debt or liability in excess of taxes levied and to be collected and the money actually available and unencumbered at that time in the District general fund, except for those liabilities as described in §48-805.B.2 and §48-806 and §48-807.
- b) That the Golder Ranch Fire District complies with §48-805.02.F



GOLDER RANCH FIRE DISTRICT

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Tucson, Arizona 85737

Chief Tom Brandhuber

NOW, THEREFORE, BE IT RESOLVED that the Golder Ranch Fire District Governing Board met in a duly noticed public session on June 17, 2025 and upon a vote of 5/0 authorized and approved Resolution No. 2025-0003 to approve and formally adopt the Golder Ranch Fire District's O&M budget for fiscal year 2025-2026 in the amount of \$55,014,981 and with a recommended mil rate of \$2.55 and

BE IT FURTHER RESOLVED that the total approved budget amount of \$56,941,579 for fiscal year 2025-2026 includes a Bond Debt Service Fund which will require a levy of \$1,862,441 with a proposed mil rate of \$.11; and

BE IT FURTHER RESOLVED that the Golder Ranch Fire District shall post the adopted budget in a conspicuous location(s) and on the District's official website within seven business days after the final adoption and it shall be retained on the website for at least sixty months; and

BE IT FURTHER RESOLVED a certification by the Chairperson and Clerk of the District Board shall notify the Board of Supervisors of Pinal and Pima County.

BE IT FURTHER RESOLVED that the Golder Ranch Fire District staff is hereby authorized and directed to take all steps necessary and proper to implement this Resolution.

ADOPTED AND APPROVED by the Governing Body of the Golder Ranch Fire District on this 17th day of June 2025, at a duly noticed public meeting of the Golder Ranch Fire District Governing Board.

Vicki Cox Golder
Chairperson of the Governing Board
of the Golder Ranch Fire District



GOLDER RANCH FIRE DISTRICT

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Tucson, Arizona 85737

Chief Tom Brandhuber

ATTEST:

Sandra Outlaw
Clerk of the Governing Board
of the Golder Ranch Fire District

FINAL BUDGETS FOR FISCAL YEARS 2025/26 & 2026/27

	<u>BOND DEBT SERVICE</u>	<u>WILD LAND FUND</u>	<u>AMBULANCE TRANSPORT FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL FUND</u>	TOTAL FY 25/26	TOTAL FY 26/27 (projected)
REVENUES							
Property Tax	1,862,441	-	-	1,137,041	42,037,738	45,037,220	45,937,964
Fee for Service	-	315,000	5,000,000	-	681,583	5,996,583	6,536,275
Prop 207 State Shared Rev	-	-	-	-	700,000	700,000	700,000
Fire District Assistance Tax	-	-	-	-	800,000	800,000	800,000
EMS Membership	-	-	60,000	-	-	60,000	60,000
Grant Revenue	-	-	-	-	309,000	309,000	-
Interest Income	-	-	-	-	400,000	400,000	425,000
Capital Reserve Restricted (ARPA)	-	-	-	1,676,000	-	1,676,000	-
Capital Sinking Fund	-	-	-	1,398,619	-	1,398,619	1,248,333
Capital Reserve Contingency	-	-	-	500,000	-	500,000	500,000
Debt Service Reserve	64,157	-	-	-	-	64,157	-
						-	-
						-	-
TOTAL REVENUES	1,926,598	315,000	5,060,000	4,711,660	44,928,321	56,941,579	56,207,572
EXPENDITURES							
Labor, Benefits & Employee Development	-	300,000	4,483,628	-	34,676,127	39,459,755	41,336,570
Supplies/Software/Consumables	-	-	233,330	-	1,447,673	1,681,003	1,714,623
Vehicle / Equipment	-	-	76,150	-	1,638,524	1,714,674	1,731,821
Utilities / Communications	-	-	9,334	-	530,746	540,080	545,480
Professional Services	-	-	121,562	-	1,769,141	1,890,703	1,909,610
Dues/Subscriptions	-	-	10,500	-	939,346	949,846	959,345
Insurance	-	-	-	-	250,200	250,200	252,702
Repairs / Maintenance	-	15,000	125,496	-	620,246	760,742	768,349
Bond and Lease Principle	1,060,000	-	-	-	2,401,309	3,461,309	3,492,142
Capital Outlay	-	-	-	4,711,660	-	4,711,660	2,535,660
Bond and Lease Interest	866,598	-	-	-	655,010	1,521,608	961,270
TOTAL EXPENDITURES	1,926,598	315,000	5,060,000	4,711,660	44,928,321	56,941,579	56,207,572
	-	-	-	-	-	-	-
O&M Mil rate	\$ -	\$ -	\$ -	\$ 0.07	\$ 2.48	\$ 2.55	2.55
Bond Mil Rate	\$ 0.11	\$ -	\$ -	\$ -	\$ -	\$ 0.11	0.11
Combined Mil Rate	\$ 0.11	\$ -	\$ -	\$ 0.07	\$ 2.48	\$ 2.66	2.66

Vice-Chair of the Board Date

Clerk of the Board Date



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Dave Christian, Finance Director

MTG. DATE: June 17, 2025

SUBJECT: DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION #2025-0004
APPROVING THE APPROPRIATION OF THE GOLDER RANCH FIRE DISTRICT END
OF FISCAL YEAR 2024-2025 GENERAL FUND BALANCE

ITEM #: 8C

REQUIRED ACTION: ☐ Discussion Only ☒ Formal Motion ☒ Resolution

RECOMMENDED ACTION: ☒ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☒ Legal Review

BACKGROUND

At the end of each fiscal year, the Fire Board must commit the General Fund Balance to a reserve fund pursuant to the GRFD Principles of Sound Financial Management Policy. The following reserves are calculated and are requested to be committed by resolution of the board...

Emergency Reserve 10%	\$4,427,237
Operating Reserve 20%	\$8,854,473
Stabilization Reserve 10%	\$4,427,237
<u>Contingency Reserve Fund</u>	<u>\$4,000,000</u>
Total Reserve Balance FY Ending 2025	\$21,708,946

RECOMMENDED MOTION

Motion to approve Resolution #2025-0004 appropriating the end of fiscal year General Fund balance in accordance with GRFD Principles of Sound Financial Policy.



GOLDER RANCH FIRE DISTRICT

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1600 E. Hanley Boulevard
Tucson, Arizona 85737

Chief Tom Brandhuber

RESOLUTION NO. 2025-0004

A RESOLUTION APPROVING THE APPROPRIATION OF THE GOLDER RANCH FIRE DISTRICT END OF FISCAL YEAR 2024-2025 GENERAL FUND BALANCE

The Golder Ranch Fire District Governing Board hereby adopts and sets forth the following Resolution:

WHEREAS, the Golder Ranch Fire District is a fire district and political subdivision of the State of Arizona, and is duly organized and existing pursuant to the constitution and laws of the State; and

WHEREAS, the Golder Ranch Fire District has in place the Golder Ranch Fire District Principles of Sound Financial Management Policy; and

WHEREAS, the Golder Ranch Fire District Governing Board has determined it is in the best interest of the Golder Ranch Fire District to designate remaining funds from the end of fiscal year 2024-2025 in accordance with terms set forth in the Principles of Sound Financial Management Policy.

NOW THEREFORE, BE IT RESOLVED that the Golder Ranch Fire District Governing Board met in a duly noticed public session on June 17, 2025 and upon a vote of _____ approved and adopted Resolution No. 2025-0004 to designate remaining funds from the end of fiscal year 2024-2025 on June 17, 2025 in accordance with the terms set forth in the Principles of Sound Financial Management Policy as follows:

Emergency Reserve.....	\$ 4,427,237
Operating Reserve.....	\$ 8,854,473
Stabilization Reserve.....	\$ 4,427,237
<u>Contingency Reserve Fund.....</u>	<u>\$ 4,000,000</u>

Total Reserve Balance FY Ending 2025.....\$21,708,946

BE IT FURTHER RESOLVED a certification by the Chairperson and the Clerk of the Golder Ranch Fire District Governing Board will notify the Board of Supervisors of Pinal and Pima Counties; and



GOLDER RANCH FIRE DISTRICT

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Tucson, Arizona 85737

Chief Tom Brandhuber

BE IT FURTHER RESOLVED that Golder Ranch Fire District staff is hereby authorized and directed to take all steps necessary and proper to implement this Resolution.

ADOPTED AND APPROVED by the Governing Body of the Golder Ranch Fire District on this 17th day of June 2025, at a duly noticed public meeting of the Golder Ranch Fire District Governing Board.

Vicki Cox Golder
Chairperson of the Governing Board
of the Golder Ranch Fire District

ATTEST:

Sandra Outlaw
Clerk of the Governing Board
of the Golder Ranch Fire District

Date



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Tom Brandhuber, Fire Chief

MTG. DATE: June 17, 2025

SUBJECT: DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF RESOLUTION #2025-0005, ALLOCATING RESERVE FUNDS TO ACQUIRE AND RENOVATE THE REAL PROPERTY AT 3701 W. QUASAR ST. TUCSON, AZ 85741 FROM NORTHWEST FIRE DISTRICT TO SERVE AS THE DISTRICT'S CENTRAL SUPPLY WAREHOUSE AND TO APPROVE THE PURCHASE AGREEMENT AND FURTHER AUTHORIZE THE GRFD CHAIRPERSON OR AUTHORIZED DESIGNEE TO EXECUTE THE PURCHASE AGREEMENT FOR DEPOSIT INTO ESCROW ACCORDING TO THE TERMS OF THE PURCHASE AGREEMENT

ITEM #: 8D

REQUIRED ACTION: ☐ Discussion Only ☐ Formal Motion ☒ Resolution

RECOMMENDED ACTION: ☒ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☐ Staff ☒ Fire Chief ☒ Legal Review

BACKGROUND

Currently owned by Northwest Fire District (NWFD), the former fire station and logistics center at 3701 W. Quasar, in GRFD boundaries, has been approved for surplus by the NWFD governing board. Sale price for the 1.98 acres and 6,128 sqft building is \$824,999.99. The purpose of the property acquisition is to develop a location to serve as a central warehouse for supplies and dedicated location for equipment testing such as personal protective and respiratory protection equipment, leading to improving inventory control/management. Additionally, this acquisition would allow us to further develop the Professional Development and Fleet areas at our campus on Golder Ranch Drive. In February of 2025, the property was appraised by AXIA Real Estate Appraisers at \$950,000.00.

As part of our due diligence, the GRFD support services team has completed a commercial building inspection with Pride Property Inspections and detailed sewer oscopy with Arizona Elite Plumbing. The building was found to be in good repair, however, there are improvements needed to ensure the property meets the district's needs and extend the life of this 1991 property. Staff is requesting an allocation not to exceed \$1.3 million from reserve funding to acquire the property, complete necessary repairs and tenant improvements.

If approved, an escrow account shall be established by GRFD, final closing on the property no later than July 31, 2025, unless agreed upon by both parties.

Recently repaired or replaced: Roof and HVAC units replaced in 2022.

BACKGROUND

Known repairs and needs at time of inspections:

Minor electrical and lighting upgrades

Pavement completely replaced

Hydrojetting main plumbing line

Elastomeric Coating on roof

Interior/Exterior Paint

Flooring upgrades, currently carpeted

New appliances

New Kitchen Cabinets and Counters

Security Gates on the property

Upgraded Internet/Microwave Equipment

Redesign living and bedrooms into office space that will increase accountability and security of inventory

Storage racks for equipment

Forklift to access upper storage areas

Conveying with the property:

1. Two utility sheds

2. Two Conex storage containers

3. Shelving in the bay area

4. One extractor

5. One stove

6. One refrigerator

7. One air compressor

RECOMMENDED MOTION

Motion to adopt Resolution # 2025-0005 approving the allocation of reserve funds, not to exceed \$1.3 million, to acquire and renovate the Property located at 3701 W. Quasar St., Tucson, AZ from Northwest Fire District; and, to approve the purchase agreement and further authorize the GRFD Governing Board Chairperson or authorized designee to execute the purchase agreement for deposit into escrow according to the terms of the purchase agreement.



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Oro Valley, AZ 85737

Chief Tom Brandhuber

RESOLUTION NO. 2025-0005

A RESOLUTION OF THE GOVERNING BOARD OF THE GOLDER RANCH FIRE DISTRICT ALLOCATING RESERVE FUNDS TO ACQUIRE AND RENOVATE THE REAL PROPERTY AT 3701 W. QUASAR STREET TUCSON, ARIZONA 85741 FROM NORTHWEST FIRE DISTRICT TO SERVE AS THE DISTRICT'S CENTRAL SUPPLY WAREHOUSE; AND, TO APPROVE THE PURCHASE AGREEMENT AND FURTHER AUTHORIZE THE GRFD CHAIRPERSON OR AUTHORIZED DESIGNEE TO EXECUTE THE PURCHASE AGREEMENT FOR DEPOSIT INTO ESCROW ACCORDING TO THE TERMS OF THE PURCHASE AGREEMENT

The Golder Ranch Fire District Governing Board hereby adopts and sets forth the following Resolution:

WHEREAS, the Golder Ranch Fire District is a fire district and political subdivision of the State of Arizona, and is duly organized and existing pursuant to the constitution and laws of the State; and

WHEREAS, the Golder Ranch Fire District has an opportunity to acquire the real property and improvements located at 3701 W. Quasar Street Tucson, Arizona 85741 within Golder Ranch Fire District's boundaries (the "property") from Northwest Fire District which has determined the Property surplus to its needs; and

WHEREAS, the Property upon acquisition, would require a reasonable amount of renovations to be functional for Golder Ranch Fire District's intended use as a central warehouse and dedicated location for equipment; and

WHEREAS, Northwest Fire District has provided a contract for sale of the Property to Golder Ranch Fire District for the sale price of \$824,999.99 with an anticipated closing date of July 31, 2025; and

WHEREAS, the Golder Ranch Fire District has available funds which would need to be allocated for the acquisition and renovation of the Property; and



GOLDER RANCH FIRE DISTRICT

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Oro Valley, AZ 85737

Chief Tom Brandhuber

WHEREAS, the Golder Ranch Fire District has determined that the acquisition of this Property upon the terms and conditions as set forth in the Agreement is its best interests,

NOW, THEREFORE, BE IT RESOLVED that the Golder Ranch Fire District Governing Board hereby authorizes execution of the Agreement by the Chairperson, or her designee, to purchase the Property and opening in escrow; and

BE IT FURTHER RESOLVED that the reserve funds, not exceed \$1.3 million dollars for the acquisition and renovation of the Property be allocated to acquisition and renovation of the Property.

ADOPTED AND APPROVED on this 17th day of June 2025, at a duly noticed public meeting of the Golder Ranch Fire District Governing Board.

Vicki Cox Golder
Chairperson of the Governing Board
of the Golder Ranch Fire District

ATTEST:

Sandra Outlaw
Clerk of the Governing Board
of the Golder Ranch Fire District

PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this “**Agreement**”) is made and entered into effective as of _____, 2025 (the “**Effective Date**”), by and between **NORTHWEST FIRE DISTRICT**, an Arizona fire district (“**Seller**”), and, **GOLDER RANCH FIRE DISTRICT**, an Arizona fire district (“**Buyer**”). Buyer and Seller collectively are referred to as the Parties (“**The Parties**”).

RECITALS

- A. Seller owns that certain real property, located at 3701 W. Quasar Street in Pima County, Arizona, Assessor’s Parcel Number 225-39-005B consisting of an approximately 86,249-square-foot site that is improved with a 6,182-square-foot commercial facility as more particularly described on **Exhibit A** attached hereto (the “**Real Property**”), together with any appurtenances, buildings, structures, facilities, fixtures, and other improvements located on the Real Property, including those items of personal property specifically identified on **Exhibit C** (collectively the “**Property**”).
- B. Seller desires to sell, transfer, and convey the Property to Buyer, and Buyer desires to purchase and acquire the Property, from Seller free and clear of any liens or encumbrances, upon and subject to the terms and conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller hereby agree and instruct Escrow Agent (as defined below) as follows:

1. **PURCHASE AND SALE**. Condition upon Buyer’s financing, Seller agrees to sell, transfer, and convey the Property to Buyer, and Buyer agrees to purchase and acquire the Property from Seller free and clear of all liens and encumbrances, upon and subject to the terms and conditions set forth in this Agreement.

2. **PURCHASE PRICE**. The purchase price for the Property shall be **EIGHT HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED NINETY-NINE DOLLARS AND NINETY-NINE CENTS (\$824,999.99)** (the “**Purchase Price**”).

(a) **Earnest Deposit**. Upon the Opening of Escrow (as defined below), Buyer agrees to deposit into Escrow (as defined below), by certified check or wire transfer, the sum of **EIGHTY TWO THOUSAND FOUR HUNDRED NINETY-NINE DOLLARS AND NINETY-NINE CENTS (\$82,499.99)** (which amount, together with any and all interest earned thereon, is hereinafter referred to as the “**Earnest Deposit**”).

(b) Investment of Deposit. Escrow Agent agrees to invest the Deposit in such FDIC insured money market accounts as Buyer may instruct from time to time, provided that such investments are subject to immediate withdrawal without penalty. At the Closing (as defined below), the Earnest Deposit will be credited against the Purchase Price.

(c) Cash Due at Closing. On or before 1:00 P.M., Mountain Standard Time, on the day of the Closing, Buyer agrees to deposit into Escrow, by wire transfer or other immediately available federal funds, the remainder of the Purchase Price plus Buyer's share of prorations and other Closing costs, if any, required herein (collectively, the "**Closing Funds**").

3. OPENING OF ESCROW. On the Effective Date, Buyer and Seller will cause an escrow ("**Escrow**") to be opened (the "**Opening of Escrow**") with Pioneer Title Agency, located at 6875 N. Oracle Road, Suite 205, Tucson, Arizona, Attention: _____ ("**Escrow Agent**") by delivering to Escrow Agent a fully-executed copy of this Agreement (or counterparts thereof). Escrow Agent agrees to promptly deliver to Buyer and Seller written notice of the date of the Opening of Escrow. This Agreement constitutes escrow instructions to Escrow Agent as well as the agreement of the parties. Escrow Agent is hereby appointed and designated to act as Escrow Agent and instructed to hold and to later deliver, pursuant to the terms of this Agreement, the documents and funds to be deposited into and to be disbursed from Escrow as herein provided.

(a) Escrow Agent's Duties. Escrow Agent, as the party responsible for closing the transaction contemplated herein within the meaning of Section 6045(e)(2)(A) of the Internal Revenue Code of 1986, as amended (the "**Code**"), agrees to file all necessary information, reports, returns and statements (collectively the "**Reports**") regarding the transaction as may be required by the Code including, but not limited to, any Reports required pursuant to Section 6045 of the Code. Escrow Agent further agrees to indemnify, defend, and hold harmless Buyer, Seller, and their respective attorneys, brokers, and agents for, from, and against any and all actual or alleged claims, costs, liabilities, penalties, and expenses resulting from Escrow Agent's failure to file the Reports that Escrow Agent is hereby required to file.

(b) Escrow Cancellation Charges. If the Purchase and Sale fails to close because of Seller's default, Seller will be liable to Escrow for any and all customary escrow cancellation charges. If the Purchase and Sale fails to close because of Buyer's default, Buyer will be liable to Escrow for any and all such cancellation charges. If the Purchase and Sale fails to close for any other reason, any and all such cancellation charges for Escrow will be split equally between Buyer and Seller.

4. INVESTIGATION.

(a) Property Materials. No later than five (5) business days following the Opening of Escrow, Seller shall deliver to Buyer copies of documents (whether in paper format or electronic format) relating to the Property that are in Seller's possession, which involve notices of violation or noncompliance with any local, state or federal laws, rules, regulations or statutes, and includes but is not limited to, copies of existing plans and specifications, property condition and environmental reports, survey and title reports, insurance claims, all leases and service contracts (the "**Property Materials**"); provided, however, the Property Materials specifically exclude any

attorney-client privileged materials relating to the Property. Buyer understands and acknowledges that Seller has made all Property Materials available to Buyer merely as an accommodation, and, except as otherwise expressly stated in this Agreement, Seller is not in any way representing or warranting the accuracy, sufficiency, or completeness of any documentation or information provided to Buyer. Seller recommends to Buyer that Buyer conduct its own examination, inspection, and investigation of the Property on or before the Due Diligence Termination Date.

(b) Property Leases, Licenses, Rentals or Other Agreements for Use. No later than five (5) business days following the Opening of Escrow, Seller shall provide to Buyer copies of any leases, licenses, rentals and all other agreements with third parties allowing use of the Property by third parties from the time of Opening of Escrow into the future [collectively “**Use Agreements**”]. These Use Agreements include, by way of example only, alarm service agreements, landscaping agreements, pest control agreements, window washing agreements, etc. At Closing, Seller shall terminate effective the date of Closing all third-party agreements as of Closing referenced in this subparagraph unless Buyer agrees in writing for any agreement to be assumed by Buyer.

(c) Inspection and Feasibility. At all reasonable times commencing on the Opening of Escrow and continuing until the Closing or earlier termination of this Agreement, Buyer, its agents, representatives, and designees will be entitled, at Buyer’s sole cost and expense, to: (i) enter onto the Property to perform any inspections, investigations, studies, and tests of the Property (including, without limitation, physical, engineering, soils, geotechnical, environmental, archaeological, habitat, and economic feasibility studies); (ii) review all Property Materials and Use Agreements; and (iii) investigate zoning, easements and such other matters pertaining to the Property as Buyer in its sole discretion may desire. Notwithstanding the foregoing, as a condition to entering the Property, Buyer agrees to provide Seller with such evidence of insurance against any potential personal injury or property damage caused by such entry and the inspections to be conducted by Buyer as Seller may reasonably request, and neither Buyer nor its agents, representatives, or designees are permitted to perform any invasive testing on the Property, other than standard borings for a geotechnical study or environmental study, without the prior written consent of Seller, which consent shall not be unreasonably withheld. Any entry by Buyer’s agents and representatives onto the Property will be subject to, and conducted in accordance with, all applicable laws. Buyer agrees to indemnify, defend and hold harmless Seller for, from, and against any and all actual or alleged claims, losses, demands, damages, liens, judgments, awards, causes of action, suits, liabilities, costs and expenses (including, without limitation, reasonable attorneys’ fees, expert witness’ fees, court costs, and other litigation-related expenses) (collectively, “**Claims**”), arising from personal injury or property damage caused by Buyer, its agents and representatives, or by Buyer’s failure to pay for the services of third-party providers engaged by Buyer to perform, any inspections conducted by or on behalf of Buyer pursuant to the terms hereof, or any breach of Buyer’s covenants and agreements in this **Section 4(c)**. Buyer agrees to repair any damage to the Property caused by its agents and representatives and agrees to restore the Property to the condition in which it existed prior to such entry. Buyer agrees to keep the Property free from any mechanics’ or materialmen’s liens caused by the exercise of Buyer’s inspection rights under this **Section 4(c)**. The provisions of this **Section 4(c)** will survive the Closing or the earlier termination of this Agreement. Copies of all inspection reports procured or otherwise obtained by Buyer shall be provided to Seller.

(d) Buyer's Termination Right. Buyer will have the right, in its sole and absolute discretion, at any time on or before 3:00 p.m., Mountain Standard Time, on the date that is thirty (30) calendar days following the Opening of Escrow (the "**Due Diligence Termination Date**") to terminate this Agreement by delivering a written notice of such termination to Seller and Escrow Agent if Buyer determines in its sole and absolute discretion that the Property is not acceptable to Buyer for any reason. If Buyer delivers a written notice of termination to Seller and Escrow Agent on or before the Due Diligence Termination Date or if Buyer and Seller have not entered into an amendment fully signed by both of the Parties stipulating to the items hereunder to be agreed upon prior to the Due Diligence Termination Date, then this Agreement and the Escrow shall automatically terminate, Escrow Agent agrees to immediately return the entire Earnest Deposit to Buyer, and neither of the Parties will have any further rights or obligations under this Agreement other than those that expressly survive the termination of this Agreement. Buyer's lender may exercise a one-time fifteen (15) calendar days extension of the Due Diligence Termination Date upon providing written notice to Seller and Escrow Agent, for Buyer's lender's investigative purposes.

5. TITLE AND SURVEY.

(a) Title Report. Within five (5) business days after the Opening of Escrow, Escrow Agent shall deliver to Buyer or cause its affiliated title insurer ("**Title Insurer**") to deliver to Buyer (with a copy to Seller) a title commitment for a standard coverage owner's policy of title insurance for the Property (the "**Title Report**"), together with the best available copies of all documents referenced as exceptions therein.

(b) Survey. Prior to the Due Diligence Termination Date, Buyer, at Buyer's sole cost and expense, may cause a survey of the Property to be completed in accordance with the most current ALTA/ACSM land title survey standards (the "**Survey**"). Buyer agrees to furnish one copy of the Survey to Seller and one copy of the Survey to Escrow Agent. Any and all updates and recertifications of the Survey will be made at Buyer's sole direction and expense.

(c) Title Review Period. Buyer will have until the Due Diligence Termination Date to review and approve the Title Report and any Survey and to obtain Escrow Agent's or Title Insurer's written commitment to issue any title endorsements required by Buyer (which may be in the form of a proforma title policy). If Buyer in its sole and absolute discretion determines that title to or survey of the Property is not acceptable to Buyer for any reason, Buyer may terminate this Agreement by written notice to Seller and Escrow Agent at any time on or before the Due Diligence Termination Date and receive a full refund of the Earnest Deposit.

(d) Objection by Buyer After Due Diligence Termination Date. If Escrow Agent issues an amendment to the Title Report after the Due Diligence Termination Date adding a new title exception that is not a Permitted Exception (as defined below), Buyer will be entitled to object to any such new title exception not disclosed on the prior Title Report by delivering written notice of such objection (the "**Title Objection Notice**") to Seller and to Escrow Agent on or before the earlier to occur of five (5) business days after Buyer's receipt of the amendment to the Title Report or the Closing. Any Title Objection Notice delivered by Buyer pursuant to this **Section 5(d)** must specify in reasonable detail the new matter(s) to which Buyer objects. If Buyer fails to deliver a Title Objection Notice objecting to any matter set forth in any amendment to the

Title Report within the relevant time period prescribed above, Buyer will be deemed to have approved such matters and such matters will be part of the Permitted Exceptions hereunder.

(e) Cure by Seller. If Buyer timely delivers any Title Objection Notice pursuant to **Section 5(d)** above, Seller may, with no obligation to do so, deliver a written notice (a “**Title Response**”) to Buyer and Escrow Agent within the earlier to occur of five (5) business days after receipt of such Title Objection Notice or the Closing, which Title Response will state any actions that Seller in good faith intends to take, if any, to cure the matter(s) objected to by Buyer. If Seller fails to timely provide a Title Response, Seller will be deemed to have elected not to cure the matter(s) objected to by Buyer. If the Title Response does not state an intention to fully remove each matter to which Buyer has objected or the Title Response is not timely provided, Buyer must deliver to Seller and Escrow Agent within five (5) business days after Buyer receives the Title Response or the expiration of the time period for providing the Title Response (but in no event later than the Closing), a written notice (a “**Title Reply**”) stating Buyer’s election to either: (i) terminate this Agreement, in which event the entire Earnest Deposit will be refunded to Buyer; or (ii) waive Buyer’s objections (on the condition that Seller accomplishes any objectives which Seller expressly agreed in the Title Response to accomplish). If Buyer fails to make a timely election pursuant to the preceding sentence, Buyer will be deemed to have elected to waive Buyer’s objections according to clause (ii) of the preceding sentence. If Buyer waives (or is deemed to have waived) an objection, Buyer will be deemed to have approved the item with respect to which the objection was made and such exception will be part of the Permitted Exceptions hereunder. If Seller elects to cure a matter objected to by Buyer but, despite its good faith efforts is unable to cure such matter to Buyer’s reasonable satisfaction prior to the Closing, Buyer may then elect to either: (i) terminate this Agreement by providing Seller with written notice of its intent to do so in which event the entire Earnest Deposit will be refunded to Buyer; or (ii) to waive such defects and proceed to close by providing Seller with written notice of its intent to do so, accepting title as it then is and without setoff or reduction in the Purchase Price.

(f) Permitted Exceptions. As used in this Agreement, the term “**Permitted Exceptions**” means: (i) the exceptions to title reflected in the most recent Title Report issued by Escrow Agent prior to the Due Diligence Termination Date and in all amendment(s) to such Title Report that are approved, deemed approved, or waived by Buyer pursuant to this **Section 5**. Notwithstanding anything to the contrary in this Agreement, at or before the Closing, and without the need for Buyer to object to same, Seller agrees to remove or cause to be removed (or Title Insurer, having received pay-off letters from the applicable beneficiaries, will be committed to insure over) (i) all liens and encumbrances including financing encumbrances on the Property; (ii) judgment liens against Seller; (iii) federal or state income or sales tax liens against Seller; (iv) delinquent property taxes and assessments; (v) delinquent association, facilities or improvement district assessments; and (vi) any and all matters created by or arising from the act or affirmative approval of Seller, including Mechanics and Materialman’s pre liens and liens, first arising or first recorded or recordable against the Property after the Effective Date and not contemplated by the express terms of this Agreement, without cost to Buyer.

6. CONDITIONS TO CLOSING.

(a) Buyer’s Closing Conditions. The obligation of Buyer to complete the transaction contemplated by this Agreement is subject to the following conditions precedent (and

conditions concurrent, with respect to deliveries to be made by Seller at the Closing) (the “**Buyer’s Closing Conditions**”), which conditions may be waived, or the time for satisfaction thereof extended, by Buyer only in a writing executed by Buyer:

(i) Title. Title Insurer must be prepared and irrevocably committed to issue to Buyer (with an effective date not earlier than the Closing) a standard owner’s policy or ALTA extended policy of title insurance (at Buyer’s selection) in favor of Buyer for the Property: (a) showing title to the Property vested in Buyer; (b) with liability coverage in an amount equal to the Purchase Price; (c) with those endorsements reasonably requested by Buyer and approved by Title Insurer prior to the Due Diligence Termination Date including extended title insurance coverage to insure the legal description against any unrecorded liens, encroachments or easements (provided that such endorsements are paid for by Buyer); and (d) containing no exceptions other than the Permitted Exceptions.

(ii) Financing. N/A.

(iii) (iii) Seller’s Representations. All of the representations of Seller set forth in this Agreement must be true, correct, and complete in all material respects as of the Closing.

(iv) Seller’s Due Performance. Seller, on or prior to the Closing, must have complied with and performed all of the obligations, covenants, and agreements required on the part of Seller to be complied with or performed pursuant to the terms of this Agreement.

(v) Failure of Buyer’s Closing Conditions. If any of Buyer’s Closing Conditions have not been fulfilled within the applicable time periods, and such non-compliance does not constitute a default by Seller under this Agreement, Buyer may: (a) waive the unfulfilled Buyer’s Closing Condition(s) and close Escrow in accordance with this Agreement, without adjustment or abatement of the Purchase Price; or (b) terminate this Agreement by written notice to Seller and Escrow Agent, in which event Escrow Agent will return the Deposit to Buyer and, all other documents, instruments, and funds delivered into Escrow will be returned to the party that delivered the same into Escrow, and neither party will have any further rights or obligations under this Agreement other than those that expressly survive the termination of this Agreement.

(b) Seller’s Closing Conditions. The obligation of Seller to complete the transaction contemplated by this Agreement is subject to the following conditions precedent (and conditions concurrent, with respect to deliveries to be made by Buyer at the Closing) (the “**Seller’s Closing Conditions**”), which conditions may be waived, or the time for satisfaction thereof extended, by Seller only in a writing executed by Seller:

(i) Buyer’s Representations and Warranties. All of the representations and warranties of Buyer set forth in this Agreement must be true, correct, and complete in all material respects as of the Closing.

(ii) Buyer’s Due Performance. Buyer, on or prior to the Closing, must have complied with and performed all of the obligations, covenants, and agreements required on the part of Buyer to be complied with or performed pursuant to the terms of this Agreement.

(iii) Failure of Seller's Closing Conditions. If any of Seller's Closing Conditions have not been fulfilled within the applicable time periods, then, subject to Section 16(b) and Buyer's right to notice and opportunity to cure, Seller may: (a) waive the unfulfilled Seller's Closing Condition(s) and close Escrow in accordance with this Agreement, without adjustment or abatement of the Purchase Price; or (b) terminate this Agreement by written notice to Buyer and Escrow Agent, in which event Escrow Agent will deliver the Earnest Deposit to Seller as liquidated damages, all other documents, instruments, and funds delivered into Escrow will be returned to the party that delivered the same into Escrow, and neither party will have any further rights or obligations under this Agreement other than those that expressly survive the termination of this Agreement.

7. CLOSING.

(a) Time and Place. The closing of this transaction (the "**Closing**") will take place at the offices of Escrow Agent on July 31, 2025, at 2:00 pm, or such earlier date as Buyer and Seller may agree. Seller shall have until July 31, 2025, at 5:00 pm, to deliver possession of the Property in broom clean condition.

(b) Conveyance. At the Closing, Seller agrees to convey title to the Property to Buyer by a duly executed and acknowledged Special Warranty Deed in the form attached hereto as **Exhibit B** (the "**Deed**"). At the Closing, Seller shall transfer title with third party written consent to transfer only the Use Agreements Buyer requests, by an assignment of intangible property and Seller shall cancel, pay and terminate all other Use Agreements (the "**Assignment of Contracts and Intangible Property**"), such title to be free of any liens, encumbrances or interests, except as disclosed to Buyer prior to the expiration of the Due Diligence Termination Date.

(c) Deliveries by Seller. On or before the Closing, Seller, at Seller's sole cost and expense, agrees to deliver or cause to be delivered into Escrow the following documents:

(i) Deed. The original executed and acknowledged Deed, together with an affidavit of value in accordance with applicable law;

(ii) Non-Foreign Affidavit. A non-foreign affidavit in the form required by Escrow Agent;

(iii) Taxpayer Identification. A completed 1099-S request for taxpayer identification number and certification and acknowledgment;

(iv) Proof of Authority. Such proof of Seller's authority and authorization to enter into this Agreement and the transaction contemplated hereby, and such proof of the power and authority of the individual(s) executing or delivering any instruments, documents, or certificates on behalf of Seller to act for and bind Seller as may be reasonably required by Escrow Agent;

(v) Other. Such other documents and instruments, signed and properly acknowledged by Seller, if appropriate, as may be reasonably required by Buyer or Escrow Agent or otherwise in order to effectuate the provisions of this Agreement and the Closing of the transaction contemplated herein.

(d) Deliveries by Buyer. On or before the Closing, Buyer, at Buyer's sole cost and expense, agrees to deliver or cause to be delivered into Escrow the following funds and documents:

(i) Funds. Cash in an amount equal to the sum of the Closing Funds (which will be due no later than 12:00 pm, Mountain Standard Time, on the day of the Closing).

(ii) Affidavit of Value. An executed and acknowledged affidavit of value in accordance with applicable law;

(iii) Tax Declaration. The Tax Declaration (as defined below);

(iv) Proof of Authority. Such proof of Buyer's authority and authorization to enter into this Agreement and the transaction contemplated hereby, and such proof of the power and authority of the individual(s) executing or delivering any instruments, documents, or certificates on behalf of Buyer to act for and bind Buyer as may be reasonably required by Escrow Agent or Seller;

(v) Intentionally Omitted.

(vi) Other. Such other documents and instruments, signed and properly acknowledged by Buyer, if appropriate, as may reasonably be required by Seller or Escrow Agent or otherwise in order to effectuate the provisions of this Agreement and the Closing of the transaction contemplated herein.

(e) Closing Costs and Prorations.

(i) Property Taxes. Real property taxes and assessments affecting the Property will be prorated between Buyer and Seller as of the Closing based on a 365-day year. All non-delinquent real property taxes on the Property will be prorated based on the actual current tax bill, but if such tax bill has not yet been received by Seller by the Closing then the proration will be determined by the application of the latest tax rate applicable to the latest assessed valuation of the Property. If any expenses attributable to the Property and allocable to the period prior to the Closing are discovered or billed after the Closing, the

Parties agree to make any necessary adjustment after the Closing by cash payment to the party entitled thereto so that Seller will have borne all expenses allocable to the period prior to the Closing and Buyer will bear all expenses allocable to the period from and after the Closing. The provisions of this Section 7(e)(i) will survive the Closing for a period of twelve (12) months.

(ii) Closing Costs. Buyer agrees to pay the premium for any cost associated with title insurance coverage and any endorsements requested by Buyer. In addition, all other costs associated with the Closing and any financing will also be borne by Buyer.

8. SELLER'S REPRESENTATIONS AND WARRANTIES. Seller represents and warrants to and agrees with Buyer, as of the Effective Date and as of the Closing, as follows:

(a) Due Organization. Seller is an Arizona fire district duly formed under Title 48 of the Arizona Revised Statutes.

(b) Seller's Authority; Validity of Agreements. Seller is the sole owner of fee simple interest to the Property. Seller has full right, power, and authority to sell the Property to Buyer as provided in this Agreement and to carry out its obligations hereunder. The individual(s) executing this Agreement and the instruments referenced herein on behalf of Seller have the legal power, right, and actual authority to bind Seller to the terms hereof and thereof. This Agreement is, and all other instruments, documents, and agreements to be executed and delivered by Seller in connection with this Agreement will be duly authorized, executed, and delivered by Seller and will be valid, binding, and enforceable obligations of Seller and to Seller's actual knowledge do not, and as of the Closing will not, violate any provisions of any agreement or judicial order to which Seller is a party or to which Seller or the Property is subject.

(c) No Liens. Except as may be disclosed in the Title Report, the Property Materials, or this Agreement, to Seller's actual knowledge, there are no mechanics' or materialmen's liens or similar claims or liens now asserted against the Property for work performed on behalf of Seller; and Seller will timely satisfy and discharge any and all obligations relating to work performed on, or materials delivered to, the Property on behalf of Seller in order to prevent the filing of any claim or mechanics' or materialmen's lien with respect thereto, but Seller will not be responsible for any amounts due to contractors, suppliers, or consultants performing work at Buyer's request and Buyer agrees to timely pay all amounts due to such persons.

(d) No Violations. Seller is not aware of any violations, and has not received any notices of violations, concerning any matters regarding the Property or its compliance with any laws, including any local, state or federal rules, regulations or statutes.

(e) Disclosures Concerning Structural Defects, Water, Sewage and Other Utilities. Seller will provide Seller's knowledge of any structural defects, water, sewer and other utility services on the Property on the form attached as Exhibit D.

9. BUYER'S REPRESENTATIONS AND WARRANTIES. Buyer represents and warrants to Seller, as of the Effective Date and as of the Closing, as follows:

(a) Due Organization. Buyer is an Arizona fire district duly organized under Title 48 of the Arizona Revised Statutes.

(b) Buyer's Authority; Validity of Agreements. Buyer has full right, power, and authority to purchase and acquire the Property from Seller as provided in this Agreement and to carry out its obligations hereunder. The individual(s) executing this Agreement and the instruments referenced herein on behalf of Buyer have the legal power, right, and actual authority to bind Buyer to the terms hereof and thereof. This Agreement is, and all instruments, documents and agreements to be executed and delivered by Buyer in connection with this Agreement will be, duly authorized, executed, and delivered by Buyer and will be valid, binding, and enforceable obligations of Buyer and do not, and as of the Closing will not, violate any provision of any agreement or judicial order to which Buyer is a party or to which Buyer is subject.

(c) Intentionally Omitted.

(d) No Proceedings. There is not now pending and served or, to Buyer's knowledge, threatened, any action, suit, or proceeding, legal, equitable, or otherwise, before any court or any federal, state, municipal, or other governmental or quasi-governmental court, agency, authority, district, or body that might adversely affect Buyer's ability to perform its obligations hereunder.

(e) Survival. All of the representations and warranties of Buyer and Seller set forth in **Sections 8 and 9** will be true upon the Effective Date, will be deemed to be repeated at and as of the Closing, and will survive the Closing for a period of twelve (12) months.

10. ADDITIONAL COVENANTS AND AGREEMENTS.

(a) AS-IS. EXCEPT AS OTHERWISE EXPRESSLY STATED IN THIS AGREEMENT, THE DEED, AND ANY OTHER DOCUMENT DELIVERED BY SELLER AT CLOSING (THE "**EXPRESS REPRESENTATIONS**"), SELLER IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO THE SIZE, DIMENSIONS, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY, ZONING, OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (II) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY, AND (III) THE MANNER, QUALITY, STATE, OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. EXCEPT FOR THE EXPRESS REPRESENTATIONS, BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY AGENT OR EMPLOYEE OF SELLER. BUYER REPRESENTS THAT IT IS A KNOWLEDGEABLE BUYER OF REAL ESTATE AND EXCEPT FOR THE EXPRESS REPRESENTATIONS, BUYER IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF BUYER'S CONSULTANTS IN PURCHASING THE PROPERTY. SUBJECT TO THE TERMS OF THIS AGREEMENT, BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND WILL RELY UPON SAME (AND NOT ON ANY REPRESENTATION, INFORMATION, OR THE INFORMATION CONTAINED IN THE DOCUMENTATION RECEIVED FROM SELLER EXCEPT FOR THE EXPRESS REPRESENTATIONS). BUYER ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE EXPRESS REPRESENTATIONS AND SUBJECT TO THE EXPRESS CONDITIONS, COVENANTS AND OBLIGATIONS OF THIS AGREEMENT AND ANY OTHER DOCUMENT DELIVERED BY SELLER AT CLOSING (TO INCLUDE THE LEASE ATTACHED), UPON CLOSING, SELLER WILL SELL AND CONVEY TO BUYER AND

BUYER WILL ACCEPT THE PROPERTY "AS IS, WHERE IS," AND BUYER IS RELYING UPON ITS OWN INVESTIGATION AND ANALYSIS. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES, OR REPRESENTATIONS THAT ARE COLLATERAL TO OR AFFECTING THE PROPERTY MADE TO BUYER BY SELLER, ANY AGENT OF SELLER, OR ANY THIRD PARTY.

(b) BUYER UNDERSTANDS AND AGREES THAT BENAVIDEZ LAW GROUP, P.C., AND THOMAS BENAVIDEZ REPRESENT ONLY THE SELLER IN THIS TRANSACTION. BUYER WARRANTS THAT BUYER HAS CONSULTED WITH ATTORNEYS AND OTHER EXPERTS OF BUYER'S CHOOSING.

11. RISK OF LOSS.

(a) Condemnation. If, after Opening of Escrow, all or any material portion of the Property is taken by condemnation or eminent domain, Seller will immediately notify Buyer of such fact. In such event, Buyer will have the option to terminate this Agreement upon written notice to Seller and Escrow Agent given not later than ten (10) days after receipt of such notice from Seller or the Closing, whichever occurs first. Upon such termination, the Earnest Deposit will be returned to Buyer less the Fair Consideration, and neither party will have any further rights or obligations hereunder other than those that expressly survive the termination of this Agreement. If Buyer does not so elect to terminate this Agreement, Seller will assign (without recourse or warranty) and turn over to Buyer, and Buyer will be entitled to receive and keep, all claims, proceeds, and awards for the taking by condemnation and Buyer will be deemed to have accepted the Property subject to the taking without reduction in the Purchase Price. Seller shall not compromise, settle, or adjust any claims to such proceeds or awards without Buyer's prior written consent, not to be unreasonably withheld or delayed.

(b) Casualty. Prior to the Closing, the entire risk of loss or damage by earthquake, tornado, flood, landslide, fire, or other casualty will be borne and assumed by Seller. If prior to the Closing, any damage occurs to any portion of the Property as a result of any earthquake, tornado, flood, landslide, fire, or other casualty, Seller will immediately notify Buyer of such fact. In such event, Buyer will have the option to terminate this Agreement upon written notice to Seller and Escrow Agent given not later than ten (10) days after receipt of such notice from Seller or the Closing, whichever occurs first. Upon such termination by Buyer, the Earnest Deposit will be returned to Buyer, and neither party will have any further rights or obligations hereunder other than those that expressly survive the termination of this Agreement. If Buyer does not so elect to terminate this Agreement, Seller will assign (without recourse or warranty) and turn over to Buyer, and Buyer will be entitled to receive and keep, all claims, proceeds, and awards for the casualty and Buyer will be deemed to have accepted the Property subject to the casualty without reduction in the Purchase Price. In that event, Seller shall not compromise, settle, or adjust any claims to such proceeds or awards without Buyer's prior written consent, not to be unreasonably withheld or delayed.

12. DEFAULT AND REMEDIES.

(a) Default by Seller. If Seller fails to perform any of Seller's obligations under this Agreement and if such failure continues for five (5) days after Seller receives written notice thereof, Buyer may, as Buyer's sole and exclusive remedies for such failure, elect to either: (i) waive the effect of such matter(s) and proceed to consummate this transaction; (ii) terminate this Agreement by delivering written notice to Seller and Escrow Agent, in which event Escrow Agent will deliver the Earnest Deposit to Buyer, and neither party will have any further rights or obligations hereunder other than those that expressly survive the termination of this Agreement. Buyer waives any right to receive any damages, including speculative, consequential, lost profits, punitive, or exemplary damages due to Seller's default hereunder, except Buyer's right to reimbursement for direct damages and costs and expenses incurred in enforcing any obligations, liabilities, and indemnities that expressly survive the termination of this Agreement; or (iii) to sue for specific performance including all of Buyer's attorney fees and litigation expenses.

(b) Default by Buyer. If Buyer fails to perform any of Buyer's obligations under this Agreement or in any other way defaults under this Agreement, including, without limitation, any breach of or inaccuracy in any representation, warranty or covenant of Buyer contained herein, and if such default continues for five (5) days after Buyer receives written notice thereof (other than a failure by Buyer to deposit the Closing Funds with Escrow Agent on or before the day of the Closing, which shall be subject to a notice and cure period of two (2) business days), Seller may, as its sole and exclusive remedy for such failure, elect to either: (i) waive the effect of such matter(s) and proceed to consummate this transaction; or (ii) terminate this Agreement by delivering written notice to Buyer and Escrow Agent, in which event Escrow Agent will deliver the Earnest Deposit to Seller as liquidated damages and as consideration for the acceptance of this Agreement and for keeping the Property off the market, and not as a penalty, and neither party will have any further rights or obligations hereunder other than those that expressly survive the termination of this Agreement. Buyer and Seller have determined and hereby agree that it would be impractical or extremely difficult, if not impossible, to ascertain with any degree of certainty the amount of damages that would be suffered by Seller if Buyer fails to purchase the Property in accordance with the provisions of this Agreement, and the parties agree that a reasonable estimate of such damages under the circumstances is an amount equal to the Earnest Deposit. Accordingly, Buyer and Seller agree that if Buyer breaches any of its obligations under this Agreement or otherwise defaults hereunder, Seller may retain the Earnest Deposit as liquidated damages and not as a penalty. Seller waives all rights to equitable relief including without limitation specific performance, and any right to receive actual, speculative, consequential, lost profits, punitive, exemplary, or any other damages due to Buyer's default hereunder, except Seller's right to reimbursement for its costs and expenses incurred in enforcing this Agreement and Seller's right to enforce any obligations, liabilities, and indemnities that expressly survive the termination of this Agreement.

(c) Post-Closing Defaults. Each party will have all rights and remedies for defaults occurring or first discovered after the Closing if the defaulting party fails to cure within ten (10) days after receipt of written notice; except that each party waives any right to seek recovery of, or recover, any speculative, consequential, lost profits, punitive, exemplary, or any other damages, other than actual damages and reimbursement for its costs and expenses incurred in enforcing this Agreement. The provisions of this **Section 12(c)** will survive the Closing.

13. BROKERS' COMMISSION. N/A.

14. MISCELLANEOUS PROVISIONS.

(a) Governing Law. This Agreement will be governed by and construed and enforced in accordance with the laws of the State of Arizona, without regard to its principles of conflicts of law. Any legal actions arising out of this Agreement may only be brought in courts located in Pima County, Arizona.

(b) Entire Agreement; No Third-Party Beneficiaries. This Agreement, including the exhibits attached hereto, constitutes the entire agreement between Buyer and Seller pertaining to the subject matter hereof and supersedes all prior agreements, understandings, letters of intent, negotiations, and discussions, whether oral or written, of the parties, and there are no warranties, representations, or other agreements, express or implied, made to either party by the other party in connection with the subject matter hereof except as specifically set forth herein or in the documents delivered pursuant hereto or in connection herewith. Nothing in this Agreement is intended to or will confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever.

(c) Modification; Waiver. Except as otherwise provided in this Agreement, no supplement, modification, or termination of this Agreement will be binding unless executed in writing by both parties. No waiver of any of the provisions of this Agreement will constitute a waiver of any other provisions, whether or not similar, nor will any waiver be a continuing waiver. Except as expressly provided in this Agreement, no waiver will be binding unless executed in writing by the party making the waiver. Either party may waive any provisions of this Agreement intended for its benefit; provided, however, such waiver will in no way excuse the other party from the performance of any of its other obligations under this Agreement.

(d) Notices. All notices, requests, and other communications hereunder must be given in writing and either: (i) personally served on the party to whom it is given; (ii) mailed by registered or certified mail, postage prepaid, return receipt requested; (iii) sent by a nationally recognized overnight courier service such as Federal Express; or (iv) sent by electronic mail transmission. All notices will be deemed delivered and received upon the earliest of: (a) actual receipt; (b) the third day after the day of mailing; (c) the next business day after the date of deposit with a nationally recognized overnight courier service; or (d) upon confirmation of error-free electronic mail transmission. Any notices received on a Saturday, Sunday, or on an Arizona State or Federal holiday, or after 5:00 p.m., recipient's local time, on a business day will be deemed received on the next succeeding business day. The designated address of each party will be:

To Seller: Northwest Fire District
Attn: Asst. Chief Scott Hamblen
13535 N. Marana Main Street
Marana, Arizona 85653
Telephone: 520-887-1010 Ex. 3157
E-mail: shamblen@nwfdaz.gov

with a copy to: Thomas Benavidez, Esq.
7400 N. Oracle Road, suite # 143
Tucson, Arizona 85704

Telephone: 520-907-3049
Email: tbenavidez@benavidezlaw.com

To Buyer: Golder Ranch Fire District
Attn: Tom Brandhuber, Fire Chief
1600 E. Hanley Boulevard
Oro Valley, Arizona 85737
Telephone: 520-825-9001
E-mail: tbrandhuber@grfdaz.gov

with a copy to: Ms. Donna Aversa, Esq.
7440 N. Oracle Road Building #2
Tucson, Arizona 85704
Telephone: 520-742-0440
E-mail: dmaversa@slfpc.com

To Escrow Agent: Pioneer Title Agency
6875 N. Oracle Road, Suite 205
Tucson, Arizona 85704
Attention: _____
Telephone: 520-797-2693
E-mail: _____

or such other address as that party, from time to time, may specify by notice to the other party given in the manner provided herein. Any party may change its address for notices at any time by giving written notice thereof to the other parties in accordance with the terms of this paragraph. The inability to deliver notice because of a changed address of which no notice was given, or the rejection or other refusal to accept any notice, will be deemed to be the effective receipt of the notice as of the date of such inability to deliver or rejection or refusal to accept.

(e) Severability. If any provision of this Agreement is for any reason held to be invalid or unenforceable in any proceeding in any jurisdiction in which it is sought to be enforced, such invalidity or unenforceability will not affect any other provisions hereof, and this Agreement will be construed for the purposes of such proceeding as if such invalid or unenforceable provision were omitted.

(f) Counterparts. This Agreement may be executed in counterparts, any one of which will be deemed an original and all of which, taken together, will constitute one and the same instrument. Facsimile and electronic signatures, including DocuSign, will be effective as original signatures with regard to this Agreement. Each party represents to the other that execution and delivery of this Agreement has been properly authorized and that all signatures hereon are genuine.

(g) Headings. The section headings of this Agreement are for convenience of reference only and will not be deemed to modify, explain, restrict, alter, or affect the meaning or interpretation of any provision hereof.

(h) Time of Essence. Time is of the essence with respect to all matters contemplated by this Agreement.

(i) Attorneys' Fees. If either party hereto brings an action or proceeding against the other party to enforce or interpret any of the covenants, conditions, agreements, or other provisions of this Agreement, the prevailing party in such action or proceeding will be entitled to recover all costs and expenses of such action or proceeding from the non-prevailing party, including, without limitation, reasonable attorneys' fees, expert witness' fees, court costs, and other litigation-related expenses.

(j) Business Days. As used herein, the term "business day" means a day that is not a Saturday, Sunday or legal holiday. If the date for the performance of any covenant or obligation under this Agreement falls on a Saturday, Sunday, or legal holiday, the date for performance thereof will be extended to the next business day.

(k) Waiver of Jury Trial. EACH PARTY HEREBY WAIVES TRIAL BY JURY IN ANY PROCEEDINGS BROUGHT BY THE OTHER PARTY IN CONNECTION WITH ANY MATTER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE TRANSACTION, THIS AGREEMENT, THE PROPERTY OR THE RELATIONSHIP OF BUYER AND SELLER HEREUNDER. THE PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE THE CLOSING (AND NOT BE MERGED THEREIN) OR ANY EARLIER TERMINATION OF THIS AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

SELLER:

NORTHWEST FIRE DISTRICT

an Arizona fire district

By: _____

Name: George Carter

Title: Board Chair

BUYER:

GOLDER RANCH FIRE DISTRICT

An Arizona fire district

By: _____

Name: Vicki Cox-Golder

Title: Board Chair

LIST OF EXHIBITS:

Exhibit A	Legal Description of the Real Property
Exhibit B	Special Warranty Deed
Exhibit C	Personal Property
Exhibit D	Seller's Disclosures Concerning Structural Defects, Water, Sewage Other Utilities

ESCROW AGENT ACCEPTANCE

Pioneer Title Agency an Arizona corporation, accepts the foregoing Purchase and Sale Agreement and Joint Escrow Instructions, agrees to act as Escrow Agent and perform its duties as Escrow Agent in accordance with the terms and provisions hereunder, and agrees to comply with the provisions of Section 6045 of the Internal Revenue Code with respect to the transactions contemplated hereby and agrees to comply with the provisions of Executive Order 13224 regarding the Specially Designated Nationals and Blocked Persons list. Escrow Agent declares that the Opening of Escrow has occurred this ____ day of _____, 2025.

PIONEER TITLE AGENCY, an Arizona corporation

By:_____

Name:_____

Title:_____

Date:_____

Exhibit A

LEGAL DESCRIPTION OF THE REAL PROPERTY

Exhibit B

SPECIAL WARRANTY DEED

WHEN RECORDED, RETURN TO:

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, the undersigned, **NORTHWEST FIRE DISTRICT**, an Arizona fire district (“**Grantor**”), hereby grants and conveys to, **GOLDER RANCH FIRE DISTRICT**, an Arizona fire district (“**Grantee**”), that certain real property described on **Exhibit A** attached hereto (the “**Property**”), together with any buildings, structures, facilities, fixtures, and other improvements located thereon.

SUBJECT TO: all recorded covenants, recorded easements, recorded reservations, recorded encumbrances, encroachments, and any other matters of record; current taxes and Grantor hereby binds itself and its successors to warrant and defend the title against all acts of Grantor and none other.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of this _____ day of _____, 2025.

GRANTOR:
NORTHWEST FIRE DISTRICT
an Arizona fire district

By: _____
Name: Norman K. Bradley, III
Title: Fire Chief

STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this _____ day of _____, 202_, by Norman K. Bradley, III, as Fire Chief of **NORTHWEST FIRE DISTRICT**, an Arizona fire district.

Notary Public

My Commission expires: _____

Exhibit A to Special Warranty Deed

Legal Description

Exhibit C

PERSONAL PROPERTY

1. Two utility sheds
2. Two Conex storage containers
3. Shelving in the bay area
4. One extractor
5. One stove
6. One refrigerator
7. One air compressor

Exhibit D

Seller's Disclosures Concerning Structural Defects, Water, Sewage and Other Utilities

- The driveway is in need of maintenance.
- Water and sewer are provided by Tucson water.
- Electricity is from TEP.
- Natural gas is provided by Southwest Gas.
- The property is within a planned residential community with a homeowners' association. The association owns an adjacent parking lot and small landscaped area.



REAL ESTATE APPRAISERS

APPRAISAL REPORT
OF THE COMMERCIAL FACILITY



LOCATED AT
3701 WEST QUASAR STREET,
TUCSON, PIMA COUNTY, ARIZONA, 85741-1476

PREPARED FOR
NORTHWEST FIRE DISTRICT
c/o MR. DAVID DAVIS

PREPARED BY
JAMES S. BRADLEY, MAI, AI-GRS

EFFECTIVE DATE OF VALUE:
FEBRUARY 11, 2025

AXIA FILE NO. 29017-251



February 19, 2025
AXIA No. 29017-251

Northwest Fire District
c/o Mr. David Davis
13535 North Marana Main Street
Marana, Arizona 85633

RE: Appraisal Report of the existing commercial facility located at 3701 West Quasar Street, Tucson, Pima County, Arizona, 85741-1476.

Dear Mr. Davis:

In accordance with your request, I have prepared an appraisal of the property described above. This report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP 2024) as adopted by the Appraisal Foundation. Information pertinent to the value conclusions contained herein is presented in a summarized format within this report. Any additional information is contained within our file and is available to the client.

The ***purpose*** of this valuation is to develop a market value opinion of the fee simple interest in the above-referenced property "as is". The ***client*** is Northwest Fire District. The ***intended user*** of report is the client and its representatives. The ***intended use*** of this report is for asset management. The ***effective date of appraisal*** is February 11, 2025, the date of inspection by James S. Bradley, MAI.

The ***Scope of Work*** for this report includes completing an appraisal inspection of the subject, analyzing the local market for trends that impact real estate values, and searching the local market for comparable data. The subject reflects an existing fire station. For this analysis I have valued the fee simple interest in the subject. For this analysis, I considered the three traditional approaches to value: Income Approach, Cost Approach and Sales Comparison Approach. Within this report the Sales Comparison Approach included in the report. The Income Approach could not be developed given the dearth of comparable rentals and the Cost Approach was not developed given the age and difficulty in supporting depreciation for a special use property like the subject. Additional details on scope of work are in the body of the report.

This report or any portion thereof is for the exclusive use of the client for the above stated purpose and intended use, and is not intended to be used, given, sold, transferred, or relied upon by any persons other than the client without the prior, express written permission of the authors, as set forth within the limiting conditions found within this report. Any party other than the client, who uses or relies upon any information in this report, without the preparer's written consent, does so at their own risk.

Based upon the data and discussions contained within this report and supported by information contained in the file, our market value opinion of the subject follows:

**MARKET VALUE OF THE FEE SIMPLE INTEREST
IN THE SUBJECT PROPERTY "AS IS"**

AS OF FEBRUARY 11, 2025.....\$950,000

The marketing and exposure time, as premised upon the prior value conclusions, is estimated to be less than 12 months.

I certify that James S. Bradley, MAI, inspected the subject property; that the fee was not contingent upon the value opinions contained herein; and that I have no interest, present or prospective, in the property appraised. Furthermore, we certify that, to the best of my knowledge and belief, all statements and opinions contained in this letter are correct, subject to the assumptions, conditions, special limiting conditions, and certification which are made a part of this letter.

Respectfully submitted,



JAMES S. BRADLEY, MAI, AI-GRS

AXIA Real Estate Appraisers
Certified General Real Estate Appraiser,
Arizona Certificate #30432

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Introduction

This appraisal is being written in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2024). All information pertinent to the value conclusions is summarized within this report. This report is considered to contain sufficient detail that the client and intended users of the report should understand it, and that they should deem the data, analysis and conclusions contained herein to be credible. Any additional information, if necessary, is contained within the file and is available to the client. Here follows a summary of my analysis. If questions regarding this valuation arise, the client is advised to consult our file for additional data.

Property Identification

The subject is situated just east of North Thornydale Road and south of West Magee Road, in the northwest portion of metro Tucson. The subject is located along the south side of West Quasar Street, intersecting with North Sirius Drive. The property is within the jurisdiction of Pima County. The subject is identified as Pima County Assessor parcel number 225-39-005B, which corresponds to the following address: 3701 West Quasar Street, Tucson, Pima County, Arizona, 85741-1476



The subject reflects an 86,249-square-foot site that is currently improved with a 6,182-square-foot commercial facility. The property was developed as a fire station in 1991.

Legal Description

The abbreviated legal description for the subject parcel, per Pima Country records, follows:

Legal Description:	S285' E303.3' W606.7' N720' NW4 NW4 1.98 AC SEC 32-12-13		
County:	PIMA, AZ	APN:	225-39-005B
Census Tract / Block:	46.24 / 2	Alternate APN:	
Township-Range-Sect:	12-13-32	Subdivision:	
Legal Book/Page:		Map Reference:	32-12S-13E /

Purpose, Intended Use, Intended User

The ***purpose*** of this valuation is to develop a market value opinion of the fee simple interest in the above-referenced property, “as is”. The ***client*** is Northwest Fire District. The intended users are the client and its representatives. The ***intended use*** of this report is for asset management.

Interest Appraised

Fee simple. The property is owner-occupied.

Effective Date of Appraisal

February 11, 2025, date of inspection by James S. Bradley, MAI.

Definition of Market Value

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition¹ is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and,
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Property History/Ownership

Title to the subject is vested in the name of Northwest Fire District. The current owner acquired the property as vacant land in 1991 via a Warranty Deed dated September 4, 1991 in Document 9116-1513. The owner built the improvements in 1991. The subject is considered to be a special or limited-use property given that it reflects a fire station. I am unaware of the subject being listed for sale in the current market.

¹ Section 323.2 amended at 57 Fed. Reg. 9049, March 16, 1992; 59 Fed. Reg. 29501, June 7, 1994.

Scope of Work

Scope of Work is an integral part of the appraisal process and identifies the type and extent of research and analyses for an appraisal assignment. According to USPAP,

In developing a real property appraisal, an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible appraisal.

I have prepared an appraisal report of the property described above, with information presented in a summarized format. This document is written in conformance the Uniform Standards of Professional Appraisal Practice (USPAP 2024) as adopted by the Appraisal Institute.

James S. Bradley formally inspected the property and vicinity on February 11, 2025. James S. Bradley wrote the full report without any other professional assistance. He certifies the conclusion and value opinion contained herein.

I researched, verified, and analyzed data from reliable sources, and reported our analysis, opinions, and conclusions in this appraisal report. Ownership of the subject was confirmed with the Pima County Assessor. General market and regulatory information is accessed from government publications and websites as well as relevant econometrics publications. Market information is also obtained through conversations with brokers, appraisers, property managers, purchasers and owners active locally.

The **Scope of Work** for this report includes completing an appraisal inspection of the subject, analyzing the local market for trends that impact real estate values, and searching the local market for comparable data. The subject reflects a fire station which is deemed a special or limited user property. For this analysis, I completed the Sales Comparison Approach. The Income Approach was not able to be developed given the dearth of comparable lease data. The Cost Approach was considered but given the difficulty in estimated/supporting depreciation for a special use property like the subject that is not in demand in the market, this approach was not able to be developed.

This methodology is considered sufficient to develop credible assignment results. Marketing time & exposure period are also estimated.

AREA OVERVIEW

The purpose of this section of the report is to identify and analyze the social, economic, governmental, and environmental forces that can influence property values in the vicinity of the subject. The primary area of influence is the *neighborhood*, defined as a group of complimentary land uses; a residential neighborhood may contain residential uses along with ancillary commercial uses that provide services for the residents. A *district*, on the other hand, has one predominate land use such as apartments, commercial, industrial, or agricultural.

ARIZONA

Arizona is in the southwestern area of the United States within the Sunbelt Region and ranks sixth in the nation in terms of size with 113,417 square miles. The state can be divided into three geographical areas, each with its own distinct topography and climate. The northeastern portion of the state is a high plateau, which tends to be cool and dry. Most of this area is within the boundaries of the Navajo Nation, the largest Native American reservation in the United States. The mountainous region, extending diagonally across the state from northwest to southeast, offers cool summertime temperatures and winter sports opportunities, attracting visitors to this area year-round. The remaining half of the state, south and west of the mountainous region, consists of desert valleys divided by low desert mountain ranges and is home to most of the state's population; about 80 percent of the state population resides in the Tucson and Phoenix metropolitan areas.

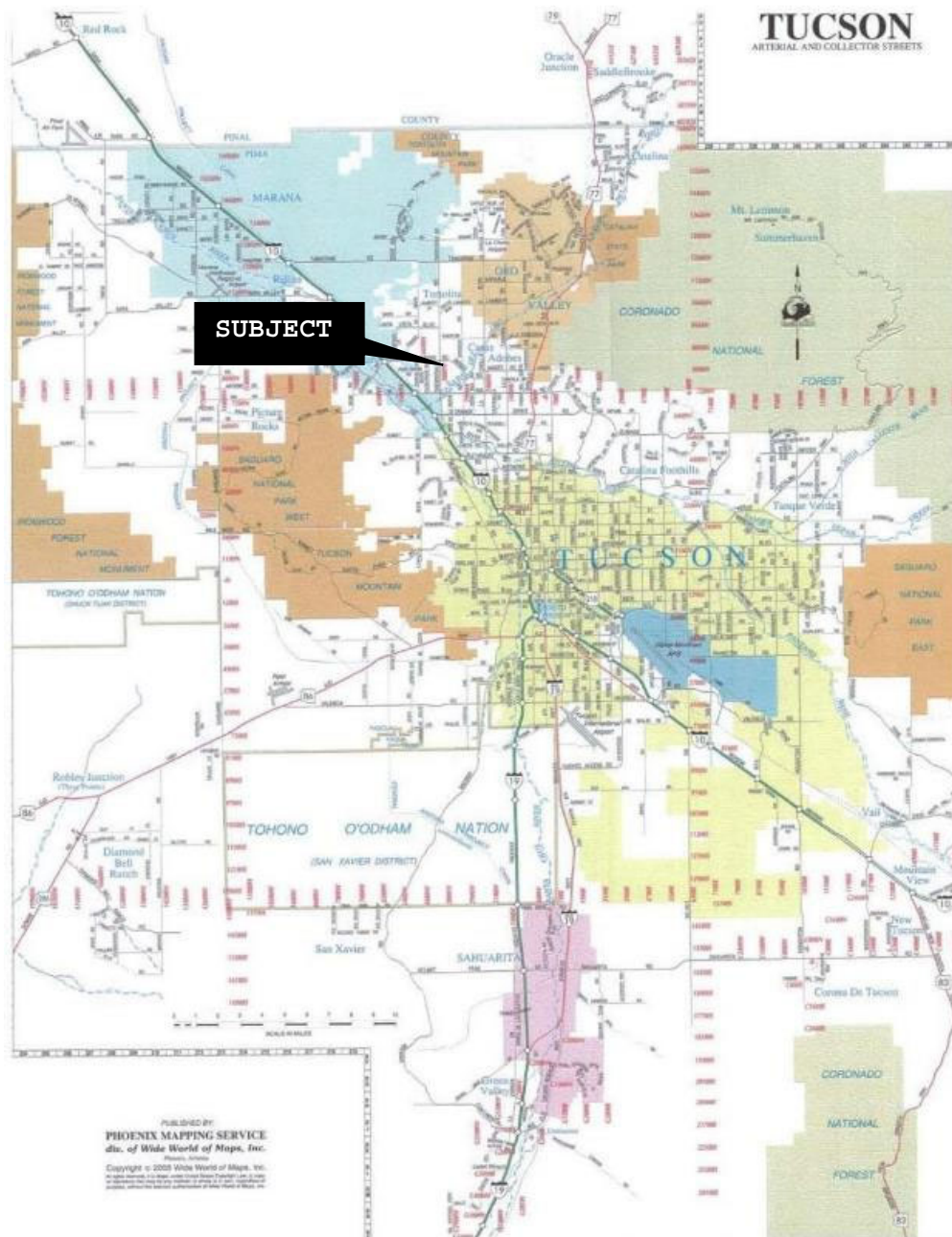
I retain in my files a more complete overview of Arizona's economy and how it is impacting real estate. The overall long-term trends in the state are considered to be positive, having a positive overall impact upon real estate values and the subject property.

STATE MAP



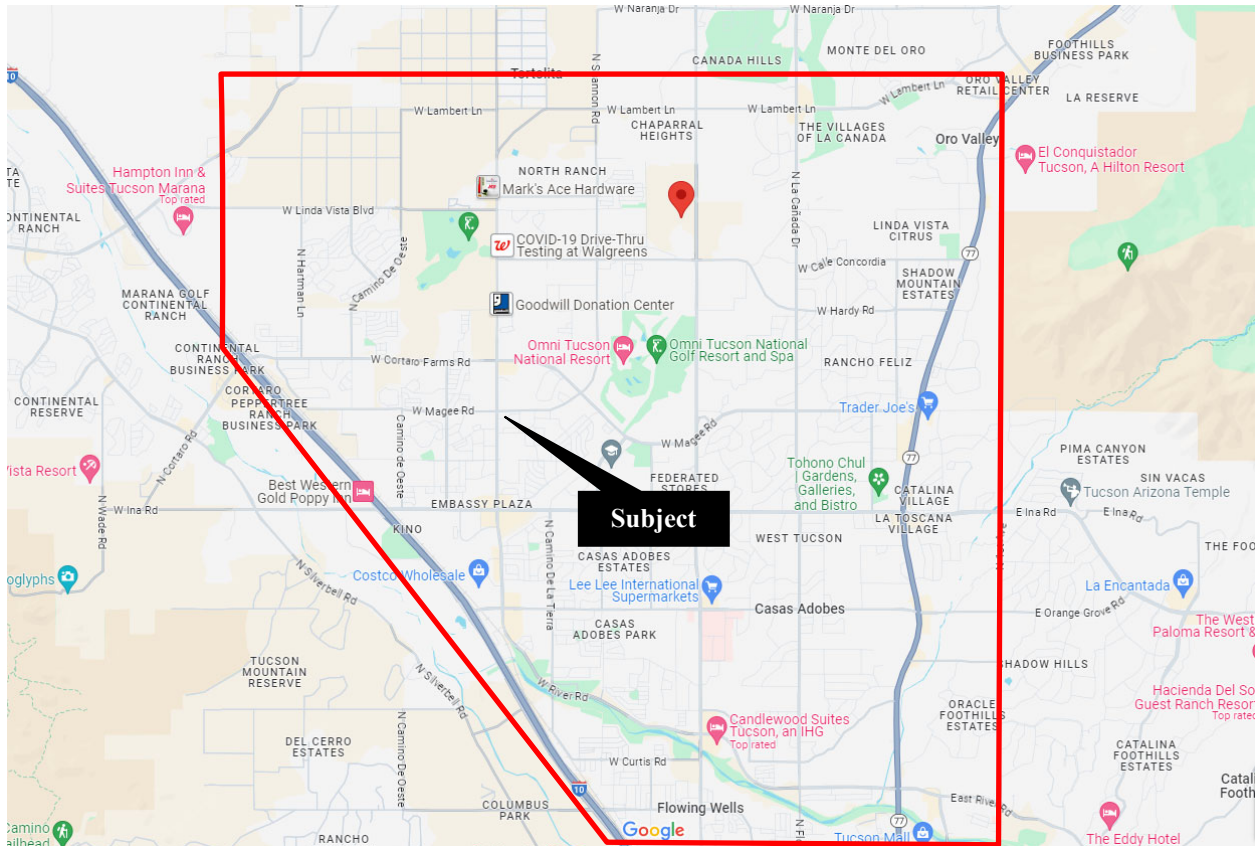
METROPOLITAN TUCSON AREA

The subject property is located in Northwest Tucson. The subject is about 9 miles north of the CBD of Tucson. The overall long-term trends in the Tucson area are positive with continued population and employment growth. I retain in my files more complete data concerning the Tucson area and its impact upon real estate. My overall opinion is that the long-term trends in the larger area have a positive overall impact upon the subject property.



NEIGHBORHOOD OVERVIEW

The subject is situated in the northwest portion of metro Tucson, comprised of portions of the towns of Oro Valley and Marana and unincorporated Pima County. The neighborhood is primarily comprised of residences with retail centers, commercial uses (retail, office, multi-family, service/repair) along arterials. The neighborhood is considered to be in a stable stage of its life cycle, having a positive, long-term influence on the subject property.



Boundaries

North: Lambert Lane
East: North 1st Avenue
South: Rillito River
West: Interstate 10

Transportation

The most heavily-trafficked roadways in the neighborhood are I-10, Oracle Road and Ina Road. The neighborhood is adequately served by a grid system of arterial roadways that are generally along section lines at one-mile intervals.

North/south: Oracle Road, La Canada Drive, and La Cholla Boulevard

East/west: Overton Road, Linda Vista Road, Cortaro Farms/Magee Road, Ina Road, Orange Grove Road, and River Road

Interstate 10 extends along the western boundary of the neighborhood with southbound I-10 providing access to the Central Business District (CBD) and other employment centers. Northbound I-10 connects to Marana and Phoenix. Recently completed is the Cortaro Farms Road/ Magee Road improvement project involving widening the roadway from a two to four lane road.

Demographics

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2020 Population	17,505	143,028	438,825	2020 Households	7,823	62,770	196,425
2024 Population	17,199	144,516	450,313	2024 Households	7,648	63,376	201,454
2029 Population Projection	17,724	149,693	467,732	2029 Household Projection	7,877	65,673	209,342
Annual Growth 2020-2024	-0.4%	0.3%	0.7%	Annual Growth 2020-2024	-0.4%	0.4%	0.6%
Annual Growth 2024-2029	0.6%	0.7%	0.8%	Annual Growth 2024-2029	0.6%	0.7%	0.8%
Median Age	46.2	42.4	40.2	Owner Occupied Households	4,977	41,004	117,683
Bachelor's Degree or Higher	46%	40%	41%	Renter Occupied Households	2,900	24,669	91,658
U.S. Armed Forces	160	553	2,008	Avg Household Size	2.2	2.2	2.1
				Avg Household Vehicles	2	2	2

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$114,055	\$96,994	\$89,427
Median Household Income	\$82,002	\$71,940	\$62,064

Land Use Patterns

% Built-up: 90%

Residential Uses: Single-family in block interiors mostly constructed between 1970's and 1980's, typically priced from about \$350,000 to \$600,000. Custom homes are generally priced above \$1,000,000.

Key Land Uses: Rillito River Park (Along the Rillito River)
Northwest Hospital (Orange Grove/Ina)

Shopping Centers: Foothills Mall proposed redevelopment (Bourn Companies)
Oracle Crossings (Sprouts, Kohl's)
Marana Marketplace (Sprouts, PetSmart, Beall's Outlet, Firehouse Subs)

Major Retailers: Retail uses in the neighborhood are most concentrated along Oracle and Ina Roads.

Hobby Lobby (Oracle Road), 2018
Walmart (Cortaro Road), 2003
Walmart Supercenter (La Cholla/Ina), 2000
Lowe's (Ina Road), 1994
Target (Ina Road) 1993
Costco (Costco Drive/Thornsdale), 1990

Major Restaurants: Guadalajara Grill (Oracle Road), 2018
Texas Roadhouse (Cracker Barrel Road), 2005
Olive Garden (Tucson Mall), 1999
Applebee's (Ina Road), 1997
Cracker Barrel (Cracker Barrel Road), 1997

Major Hotels: Best Western Inn Suites (Oracle Road); 158 rooms; 1981, renovated 2017.
La Posada Lodge & Casitas (Oracle Rd); 72 rooms; 1959, 2009 renovated.
Red Roof Inn (Ina Road); 133 rooms; 1994, renovated 2006
In Town Suites (Ina Road), 121 rooms: 2001
Days Inn & Suites (Cracker Barrel Road), 62 rooms; 2000
Omni Tucson National Resort (Shannon/Magee); 128 rooms, 1985

Major Office Uses: Oracle-Ina Professional Plaza (Oracle/Ina), 94,000, '09~
Sundt Corp. Southern AZ HQ (River/La Cholla), 47,214 SF, 2011
AFNI (River/La Cholla), 50,000 SF, 2008
La Cholla Corp. Center (La Cholla/Ina), 226,198 SF; '02~'08
Ina Corporate Park (Ina/Shannon); 96,483 SF; '05-'06
Plaza Campana (Oracle/Ina); 73,516 SF; '02~'05
NWMC vicinity, (Orange Grove/La Cholla), 575,000 SF, '80~'06

Major Industrial: Silverbell Gateway Center, along Ina Road just 1 mile west of I-10, 3,000 SF, 2021.
Southern Arizona Logistics Center, 2023
Old West Ind. Village (Camino Martin), 33,950 SF, 2009
Travel Center Drive (I-10/), SF, '06~
Multi-tenant Industrial (Orange Grove/Thornsdale) 45,657 SF, 1973

Major Multi-family: Compared with most of Tucson (beside the CBD/University area), where the stock of multi-family developments dates back to the 1980's and earlier, the subject neighborhood has a good number of project completed since 2000. Improved vacancy and rental rates over the past few years has prompted more new planned developments.

Encantada at Continental Reserve (Pavillions); 304 units; 2020
Park Place (Orange Grove); 265 units; 1973, renovated 2019
Avilla Marana II (Aerie); 118 units; 2014

Cortland on the Loop (River); 304 units; 2012
Cortaro Farms Casitas (Cortaro Farms); 135 units; 2007
Promontory Apartments; 464; 1987, renovated 2002
Dorinda Vista (Mona Lisa); 254 units; 1998
Catalina Canyon (Ina); 336 units; 1973

The following tables reflect the status of the various segments that comprise the commercial real estate market. The highlighted submarket noted reflects the subject area.

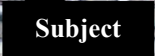
Tucson Industrial Market Vacancy Summary 4th Quarter 2024										
#	Submarket	# of Buildings	Total RBA	Share	Vacancy Rate	Last Qtr.	% Chg.	12-Month Absorption	12-Month Deliveries	Quoted Rates
1	Downtown Tucson	421	4,178,000	8.0%	1.7%	3.5%	-1.8%	58,474	13,000	\$ 10.95
2	Northeast Tucson	244	2,830,000	5.4%	1.9%	2.1%	-0.2%	(24,976)	-	\$ 11.30
3	NW Tucson/Oro Valley	781	12,172,000	23.4%	10.4%	10.5%	-0.1%	(88,851)	50,000	\$ 11.31
4	Palo Verde	552	6,842,000	13.2%	3.9%	1.6%	2.3%	(125,224)	-	\$ 10.36
5	Park/Ajo	273	4,212,000	8.1%	1.3%	2.0%	-0.7%	20,126	-	\$ 10.22
6	Pima/Green Valley	15	675,000	1.3%	0.0%	0.0%	0.0%	-	-	\$ 11.64
7	Southeast Tucson	110	8,659,000	16.7%	4.0%	4.1%	-0.1%	35,894	175,000	\$ 11.53
8	SW Tucson/Airport	285	12,355,000	23.8%	8.3%	8.5%	-0.2%	272,737	34,000	\$ 10.42
9	E & W Outlying	7	64,000	0.1%	0.0%	0.0%	0.0%	-	-	\$ 11.34
Total		2,688	51,987,000	100.0%	6.0%	5.9%	0.1%	148,180	272,000	\$ 10.89
Note: Rate based on total physical space and does not include self-storage space Source: CoStar Group, Inc., 4th Q 2024 Tucson Industrial Market Report										

Tucson Office Market Vacancy Summary 4th Quarter 2024										
#	Submarket	# of Buildings	Total RBA	Share	Vacancy Rate	Last Qtr.	% Chg.	12-Month Absorption	12-Month Deliveries	Quoted Rates
1	Ajo/ W. Outlying	9	105,000	0.4%	0.0%	0.0%	0.0%	-	-	\$ 23.30
2	Central Tucson	1,119	10,386,000	36.0%	13.0%	13.5%	-0.5%	(118,957)	-	\$ 22.81
3	Downtown Tucson	339	6,188,000	21.4%	3.2%	3.7%	-0.5%	(29,579)	-	\$ 23.31
4	East Tucson	141	1,316,000	4.6%	17.3%	17.6%	-0.3%	23,028	-	\$ 23.11
5	Foothills	100	1,461,000	5.1%	7.7%	8.9%	-1.2%	18,755	-	\$ 28.34
6	Green Valley/South Tucson	50	389,000	1.3%	6.8%	7.9%	-1.1%	(2,409)	-	\$ 24.55
7	North Tucson/Oro Valley	366	3,852,000	13.3%	10.0%	10.0%	0.0%	(83,412)	-	\$ 25.93
8	Northwest Tucson	58	541,000	1.9%	1.7%	1.1%	0.6%	5,431	4,000	\$ 25.15
9	Southeast Tucson	41	722,000	2.5%	30.0%	30.7%	-0.7%	(47,122)	-	\$ 23.24
10	Southwest Tucson	190	2,384,000	8.3%	2.2%	2.2%	0.0%	18,713	10,000	\$ 24.69
11	West Tucson	222	1,513,000	5.2%	26.5%	26.1%	0.4%	(70,183)	-	\$ 21.13
Total		2,635	28,857,000	100.0%	10.3%	10.7%	-0.4%	(285,735)	14,000	\$ 23.77
Note: Rate based on total physical space										
Source: CoStar Group, Inc., 4th Q 2024 Tucson Office Market Report										

Tucson Retail Market Summary 4th Quarter 2024										
#	Submarket	# of Buildings	Total GLA*	Share	Vacancy Rate	Last Qtr.	% Chg.	12 Month Net Absorption	12 Month Deliveries	Quoted Rates
1	Central East	1,122	8,930,000	15.7%	7.2%	7.8%	-0.6%	135,412	9,000	\$ 17.73
2	Central West	768	7,394,000	13.0%	6.2%	6.9%	-0.7%	(58,732)	-	\$ 18.08
3	Downtown Tucson	318	1,848,000	3.3%	4.2%	5.0%	-0.8%	(6,091)	-	\$ 19.59
4	East Tucson	791	9,961,000	17.5%	8.8%	8.8%	0.0%	(12,804)	9,000	\$ 18.96
5	Foothills	300	5,900,000	10.4%	2.3%	2.3%	0.0%	46,510	2,000	\$ 24.80
6	North / Oro Valley	188	2,558,000	4.5%	14.1%	14.2%	-0.1%	(142,813)	-	\$ 24.27
7	Northeast Tucson	27	332,000	0.6%	5.6%	7.2%	-1.6%	2,354	-	\$ 20.81
8	Northwest Tucson	306	4,607,000	8.1%	2.9%	3.1%	-0.2%	163,281	165,000	\$ 22.55
9	South Tucson	1,034	7,130,000	12.5%	3.9%	3.2%	0.7%	73,407	7,000	\$ 16.56
10	Southeast Tucson	168	1,894,000	3.3%	1.9%	2.3%	-0.4%	18,907	1,000	\$ 20.88
11	Southwest Tucson	222	3,129,000	5.5%	0.6%	60.0%	-59.4%	52,157	6,000	\$ 21.73
12	West Tucson	137	894,000	1.6%	0.6%	0.6%	0.0%	(11,245)	1,000	\$ 21.10
13	E,W,S/SW Outlying	209	2,237,000	3.9%	4.5%	5.2%	-0.7%	9,211	-	\$ 18.00
Total		5,590	56,814,000	100.0%	5.7%	5.8%	-0.1%	269,554	200,000	\$ 19.79
* Individual Submarket Inventory rounded to nearest thousand - total is without round Note: Rate based on total physical space Source: CoStar Group, Inc., 4th Q 2024 Tucson Retail Market Report										

Tucson Apartment Market Summary 4th Quarter 2024							
#	Submarket	# of Projects	Total Units	Share	Vacancy Rate	Last 4 Q's	Last Qtr.
1	Marana / Avra Valley	1	80	0.1%	15.00%	15.00%	17.50%
2	Oro Valley / Catalina	13	2,615	3.4%	8.86%	8.58%	9.70%
3	Northwest Tucson	43	9,439	12.1%	7.40%	7.64%	8.04%
4	Catalina Foothills	22	5,727	7.4%	6.77%	7.13%	7.16%
5	Northeast Tucson	10	2,181	2.8%	6.34%	7.32%	7.80%
6	East Tucson	41	8,222	10.6%	8.94%	8.55%	8.07%
7	North Central Tucson	71	8,256	10.6%	8.50%	8.63%	8.71%
8	Flowing Wells	66	8,857	11.4%	9.51%	9.41%	9.36%
9	Tucson Mountain Foothills	21	4,477	5.8%	10.18%	8.82%	7.20%
10	University	44	4,904	6.3%	7.96%	7.94%	8.88%
11	South Central Tucson	47	6,602	8.5%	9.56%	9.12%	9.44%
12	Pantano / Lakeside	28	5,412	7.0%	9.51%	9.44%	9.14%
13	South Tucson / Airport	51	6,927	8.9%	7.43%	8.14%	8.24%
14	Southwest Tucson	16	2,415	3.1%	6.74%	6.87%	7.25%
15	Southeast Tucson	6	1,577	2.0%	7.85%	6.93%	7.22%
Total		480	77,691	100.0%	8.43%	8.39%	8.42%
Note: Based on total conventional 40+ unit projects Source: 4th Quarter 2024 Apartment Insights Statistic/Trends Summary							

Summary: The neighborhood is well established and projected to grow at a similar pace relative to the larger metropolitan area. The transportation network is well established and continues to modernize as development occurs. The neighborhood is provided with adequate public uses, such as parks, schools, and recreational facilities. Overall, the neighborhood is in the stable stage of its life cycle. Trends in the neighborhood are considered to have a positive impact on the subject.



SITE DESCRIPTION

Location:

The subject is along the south side of West Quasar Street, just east of North Thornydale Road, with the Northwest portion of metro Tucson. The property is within the jurisdiction of Pima County. The subject is identified as Pima County Assessor Parcel Number 225-39-005B, which corresponds to the following address: 3701 West Quasar Street, Tucson, Pima County, Arizona, 85741-1476.



Site Size/Shape:

The site is generally rectangular in shape and according to the Pima County Assessor's Office, is comprised of 86,249 square feet of land area or 1.98 acres. A review of the plat map generally concurs with this size. Overall, this site size will be utilized, herein.

Assessor's Plat Map



Census Tract: 46.24/2

Seismic Zone: The subject is situated in Seismic Zone 2A, reflecting a low to moderate risk of seismic activity that could realistically impact the subject improvements.

**Site Condition/
Topography:** The site is improved with a commercial facility (fire station) and has a level topography.

Utilities: All utilities are available to the subject site in adequate quantity and quality.

**Frontage, Arterials
And Access:** The site has frontage along the south side of West Quasar Street, a residential street. This originates at North Thornydale Road, less than one block west of the subject, travels past the subject and connects to the east with North Supernova Drive. Direct access to the site is provided via two curb cuts. The subject's frontage, access and exposure are typical of the area.

Flood Condition: According to the most recent flood insurance rate map (FIRM), the site is located outside of a flood plain or floodway. The subject is depicted on the FEMA FIRM 04013C1660L, dated June 16, 2011.

Flood Map Report

For Property Located At



CoreLogic

RealQuest Professional

3701 W QUASAR ST, TUCSON, AZ 85741-1476

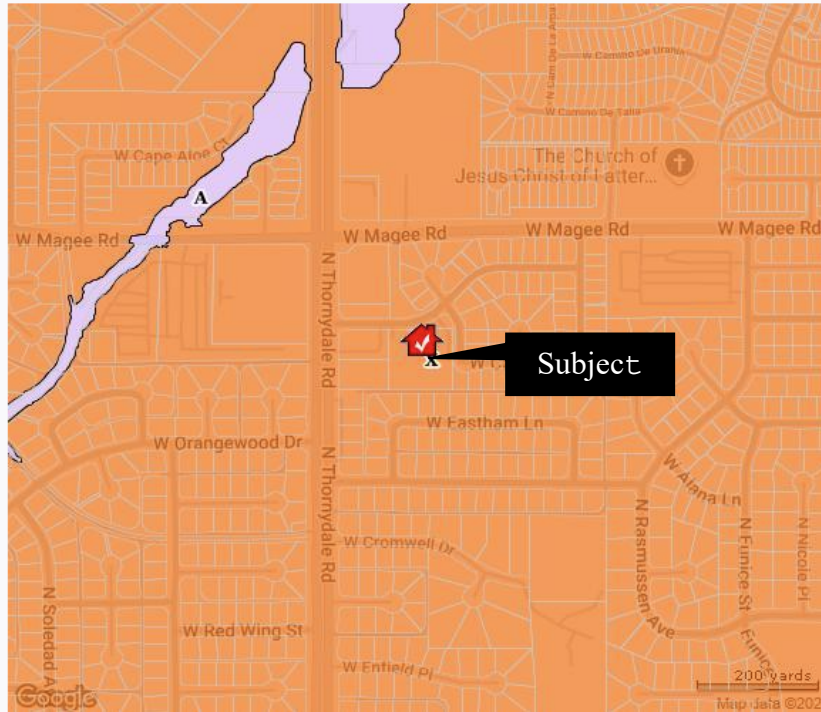
Report Date: 02/06/2025

County: PIMA, AZ

Flood Zone Code	Flood Zone Panel	Panel Date
X	040073 - 04019C1660L	06/16/2011
Special Flood Hazard Area (SFHA)	Within 250 ft. of multiple flood zones?	Community Name
Out	No	PIMA COUNTY

Flood Zone Description:

Zone X-An area that is determined to be outside the 100- and 500-year floodplains.

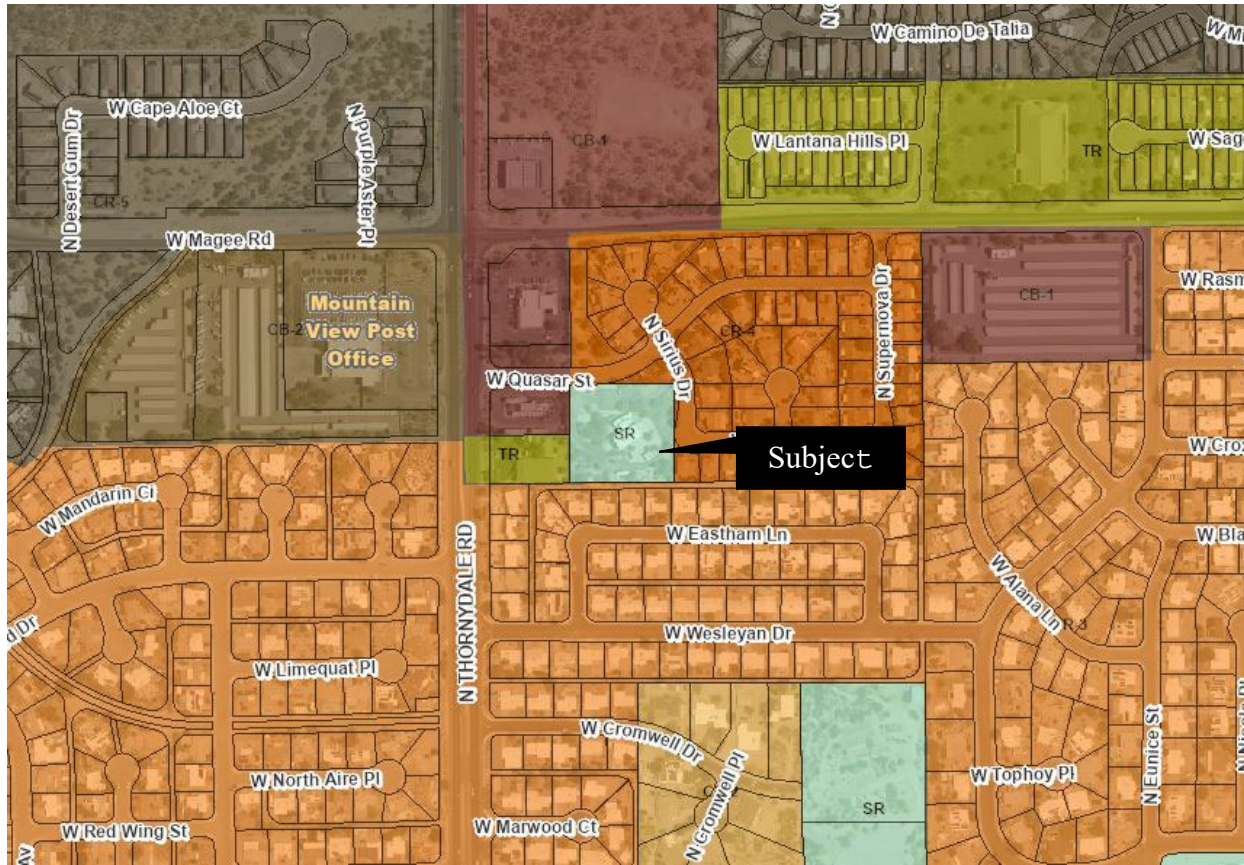


Soils/Subsoils:

A soil survey was not provided. During the inspection, no conditions indicative of a potential soil or subsoil problem was apparent. This appraisal assumes soil conditions suitable for development. Should any questions arise as to the suitability of the soil, a soils sample analysis can be obtained by a qualified company.

Environmental:	There are no known specific environmental problems within the subject's immediate area, or the subject site itself. I was not provided with an environmental analysis of the subject site. This report assumes that no environmental concerns are present that would prevent the site from being put to its Highest and Best Use. If this remains an area of concern for the client, a Phase I environmental study by a qualified firm is recommended.
Easements:	I was not provided a title report for the subject property. Based on a review of the plat map combined with a physical inspection of the site, no readily observable easements, other than typical utility easements, that would limit the site from being developed to its highest and best use were revealed.
Surrounding Land Uses:	Surrounding uses are a mix of vacant land, residential uses and a self-storage facility.
North:	Quasar Street, financial institution, Magee Road, and a convenience store.
South:	Single-family detached housing.
West:	A Sonic drive-in restaurant and a daycare center, North Thornydale Road, a post office, a self-storage facility, and single-family detached housing.
East:	Single-family detached housing.
Municipal Services:	The property is located within the boundaries of Pima County. Police protection is provided by the Sherriff's Department. Fire protection is provided by the Northwest Fire District.
Zoning:	The subject site is zoned SR (Suburban Ranch). This designation allows for a variety of low-density rural oriented uses but also allows a variety of civic, religious and educational uses. The minimum lot size for a residential use is 3.33 acres under the SR zone. Given that the subject is smaller than this figure, a residential use of the subject "as if vacant" might not be legally permissible. The current use (fire station) is a conforming use to the SR zoning regulations.

ZONING MAP



Airport Environs:

The subject is not location proximate to any airport.

Site Summary:

The subject reflects a backage site in the Northwest portion of Metro Tucson. This location has easy access to both North Thornydale Road and West Magee Road. The subject contains 1.98 acres of land which is zoned for low-density rural-oriented uses. The subject has all utilities currently serving the site. There are no known factors which would preclude the development of the site, as if vacant.

DESCRIPTION OF IMPROVEMENTS

The subject is improved with a 6,182-square-foot commercial facility. The subject is currently occupied by the Northwest Fire District. The subject was designed for use as a fire station. Please refer to the accompanying photographs which reflect the improvements as of the date of value.

BUILDING AREA Based on data provided by the client, the existing improvements contain 6,182 square feet of gross building area. This figure is assumed to be correct and reliable.

YEAR BUILT 1991

BUILD OUT Approximately 29% office/living space and 71% equipment bays. Refer to the floor plan of the facility later in this section. The subject has a lobby with reception office, break room, electric room, computer room, laundry/utility room and three restrooms. There is a large service bay/shop area and a rear covered patio. The layout is considered to be functional for its current use.

SITE COVERAGE Based on the gross building area of 6,182 square feet and a site area of 86,249 square feet, a site coverage of 7.2 percent is indicated.

EXTERIOR

Foundation/Slab: Reinforced concrete.

Structure: Masonry and steel building. Exposed, colored CMU block.

Roof: Slightly sloping with built-up surface. Replaced in last year.

Doors: The main entry door is glass in an aluminum frame. The rear pedestrian door is hollow metal. There are four roll-up doors that serve the service bays/shop.

Windows: Glass in aluminum frames in the entryway elevation.

Clear Heights: 20'+ in the service/shop bays. 12' in office/living spaces.

INTERIOR

Walls:	Interior walls are painted drywall.
Doors:	Wood doors in offices and restroom areas.
Ceiling:	Drop down acoustic ceiling or painted gypsum board in office areas. Exposed steel truss system in service/shop area.
Flooring:	Finished or stained concrete. Epoxy coating in warehouse areas.
Heating And Cooling:	Roof-mounted HVAC units. One replaced in last year. Evaporative cooling in service/shop area.
Electrical:	Unknown but assumed to be adequate.
Restrooms:	Adequate restrooms, most with sink, toilet and shower. One guest restroom with a sink and toilet.
Fire Security:	The building is equipped with a fire sprinkler system.

SITE IMPROVEMENTS

Driveway/Parking:	The parking area has 21 paved marked parking spaces, indicating a parking ratio of approximately one space per 266 square feet of gross building area. There is a large access driveway that circles the improvements, providing ingress/egress to the equipment bays. Additional parking spaces could be marked along the driveway, providing additional parking for the facility. Also, there is interior space in the service bay/shop for additional parking/equipment storage. The parking for the subject is deemed to be adequate.
Landscaping/Other:	The site has good quality low-maintenance landscaping along the front of the building and in planting islands in the parking area.

AGE, CONDITION, AND UTILITY FACTORS

ACTUAL AGE:	The subject improvements are existing and have an actual age of 34 years (built in 1991).
ESTIMATED ECONOMIC LIFE:	45 years per <i>Marshall Valuation Service</i> .

REMAINING
ECONOMIC LIFE: 30 years or 67% of its total economic life.

OTHER

ENVIRONMENTAL: I was not provided with an environmental assessment for the subject property. No items of obvious concern were noted during our inspection. If this is an area of concern, a Phase I Environmental analysis could be obtained from a qualified consultant.

ZONING CONFORMITY: The subject appears to meet zoning requirements.

SUMMARY: The subject is a good quality, Class C commercial facility which was built as a fire station in 1991. The improvements are in good condition.

Subject Photos

Top: View of the subject service bays.

Bottom: View of office/living wing.



Subject Photos

Top: South and East Elevations of the facility.

Bottom: Equipment/service bays.



Subject Photos
Top: Service Bays.
Bottom: Other view of bay.



Subject Photos
Top: Main office area.
Bottom: Kitchen.



Subject Photos
Top: Locker Room.
Bottom: Shower Room.



Subject Photos

Top: View looking east along frontage roadway, subject to the right.

Bottom: View looking west along frontage roadway, subject to the left.



HIGHEST AND BEST USE

Highest and Best Use is the basic premise of value and, as such, reflects an appraiser's opinion based upon an analysis of prevailing market occurrences. The subject is comprised of both the site and improvements. As the use of land can be limited by the presence of improvements, highest and best use is typically analyzed individually, for the land as though vacant and the property as improved.

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

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

The purpose of estimating the highest and best use of the subject site, as though vacant, is to identify the uses that cause the site to have value. The use of the subject site found to be legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest present land value is considered to be the highest and best use of the site, as if vacant. The purpose of estimating the highest and best use of the property, as improved, is to identify the use of the property that is expected to produce the highest overall return per dollar invested.

Highest and Best Use and Market Analysis, and Highest and Best Use and Feasibility Analysis are interrelated. Market and Feasibility Analyses are tools utilized in determining the highest and best use of a specific property.

In estimating the highest and best use of land, as if vacant, or a property as improved, there are essentially four stages of analysis:

- 1) Legally permissible uses - the uses of the subject that are permitted by zoning, existing leases, and/or deed restrictions;
- 2) Physically possible uses - the uses of the subject that are physically possible;
- 3) Financially feasible uses - the uses of the subject that are possible and permissible and that will produce a net return to the owner of the land; and
- 4) Maximally productive use - the use of the subject site among the feasible uses that produces the highest net return to the subject. This use is essentially the Highest and Best Use of the subject.

The previous stages of Highest and Best Use analysis have been applied to the subject. Following is a discussion of the estimated Highest and Best Use of the site, as vacant land.

As If Vacant

Legally Permissible

As discussed previously, the subject site is zoned SR (Suburban Ranch) by Pima County. Although this zoning typically allows for primarily rural uses, it does also legally permit civic, religious and educational uses. In addition, if the subject were vacant it would be reasonable to be able to get the property rezoned to allow some type of residential use(s). The SR zone is deemed to have an adverse impact upon the potential use(s) that would be allowed for the subject if it were no longer a fire station. The use(s) would be restricted to supportive uses such as a daycare center, small school, or potentially a small church facility.

Physically Possible

The subject is situated on the south side of Quasar Street, just east of North Thornydale Road. This backage site contains 86,249 square feet of land area. The site is rectangular in shape and is deemed to have good site utility. All utilities currently serve the subject site in adequate quantity and quality. I was not provided a title report for the subject property. Physical inspection of the site did not reveal any readily observable easements that would limit the site from being developed to its highest and best use. The site is also located outside the floodplain. As such, physically the subject could be developed with any typical use, only restricted by its size. Based upon typical site coverage ratios of 20% to 25%, the subject, as could be developed with up to about 20,000 square feet of building. However, given the SR zoning, the subject could only be developed with a secondary use such as civic, educational or religious use(s).

Financially Feasible/Maximally Productive:

Given the subject's location within the northwestern portion of metro Tucson, within primarily a residential area, the most probable use if vacant would be for some type of civic, educational or religious use under the current zoning. If rezoned, a residential use(s) would also be possible. Speculative development is not feasible but some owner-user project(s) remain in demand. Therefore, given its zoning, location, size, and both positive and negative impacts, zoning, the subject's highest and best use, as though vacant, is considered to be for either near-term secondary civic, educational, or religious use or for rezoning to allow residential use(s), comparable with adjacent residential housing.

As Improved

Legally Permissible

As discussed previously, the subject site is zoned SR (Suburban Ranch) by Pima County. The current use as a fire station is considered to be legally permissible. Alternative uses such as governmental, educational and religious uses are also legally permitted.

Physically Possible

The subject improvements were built as a fire station and currently used as such. The improvements have about 71% equipment bays and 29% office/support areas. The building was constructed in 1991. The building measures 6,182 gross square feet. The site coverage ratio of 7.1% is lower than similar commercial facilities. However, the design of the facility includes an oversized driveway which provides ingress/egress to the service/equipment bays. The subject is not considered to have excess or surplus land.

Financially Feasible/ Maximally Productive

The improvements are configured for use by a single-tenant for special or limited uses. The improvements are of good quality in an expanding market with good linkages. Given the location of the property and its current zoning, converting the improvements to an alternative use may be feasible. That use would need to be civic, educational and/or religious in orientation to conform to current zoning regulations. As will be seen, the final reconciled value opinion of the subject property is in excess of any realistic value of the subject site, as vacant. Consequently, the financially feasible use of the subject property is consistent with its existing use as a fire station, although given that the facility has not been used as a fire station for a number of years, this use is not considered to be in demand in the market. The property could be used by a number of other activities uses including other governmental offices/service facilities, daycare center, church, etc.

My analysis of the subject property, as improved, indicates that the improvements add value to the underlying land. Thus, the highest and best of the subject property is considered to be for conversion into an alternative limited or special use such as civic, educational and/or religious. The most likely purchaser would be an owner-user.

SALES COMPARISON APPROACH

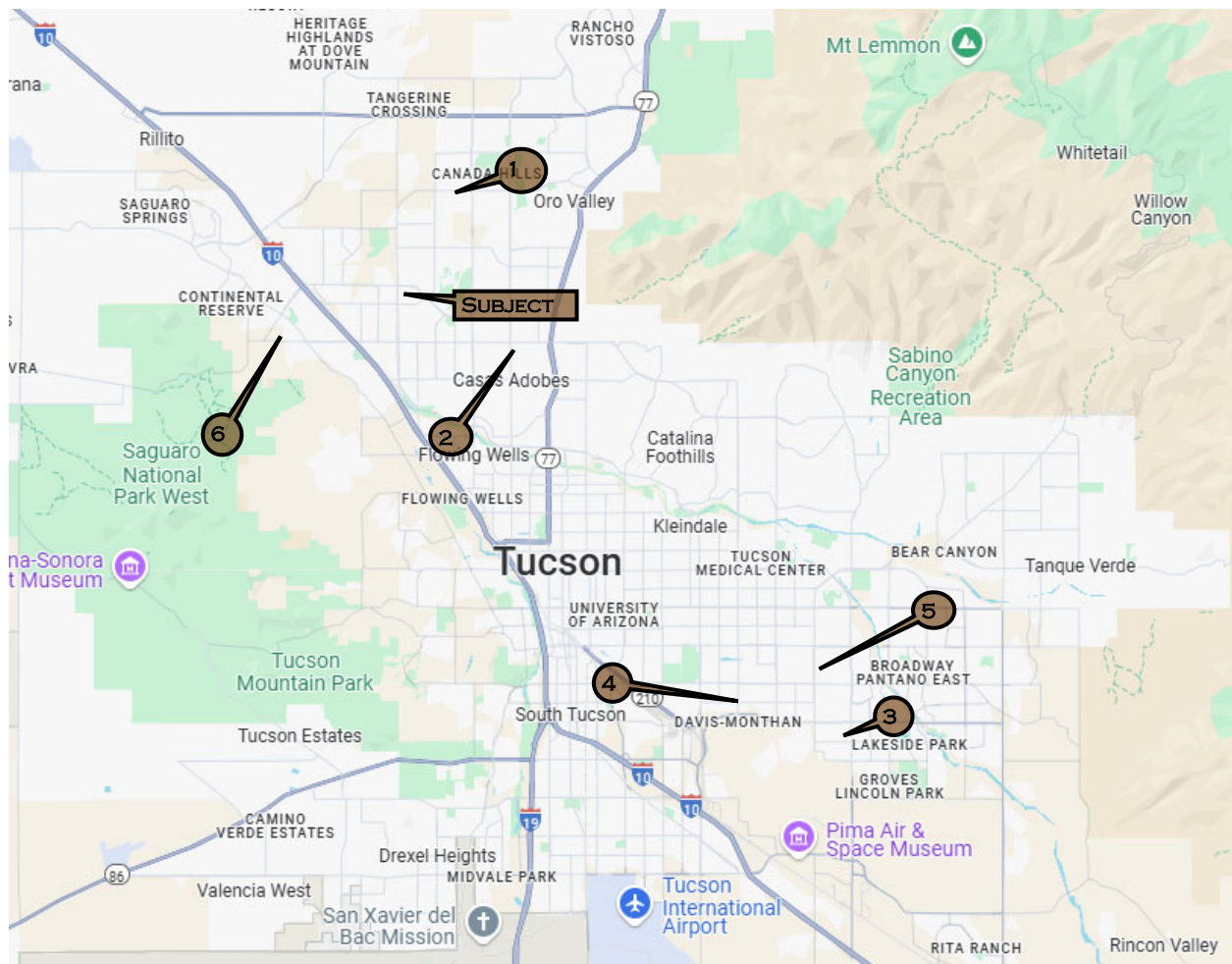
The Sales Comparison Approach to value considers market data regarding similar improved comparable properties. This approach has been utilized to develop an opinion of market value for the subject. This technique is an application of the principle of substitution which affirms that when a property can be replaced, its value tends to be set by the cost of acquisition of an equally desirable substitute property that can be acquired without undue or costly delay.

A search within the Tucson metro area was conducted in order to obtain market data of similarly improved properties either in design, quality and/or overall utility. I was able to discover six sales of generally similar facilities in terms of highest and best use (i.e. educational and/or religious).

The Sales Comparison Approach is considered to provide a reasonable indication of the market value of the subject. The sales price per square foot of building area is the unit of comparison used in this analysis. This comparison will be premised upon the subject's total building area of 6,182 gross square feet. Adjustments to the comparable sales were considered for differences in terms of sale, time, location, quality, age and condition of improvements. What follows is a discussion of these elements of comparison and analysis of the comparable sales used in this analysis.

The following pages include a summary of the comparable sales' most pertinent details.

COMPARABLE IMPROVED SALES							
Comparable Number:	1	2	3	4	5	6	Subject
Sale Date:	Mar-22	Jun-23	Jul-23	Aug-23	Jun-23	Jan-25	N/A
Location:	3130 W Overton Road	1111 W Ina Road	2450 S Kolb Road	1300 S Belvedere Ave	712 S Wilmot Road	7511 N Benet Drive	3701 W Quasar Street, Pima County
Terms of Sale:	Cash to seller	Cash to seller	Cash to seller	Seller Carry	Cash to seller	Seller Carry	TBD
Construction	Masonry	Masonry	Masonry	Block	Masonry	Block	Masonry
Year Built	1985	1958	1990	2012	1965	2000	1991
Use:	Church	Church	Church	School	Church	Church	Special Use
Sales Price	\$1,175,000	\$540,000	\$1,600,000	\$3,000,000	\$912,100	\$1,500,000	N/A
Site Size (Acres)	4.43	1.11	3.48	9.89	1.24	10.00	1.98
Gross Bldg Area (SF):	5,496	4,205	13,086	21,272	5,200	10,091	6,182
Sales Price Per Sq. Ft.	\$213.79	\$128.42	\$122.27	\$141.03	\$175.40	\$148.65	N/A



COMPARABLE SALES PHOTOS

Top: Sale 1.

Bottom: Sale 2.



COMPARABLE SALES PHOTOS

Top: Sale 3.

Bottom: Sale 4.



COMPARABLE SALES PHOTOS

Top: Sale 5.

Bottom: Sale 6.



Sales History

Of the comparables selected from this analysis, none of the sales had changed ownership in the three years prior to the sale made part of this analysis.

Transactional Adjustments

Adjustments to the previously detailed comparable sales were considered for transactional differences like: property rights, terms of sale, sales conditions and market conditions.

Property Rights Transferred

The subject is being appraised in its fee simple interest. All of the comparables also sold in fee, warranting no adjustments for this factor.

Terms of Sale

Adjustments for terms of sale have been considered in this analysis. The opinion of market value of the subject property assumes a cash equivalent purchase. One requirement of valuation reports written in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) is that the sale of the subject and the comparable properties be adjusted for cash equivalency. Cash equivalent sales imply those transactions which are financed by third-party lenders such as savings and loan associations or commercial banks. Transactions financed by sellers may provide advantages not available from third-party lenders. Typically, seller carry-back financing includes a lower down payment than what would be available via third-party financing. In addition, the interest rate or length of the financing may be favorable to the purchasers.

Sales Four and Six each had the seller carry back financing with limited down payment. These two sales are adjusted downward for terms of sale. The other four comparables sold for cash or cash-to-seller terms, warranting no adjustment for this factor.

Conditions of Sale

Inherent in the definition of market value is that the buyer and seller be typically motivated. We have analyzed the comparables with respect to the motivation of both buyer and seller. Often the conditions of sale impact the final purchase price of the comparable property. For instance, a property owner with a need to expand an existing property through assemblage would typically have a higher degree of motivation to purchase an adjacent property if it were available than would the general public and, therefore, could be inclined to pay more money. Conversely, a seller, who for financial reasons was distressed, might be inclined to sell a property at a level below market. All of the comparables reflect transactions where the seller and buyer were typically motivated, with no adjustments warranted for conditions of sale.

Market Conditions (Time)

Comparables range in date of sale from March 2022 to January 2025. The effective date of value is February 2025. While market activity has noticeably improved for many commercial properties since early 2022, special or limited use properties have such a small number of potential purchasers, that this segment of the market appears to have been stable over this time period. Overall, the sales are considered to occur in generally similar market conditions, warranting no adjustments for this factor.

The following table reflects the adjustments for transactional factors considered in this analysis.

<i>Transactional Adjustments:</i>	1	2	3	4	5	6
Property Rights	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjusted Price/SF	\$213.79	\$128.42	\$122.27	\$141.03	\$175.40	\$148.65
Terms of Sale	0.0%	0.0%	0.0%	-10.0%	0.0%	-10.0%
	Similar	Similar	Similar	Superior	Similar	Superior
Adjusted Price/SF	\$213.79	\$128.42	\$122.27	\$126.93	\$175.40	\$133.78
Sale Conditions	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Arm's length	Arm's length	Arm's length	Arm's length	Arm's length	Arm's length
Adjusted Price/SF	\$213.79	\$128.42	\$122.27	\$126.93	\$175.40	\$133.78
Time of Sale	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Similar	Similar	Similar	Similar	Similar	Similar
Adjusted Price/SF	\$213.79	\$128.42	\$122.27	\$126.93	\$175.40	\$133.78

Physical Adjustments

The comparables are now adjusted for physical differences. My opinion of the adjustments are shown on the following table. Although subjective in nature, the adjustments are considered to be reasonable given the vast differences between the various properties and the subject.

<i>Physical Adjustments:</i>	1	2	3	4	5	6
Location	0.0%	-10.0%	-10.0%	0.0%	-10.0%	0.0%
	Similar	Superior	Superior	Similar	Superior	Similar
Size	-5.0%	-10.0%	10.0%	30.0%	-5.0%	10.0%
	Smaller	Smaller	Larger	Larger	Smaller	Larger
Quality/Utility	-20.0%	0.0%	10.0%	0.0%	0.0%	0.0%
	Superior	Inferior	Inferior	Similar	Similar	Similar
Age/Condition	0.0%	30.0%	0.0%	-10.0%	20.0%	0.0%
	Similar	Inferior	Similar	Superior	Inferior	Similar
Site Coverage	0.0%	5.0%	0.0%	-5.0%	5.0%	-5.0%
	Similar	Inferior	Similar	Superior	Inferior	Superior
Gross Additional Adjustments	25.0%	55.0%	30.0%	45.0%	40.0%	15.0%
Net Additional Adjustments	-25.0%	15.0%	10.0%	15.0%	10.0%	5.0%
Adjusted Price Per Sq. Ft.	\$160.34	\$147.68	\$134.49	\$145.97	\$192.94	\$140.47

Sales Comparison Approach Conclusion

The six transactions are considered to reflect a good set of data by which to support the subject's market value given its special/limited use. As noted, there is no demand for the subject to continue as a fire station so alternative uses are deemed to provide the best indicators of value for the subject in the current market. After adjustment, the comparables indicate a range in value of about \$134/SF to \$193/SF. Based upon the comparables analyzed, with balanced weight given to each of the comparables, it is my opinion that the subject's market value is \$150/SF to \$160/SF, equal to \$927,300 to \$989,120. This range is reconciled in to my final value opinion for the subject property at \$950,000.

MARKET VALUE

OF THE SUBJECT PROPERTY

VIA THE SALES COMPARISON APPROACH.....\$950,000

ESTIMATED MARKETING TIME & EXPOSURE PERIOD

The marketing period for the subject is dependent upon a number of variables including: the national and local economies, market conditions, terms of sale (either cash or seller carry back financing), and the availability of similar properties in the market which provide competition for the subject.

Appropriately priced properties are trading in the current market, although many transactions are subject to the availability of financing, which continues to be problematic. Brokers indicate that demand for special use properties that can be used for religious or education purposes such as the subject is strong assuming they are priced in accordance with current market conditions. Overall, the subject property is estimated to have a marketing time at the reconciled value found herein of less than twelve months.

Exposure time is defined as the period of time required to market a property prior to the date of appraisal (*historic*). Most commercial facilities, if properly priced, have been selling in less than one year. If the subject were marketed at the appraised value prior to the date of value, exposure time should have been less than one year.

APPRAISER'S CERTIFICATION

I HEREBY WARRANT AND CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF,

The statements of fact contained in this appraisal report, which are used as the basis of my analyses, opinions, and conclusions, are true and correct. I have no responsibility for legal matters, questions of survey, opinion of title, soil or subsoil conditions, engineering, or other technical matters. Any sketches prepared by us and contained in this report are included solely to aid the user of the report in visualizing the property and its location and are not necessarily to scale.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report and, further, I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved. I previously appraised the subject as part of the larger master-planned community within the last three years.

The compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. My employment was not conditioned upon the appraisal producing a specific value or a value within a given range. No pressure of any sort was made.

This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute.

I certify that James S. Bradley inspected the property. As of the date of this report, James S. Bradley, MAI, has completed the requirements under the continuing education program of the Appraisal Institute. The appraiser has the appropriate knowledge and experience required to complete the assignment competently.

No one provided significant professional assistance to the signer of this report unless noted. Further, no one other than the undersigned formed the analyses, conclusions, and opinions concerning real estate that are set forth in this appraisal report, unless such participation by another party is indicated by the co-signing of this report by such other party.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

APPRAISER'S CERTIFICATION (CONT.):

Each finding, prediction, assumption, or conclusion contained in this report is our personal opinion and is not an assurance that an event will or will not occur. I assume that there are no conditions that are not apparent relating to the real estate, subsoil conditions, or structures located on the real estate which would affect our analyses, opinions, or conclusions with respect to the real estate.

The data gathered in this appraisal process (except data furnished by the client) and the appraisal report itself remain our property. With respect to data provided by the client, I shall not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to us. I am, however, authorized by the client to disclose all or any portion of this appraisal report and the related appraisal data to appropriate representatives of the Appraisal Institute, if such disclosure is required, to enable us to comply with the bylaws and regulations of said Institute now or hereafter in effect.

This appraisal report shall not be quoted or referred to in any report or financial statement of the client or in any documents filed with any governmental agency without my prior written consent. Neither all nor any part of the contents of this report (especially the conclusions as to value, the identity of the appraisers, references to the Appraisal Institute, or references to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or other public means of communication without our prior written consent and approval.

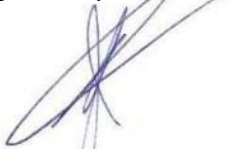
Based upon the data and discussions contained within the attached report, my opinion of the fee simple interest in the subject follows:

MARKET VALUE OF THE FEE SIMPLE INTEREST IN THE SUBJECT PROPERTY "AS IS"

AS OF FEBRUARY 11, 2025.....\$950,000

The marketing and exposure time, as premised upon the prior value conclusions, is estimated to be less than 12 months.

Respectively Submitted,



JAMES S. BRADLEY, MAI, AI-GRS

AXIA Real Estate Appraisers
Certified General Real Estate Appraiser,
Arizona Certificate #30432

QUALIFICATIONS OF JAMES S. BRADLEY, MAI, AI-GRS

State of Arizona Certified General Real Estate Appraiser, Certificate #30432 (Expires 10/31/2026)
State of Wisconsin Certified General Real Estate Appraiser, Certificate #3082-10 (Expires 12/14/2025)

PROFESSIONAL EXPERIENCE

1988 - Present	AXIA Real Estate Appraisers, as Principal Appraiser/Consultant, owner since 1996 (previously known as KB Real Estate Appraisers).
1985 - 1988	Greenberg Chin and Associates, Inc., Real Estate Consultants and Appraisers, as Associate Consultant/Appraiser under Neil O. Kleinman, MAI and Bruce Greenberg MAI
1982 - 1985	Real Estate Broker in Grand Junction, Colorado, working in commercial sales and property management
1978 - 1982	Real Estate Broker in Cortez, Colorado, in residential and rural sales

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS

- Member, #9888 of the Appraisal Institute (MAI). The Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. Mr. Bradley received his designation in 1993.
- Mr. Bradley received his AI-GRS designation in August 2016. The AI-GRS (which stands for Appraisal Institute – General Review Specialist), is a designation held by real estate appraisers who are experienced in general appraisal review.
- Member #15817 of the CCIM Institute. Mr. Bradley received his CCIM designation in April 2009. He is currently the president elect of the Southern Arizona CCIM Chapter.
- Member of Chapter 73 International Right of Way Association
- Designated Real Estate Broker, State of Arizona since 1985 (#BRO-12667000)
- Citizens Advisory Committee Regional Transportation Authority Pima County (Member)

FORMAL EDUCATION

Bachelor of Science in Business Administration, University of Arizona, with major in Marketing/Advertising, 1984

Certificate of Achievement in Real Estate, University of Colorado, 1981

PROFESSIONAL EDUCATION

All required classes to obtain MAI Designation and in conformance with the Appraisal Institute's requirements for continuing education. Additionally, all classes and exams necessary to obtain the CCIM Designation. Recognized by the Appraisal Institute as a Litigation Expert. Also all classes necessary to obtain and retain his Arizona Designated Brokers License.

SEMINARS/CLASSES

- 2024 USPAP 2024
Forecasting Revenue
- 2022 USPAP 2022-2023
- 2020 Problems in the Valuation of Partial Acquisitions
Business Practices & Ethics
Appraising Convenience Stores
Appraising Automobile Dealerships
Divorce & Estate Appraisals – Elements of Non-Lender Work
- 2019 USPAP 2020-2021
Annual Arizona Ag Forum (ASFMRA)
- 2018 USPAP 2018 – 2019
Housing & Land: Market Perspective
Business Practices & Ethics
Annual Arizona Ag Forum (ASFMRA)
Various Continuing Education Classes For Broker's License
- 2017 Uniform Appraisal Standards For Federal Land Acquisitions: Practical Applications
Yellow Book Changes – Overview for Appraisers
Annual Arizona Ag Forum (ASFMRA)
- 2016 Reviewing Appraisals in Eminent Domain (IRWA)
Easement Valuation (IRWA)
Review Theory – General (Appraisal Institute - AI)
2016-2017 7 Hour National USPAP Update Course (AI)
Various Continuing Education Classes For Broker's License
Annual Arizona Ag Forum (ASFMRA)
- 2015 The Inns & Outs of a Certificate of Occupancy

ADDENDA

1. Assumptions and Limitations
2. Appraiser's Certificate

ASSUMPTIONS AND LIMITATIONS

APPRAISAL CONDITIONS, GENERAL ASSUMPTIONS AND LIMITATIONS OF THIS APPRAISAL

This appraisal is for no purpose other than property valuation, and the appraisers are neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are also inherent limitations to the accuracy of the information and analysis contained in this appraisal. Before making any decision based on the information and analysis contained in this report, it is critically important to read this entire section to understand these limitations.

This appraisal is not a survey.

It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless otherwise noted. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Any maps, plats or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern regarding boundaries, setbacks, encroachments or other survey matters.

This appraisal is not a legal opinion.

No responsibility is assumed for matters of a legal nature that affect title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value opinion is given without regard to any questions of title, boundaries, encumbrances or encroachments. I am not usually provided an abstract of the property being appraised and, in any event, I neither made a detailed examination of it nor do I give any legal opinion concerning it.

It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in the appraisal report. Information and analysis shown in this report concerning these items is based only on a rudimentary investigation. Any significant question should be addressed to local zoning or land use officials and/or an attorney.

It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in this report is based. Appropriate government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items since I have not made a comprehensive examination of laws and regulations affecting the subject property.

This appraisal is not an engineering or property inspection report.

This appraisal should not be considered a report on the physical items that are a part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraisers are not construction, engineering, environmental or legal experts, and any statement given on these matters in this report should be considered preliminary in nature.

For properties in which the conditions of foundations, roofs, exterior walls, interior walls, floors, heating systems, plumbing, insulation, electrical service and all mechanical and construction items are described, these descriptions are based on a casual inspection only and no detailed inspection was made. For instance, I am not an expert on heating systems and no attempt was made to inspect the interior of a given property's furnace. Structures are not checked for building code violations, and it is assumed that all buildings meet applicable building codes unless so stated in the report.

Some items, such as conditions behind walls, above ceilings, behind locked doors or under the ground, are not exposed to casual view and, therefore, are typically not inspected. The existence of insulation, if any is mentioned, was found by conversation with others and/or circumstantial evidence. Since it is not normally exposed to view, the accuracy of any statements about insulation cannot be guaranteed.

It is assumed that there are no hidden or unapparent conditions of the property, sub-soil or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for the engineering that may be required to discover such factors. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Sub-surface rights (mineral and oil) were not considered in making this appraisal.

Unless stated otherwise in the report, wells and septic systems, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use of the property.

If the client requires a more detailed property inspection, obtaining services of a qualified building inspector is highly recommended.

We are not environmental experts, and I do not have the expertise necessary to determine the existence of environmental hazards such as the presence of urea-formaldehyde foam insulation, toxic waste, asbestos or hazardous building materials, or any other environmental hazards on the subject or surrounding properties. If I know of any problems of this nature that I believe would create a significant problem, they are disclosed in this report. However, nondisclosure should not be taken as an indication that such a problem does not exist. An expert in the field should be consulted if any interested party has questions on environmental factors.

No chemical or scientific tests were performed by the appraiser on the subject property, and it is assumed that the air, water, ground and general environment associated with the property present no physical or health hazard of any kind unless otherwise noted in the report. It is further assumed

that the subject site does not contain any type of dump site and that there are no underground tanks (or any underground source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.

The age of any improvements to the subject property mentioned in this report should be considered a rough estimate. I am not sufficiently skilled in the construction trades to be able to reliably estimate the age of improvements by observation. I therefore rely on circumstantial evidence that may come into my possession (such as dates on architectural plans) or conversations with those who might be somewhat familiar with the history of the property such as property owners, on-site personnel or others.

Parties interested in knowing the exact age of improvements on the land should contact us to ascertain the source of the data and then make a decision as to whether they wish to pursue additional investigation.

Because no detailed construction, engineering, environmental or legal inspection was made and because such knowledge goes beyond the scope of this appraisal, any observed condition or other comments given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is made as to the adequacy or condition of a given property's foundation, roof, exterior walls, interior walls, floors, heating system, air conditioning system, plumbing, electrical service, insulation or any other detailed construction matters. If any interested party is concerned about the existence, condition or adequacy of any particular item, I would strongly suggest that a construction expert be hired for a detailed investigation.

This appraisal is made under conditions of uncertainty with limited data.

As can be seen from limitations presented above, the appraisal is based on an analysis of many sources of data. Every attempt has been made to confirm the data as reliable and factual, however, there are a number of limitations with respect to data including: a lack of certain areas of expertise beyond real estate appraisal methodology and techniques; the inability of the appraiser to view certain portions of the property; and the inherent limitations of relying upon information provided by others such as: income and expense data; comparable sales data; and engineering analyses.

This appraisal is an opinion of value based on an analysis of information known to us at the time the appraisal was made. All values shown in the appraisal report are projections based on the analysis as of the date of the appraisal. These values may not be valid in other time periods or as conditions change. I take no responsibility for events, conditions or circumstances affecting the property's market value that take place subsequent to either the date of value contained in this report or the date of the field inspection, whichever occurs first.

Opinions and estimates expressed herein represent my best judgment but should not be construed as advice or recommendation to act. Before relying on any statement made in this appraisal report, interested parties should contact us for the exact extent of my data collection on any point that they believe to be important to their decision making. This will enable such interested parties to determine whether they believe the extent of my data gathering process was adequate for their needs.

Appraisal report limitations

Appraisal reports are technical documents addressed to the specific technical needs of clients. Casual readers should understand that this report does not contain all of the information I have concerning the subject property or the real estate market. While no factors I believe to be significant but unknown to the client have been knowingly withheld, it is always possible that I have information of significance that may be important to others but which, with my limited acquaintance with the property and in light of the limitations of my expertise (as outlined in this document), does not seem to be important to us.

Appraisal reports are technical documents, with their reporting formats guided by both the Uniform Standards of Appraisal Practice and specific technical requirements of a given client. Casual readers are cautioned about their limitations and are warned against possible misinterpretation of the information contained in these reports.

The liability of AXIA Real Estate Appraisers, its employees and/or agents is limited only to the Client and specifically identified intended users. Further, there is no accountability, obligation or liability to any third party. The appraiser(s) should be contacted with any questions before this report is relied on for decision making.

There are no requirements, by reason of this appraisal, to give testimony or appear in court or any pretrial conference or appearance required by subpoena with reference to the property in question, unless sufficient notice is given to allow adequate preparation and additional fees are paid by the client at my regular rates for such appearances and the preparation necessitated thereby.

This report is made for the information and/or guidance of the client and possession of this report, or a copy thereof, does not carry with it a right of publication. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the appraiser. Nor shall the appraiser, firm or professional organization of which the appraiser is a member be identified without the written consent of the appraiser.

It is suggested that those who possess this appraisal report should not give copies to others. Certainly, legal advice should be obtained on potential liability issues before this is done. Anyone who gives out an incomplete or altered copy of the appraisal report (including all attachments) does so at their own risk and assumes complete liability for any harm caused by giving out an incomplete or altered copy. Neither the appraiser nor this company assumes any liability for harm caused by reliance upon an incomplete or altered copy of the appraisal report given out by others. Anyone with a question on whether their copy of an appraisal report is incomplete or altered should contact my office.

Values and conclusions for various components of the subject property as contained within this report are valid only when making a summation; they are not to be used independently for any purpose and must be considered invalid if so used. The allocation of the total value in this report between land and improvements applies only under the reported highest and best use of the property. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

In the case of limited partnerships, syndication offerings or stock offerings in real estate, the Client agrees that in case of a lawsuit (brought by lender, partner or part owner in any form of ownership, tenant or any other party), the Client and all parties will completely hold harmless this firm, its employees and/or agents.

No Assignment of Claims

Legal claims or causes of action relating to the appraisal are not transferable or assignable to a third part, except: (i) as a result of a merger, consolidation, sale or purchase of a legal entity, (ii) with regard to the collection of a bona fide existing debt for services but then only to the extent of the total compensation for the appraisal plus reasonable interest, or (iii) in the case of an appraisal performed in connection with the origination of a mortgage loan, as part of the transfer or sale of the mortgage before an event of default on the mortgage or note or its legal equivalent.

Maximum Time Frame for Legal Actions

Unless the time frame is shorter under applicable law, any legal action or claim relating to the appraisal or Appraiser's services shall be filed in court (or in the applicable arbitration tribunal, if the parties to the dispute have executed an arbitration agreement) within two (2) years from the date of delivery to the Client of the appraisal report to which the claims or cause of action relate or, in the case of acts or conduct after delivery of the report, two (2) years from the date of the alleged acts or conduct. The time frame stated in this section shall not be extended by any delay in the discovery or accrual of the underlying claims, causes of action or damages. The time frame stated in this section shall apply to all non-criminal claims or causes of action of any type.

Americans with Disabilities Act (ADA)

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect on the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in valuing of the property.

Certificate of Occupancy (COO)

Each governmental jurisdiction has varying requirements for an improved property to be occupied. It is outside of the scope of this report to be able to quantitatively understand how the COO regulations apply to each property. Since I have no direct evidence relating to this issue as it concerns the subject, I did not consider possible noncompliance with the requirements of any COO regulations as they would apply to the subject in valuing of the property.

Arizona-specific considerations

Special consideration must be given to properties located in Arizona with respect to seismicity/subsidence. Seismic activity in Southern Arizona is rare but does occasionally occur. A more common geotechnical manifestation has been the development of subsidence cones caused by pumping of groundwater. A geologist should be consulted if there is any concern regarding these matters.

Due to the historic nature of the American Southwest, properties within Arizona may be impacted by the presence of archaeological features, such as Native American remains or artifacts (specifically the ancient Hohokam and Anasazi settlements). The presence of such features may require mitigation on the part of the property owner or developer and could involve significant costs or time delays. It is an assumption of this report that no such archeological issues impact the subject property, unless otherwise noted in the appraisal report. Should a competent archeologist specifically identify significant archeology and quantify the cost of data recovery, I reserve the right to alter the valuation opinion contained in this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

In addition to the aforementioned assumptions and limitations, this report is subject to the following extraordinary assumptions and hypothetical conditions:

None.

APPRAISER'S CERTIFICATE

ARIZONA FINANCIAL ENTERPRISE CREDENTIAL CERTIFICATE

No: CGA-30432

JAMES S. BRADLEY

CREDENTIAL TYPE	ISSUE DATE	EFFECTIVE DATE	EXPIRATION DATE
Certified General Appraiser	October 10, 1991	November 1, 2024	October 31, 2026

This certificate was printed on October 7, 2024 and will remain in effect until a change request has been approved by the Department or the credential is surrendered, suspended, revoked or expired.

Arizona Department of Insurance and Financial Institutions
difi.az.gov
100 N 15th Ave, Suite 261
Phoenix, AZ 85007-2630

Pride Property Inspections

Property Inspection Report



3701 Quasar, Tucson, AZ
Inspection prepared for: Golder Ranch Fire District & c/o Grant Cesarek
Date of Inspection: 4/25/2025 Size: 4750
Weather: Dry 78

Inspector: Mark Timpani CMI

7014 E Golf Links Rd, Tucson, AZ 85730

Email: mgtimpani@yahoo.com
PridePropertyInspections.com



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General Information

NOTICE: Please print the report or make a CD and place in the inspection binder. This report is the exclusive property of P.P.I. and the client(s) listed. Use of this report by any unauthorized persons is prohibited. The illustrations that are included in your report (if any) are there to show an example of a discussed item. They are general examples and may not pertain exactly to this structure.

A general inspection is a non-invasive, visual examination of the accessible areas of a property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. Inspectors can not touch owners belongings, we have to work around thier property. Consult the owner/listing agent for any questions that you may have about the house after reading the report.

The walk through or report review on site is not a substitute for reading the report. It is up to the buyer to review the entire report. The report will have comments that are not included in the summary. Also review the C.L.U.E. report: Comprehensive Loss Underwriting Exchange and the sellers disclosure statement.

The inspection is intended to assist in evaluation of the overall condition of the structure. The report will focus on safety and function, not current code. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A inspection will not reveal every concern that exists or ever could exist, but only those defects observed on the day of the inspection. We highly recommend that you read the mandatory sections of this page: **Mandatory Reading - Good Information from PPI**

The items that we document or service recommendations that we make in this report should be completed before the close of escrow by licensed specialists, who may identify additional defects or recommend some upgrades that could affect your evaluation of the property. If we document or call out an item, it genarally means that it is incorrect and in need of review/repair. Pay close attention to the pictures. Review them carefully and if anything concerns you, notify the Realtor or seller. If a picture is labeled unknown, we recommend consulting the owner, seller or builder.

NOTICE: It is our intent to alert you of concerns that may prove to be large, unsafe or very expensive in the near future. This is a non-invasive visual examination of a structure, which is designed to identify defects within specific components of the structure. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the structure, as identified and agreed to by the Client and Inspector. The cosmetic or non-structural items that P.P.I. notice are documented as a courtesy.

Not every instance of deterioration/damage is documented, noted, or photographed. Notes and pictures may be just an example of a larger issue.

It does not imply that every possible defect was discovered. To prevent any damage to the structure, we can not operate any valves, breakers or pilots. This inspection report was completed in accordance with the Arizona and NACHI Standards of Practice found here.

<https://btr.az.gov/standards>, <https://www.nachi.org/sop.htm>

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. P.P.I. can not be held liable for your understanding or misunderstanding of this report's contents. P.P.I. is not responsible for future problems, especially if advice is not taken and recommendations are not followed. Ask for and read the Sellers Property Disclosure Statement. I recommend that after you read the report, you have all your concerns/estimates taken care of *before closing*.

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted. Exterior additions/roofs that extend to the fence or lot line should also be checked for permits. Verification of building permits or compliance with the Authority Having Jurisdiction is beyond the scope of this inspection. You may contract with PPI and we will pull the permits if you wish. We do not measure square feet. The sqft and age are from the Real Estate listing.

REPORT KEY - Each rating box has four categories:

A.S. - Appears Serviceable : items perform satisfactory and are in good condition

R.R.R. - Review, Repair, Replace :

items may need reviewed, repaired or replaced by a highly qualified licensed contractor - in their specific field, e.g. recommend a service call to get estimates

S.H. - Safety Hazard : items are unsafe and correction is needed

N/A - Not Applicable : items do not apply to this inspection

Red items in each section are areas of concerns and sometimes safety related.

1. General Information

Client/s were present

Water was on to the structure.

Gas was on to the structure.

The structure was occupied at the time of the inspection.

Due to personal belongings, there are inaccessible areas : walls, windows, outlets, floors, cabinets, etc.

Structure is on level site.

Structure has a fire suppression system. Recommend having the fire department or sprinkler company review the system.

Make sure to get all paperwork, manuals, receipts, warranties and any other information regarding the structure and its major components from the owners or builder. They may have specific information if you have any questions or concerns.

Ask for and examine HOAs Home Owners Association Rules, Regulations and Fees,
CC&R's: Covenants, Conditions and Restrictions.

Orientation of Structure: For the purposes of identifying location, comments in this report are written: right, left, front, back, looking from the front of the structure and or the street.

If property is in Pima County go to <http://rfcd.pima.gov> to check on flood plain issues. If not in Pima County, we recommend you check with the local jurisdiction.

Recommend video scope all underground sewer lines

Commercial inspection

Scope: The inspection will be performed in accordance with InterNACHI-CCPIA Commercial Standards of Practice, to include the agreed upon items from the buyer. Any items noted outside the scope of the inspection are noted as a courtesy.

Not included in the Standards of Practice/scope : ADA or C of O, termites, alarm systems, sprinkler system if any, septic systems, grease traps/pumps, irrigation, environmental, zoning, permits, commercial appliances, elevators, water softeners, sewer scopes, any roofs that are not accessible and underground tanks/lines.

This PCA - property condition assessment has been completed and the PCR - property condition report will be delivered in the agreed upon time frame.

Exterior

Gutters and roof drain systems are not water tested for leakage or blockage. Gutters are not required. If the structure does not have gutters, we recommend them in certain areas: front door areas, patios, or any where two or more roof planes drain to. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation. Attach downspouts to direct the water away from the structure. Slope the grade away from the structure. There should not be any water against the foundation after it rains. Look beyond the yard walls. Some structures have washes, or drainage ditches along side and/or behind them. Check flood zones.

The proper installation of flashings around windows is critical to water proofing the exterior walls. Missing or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall. A gentle rain may not make the windows leak, but when it rains hard or monsoon winds are blowing, leaks may occur and we have no way of knowing if and when that will happen.

Wood or fibrous siding will deteriorate if ignored. Keep it well painted and caulked. Keep water away from the walls, as much as possible. Some siding and or stucco goes to grade or below grade. We can not see the condition below grade. Keep the exterior of your house sealed as tight as possible with caulk and paint. Fill cracks, chips, openings etc., with latex caulk because it is paintable. Where paint is not an issue, silicone caulk can be used. Your house will be more energy efficient and it will also keep out moisture and insects.

We do not walk the entire property. Unattached buildings may or may not have been included in the inspection. Most yard walls/fences are only able to be inspected from the interior yard. Some walls are built with control joints. This will look like a gap/crack from top to bottom and is no concern and how some walls are built.

We can not see the condition of the walls behind any type of siding: wood, stucco, vinyl, brick etc.

We can not see into some chimneys and the ones that we can look into we can not see the entire flue. It is highly recommended for your safety that you get a Level 2 chimney inspection.

Lights that have motion detectors or dusk to dawn sensors attached to them are difficult to test during daylight hours. These types of lights are excluded from the inspection. Decorative/low voltage accent lighting on timers are beyond the scope of the inspection. Recommend asking the owners how and if they operate.

General spa/pool safety guidelines: Always check with your local requirements.

<http://www.nachi.org/documents/ben-gromicko-folder/homeowner-maintenance-pool-guidelines-bengromicko-internachi.pdf>

No wires should be laying on the grade/ground. (irrigation, lighting, cable, phone etc.)

Some fountains appear to be one piece but are just stacked pieces on top of each other. Use caution when working around theses types of fountains. If they are not in operation at the time of inspection, we recommend asking the owners how and if they operate. Use extreme caution around fountains and ponds with children.

If not completed yet, we highly recommend a termite inspection be completed before closing.

Tree forts/playground equipment, animal houses/pens, unattached buildings are not included in the inspection.

A.S. - Appeared Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Exterior Pictures

A.S.	R.R.R.	S.H.	N/A
X			





sheds not inspected: noticed weathered /damaged wood



propane? unknown consult seller







2. Structure Type

Materials:
• masonry

3. Walls/Siding Condition

A.S.	R.R.R.	S.H.	N/A
	X		

Materials:
• block

Observations:

• functional

- Reminder - repair and seal any and all cracks/openings so that moisture or insects can not enter. Even hairline cracks allow water to seep in and can possibly damage the siding and or structure.
- Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. It also prohibits a complete inspection.



Reminder - repair and seal any and all cracks/openings so that moisture or insects can not enter. Even hairline cracks allow water to seep in and can possibly damage the siding and or structure.

4. Eaves/Trim

A.S.	R.R.R.	S.H.	N/A
X			

5. Exterior Doors

A.S.	R.R.R.	S.H.	N/A
X			

Type:
• metal



no steps

6. Window Condition

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- Some exterior frames need to be caulked.
- one large window may need to be replaced - recommend review



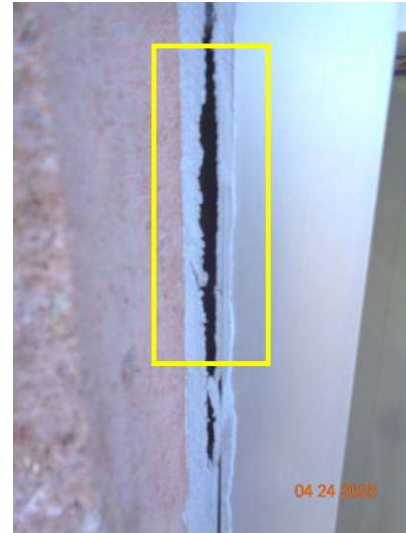
Some exterior frames need to be caulked.



Some exterior frames need to be caulked.



one large window may need to be replaced -
recommend review



Some exterior frames need to be caulked.



one large window may need to be replaced - recommend review

Grounds

A.S. - Appears Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Parking Area

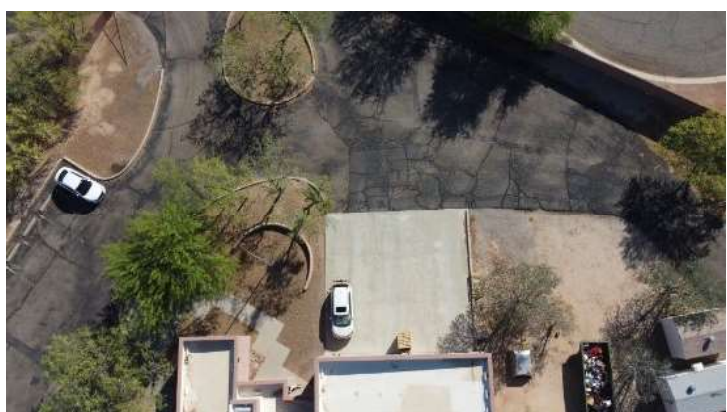
A.S.	R.R.R.	S.H.	N/A
	X		

Materials:

- asphalt

Observations:

- large cracks
- Nearing end of useful life.
- Asphalt - cracks/damage noted - recommend review, possible total replacement
- lines and or paint is faded



Nearing end of useful life.



lines and or paint is faded



large cracks



Asphalt - cracks/damage noted - recommend review, possible total replacement



edge damaged

2. Walkways

A.S.	R.R.R.	S.H.	N/A
	X		

Type:

- concrete

Observations:

- cracked



cracked

3. Fence/Yard wall Condition

A.S.	R.R.R.	S.H.	N/A
	X		

Materials:

- block

Observations:

- cracked/damaged/lifting
- Tree/s or vegetation touching or leaning on yard wall or fence. This may cause damage and prohibits a complete inspection.



missing cap



cracked/damaged/lifting



cracked/damaged/lifting



Tree/s or vegetation touching or leaning on yard wall or fence. This may cause damage and prohibits a complete inspection.

4. Patio/Deck/Porch-type

A.S.	R.R.R.	S.H.	N/A
X			

Location:

• Back



5. Patio/Deck/Porch Roof**

A.S.	R.R.R.	S.H.	N/A
X			

Materials:
• elastomeric

6. Gate Condition

A.S.	R.R.R.	S.H.	N/A
X			

Materials:
• wrought iron

7. Grading

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- As a reminder, grade should slope away from the structure.
- Low grade area/s next to perimeter of the structure. Recommend raising the grade in these areas.
- signs of pests/damaged noted
- signs of poor drainage



signs of pests/damaged noted



signs of poor drainage



signs of poor drainage

Exterior Plumbing

City sewer service, septic systems and all underground pipes/drains are not a part of this inspection. Future drainage performance is also not determined. The main sewer line is underground. I can not tell what type of material the line is made of.

We run water down the drains and flush the toilets and look for blockages or slow drains. If it has not been completed yet, we highly recommend a sewer scope prior to the close of escrow. Because we cant see underground, no matter age of structure or trees we still recommend getting a plumber to scope it.

Structures that are winterized: Inspectors are not plumbers and we did not winterize the structure. We also are not the water authority. When we get permission or someone turns on the water to the house at the beginning of an inspection, the structure may not respond as though the water has always been on. Examples: hot water tanks, dishwashers, fixtures at tubs, showers, sinks, water pressure, toilets, all may not work properly or will be affected by winterizing.

There should be a main water shutoff valve at the exterior of the structure and at the water meter or well. If there is not a shutoff at the house/structure, we highly recommend having one installed.

We test every hose bibb that we can locate. Some hose bibbs are hidden by various items such as owners belongings or vegetation. The hose bibbs that we report on are the ones that we were able to inspect. Recommend install anti-siphon valves on every hose bibb.

Underground pipes, drains, fuel tanks, septic tanks/systems, cannot be judged for sizing, leaks or corrosion. If a well is on the property we recommend a well inspection for both the well and the water quality. A septic tank should be pumped out and inspected.

Some structures main water line up until about 1998 may be Polybutylene. This is the water line from the meter to the main water valve on the exterior. These lines are underground and can not be seen. I have no way of telling what kind of plumbing lines are underground.

If the report states rust or corrosion, this could mean that there is an active leak, or that there was a leak. A plumber should repair/replace all rusted or corroded areas.

A.S. - Appeared Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Main Water Line

A.S.	R.R.R.	S.H.	N/A
	X		

Materials:

- Line underground is covered/buried, can not determine - if original galvanized recommend budget for replacement

Observations:

- functional
- Can not see main line underground.
- visible leaking



visible leaking

2. Water Shut Off Valve

A.S.	R.R.R.	S.H.	N/A
X			

Location:
• right side



3. Water Pressure/PSI at time of inspection

A.S.	R.R.R.	S.H.	N/A
X			

Pressure:

- water pressure should be between 40 - 80psi
- 50

4. Irrigation

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- Sprinklers, irrigation systems, ponds, and water features are beyond the scope of this inspection. If the structure has any of these items and are concerned about them, we recommend that you hire a landscape/irrigation company to review them. I can not adjust owners timers/controls. If there is a manual control or valve, we try to test it.

5. Hose Bibbs

A.S.	R.R.R.	S.H.	N/A
X			

Fuel System

A.S. - Appears Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Fuel System

A.S.	R.R.R.	S.H.	N/A
X			

Location:

- right side

Type:

- gas meter

Observations:

- functional - no concerns, lines not visible under ground



Foundation

This inspection does not include geological conditions or site stability information. For more information, consult a geologist or soils engineer.

Unless there is a crawlspace or basement, we can only inspect the part of the foundation between the house siding and the ground/grade. We can not see the foundation below the grade.

All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. When flooring is pulled up you may see many cracks. Most of these are normal shrinkage or settlement cracks. Floor coverings can not be moved during this inspection.

A.S. - Appears Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Type

Type:

- Concrete slab

2. Foundation Perimeter

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- **functional**
- One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks.
- **undermined**



undermined



One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks.

3. Foundation Walls

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- **unable to access all areas**
- **holes noted? Possible termite treatment? - consult sellers**



holes noted? Possible termite treatment? - consult sellers

Electrical

If the electric service is rated at less than 200 amps, it may be inadequate for the clients needs. If the amperage is 100 or less, upgrade may be needed to operate modern appliances. Recommend consulting with a qualified electrician about upgrading to a 200 amp service which is todays standard.

Any *solid* aluminum wire and connections in the electrical panel or structure should be reviewed by a qualified professional.

Any *stranded* aluminum branch conductors do not have issues or concerns and are often found in electrical panels.

Inspectors do not do panel or in house load calculations to see if items will trip out when in use. This is done by licensed electricians.

Solar systems/panels, are outside the scope of the inspection.

I check as many outlets/switches that are accessible. Child protected outlets and switches are not considered accessible. Furnishings prevent full inspection ie: windows, walls, outlets, floors, do a careful check on your final walk through.

A Ground Fault Circuit Interrupter or GFCI are the types of outlets that have test and reset buttons on them. They are made to trip out in milliseconds and should be tested regularly. The main areas that GFCI outlets are required are: Exterior, Baths, Kitchens, Garage, Pools/Spas and Wet bar. On newer structures, the GFCI outlets are not located in the kitchens or baths. The GFCI resets are located in the main breaker panel. If the bath or kitchen outlets are not working, someone will need to open the main electrical panel and reset the bath or kitchen GFCI breakers.

A.S. - Appeared Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Main Service Cables

A.S.	R.R.R.	S.H.	N/A
X			

Observations:

- functional
- underground

2. Main Electric Panel

A.S.	R.R.R.	S.H.	N/A
	X		

Location:

- right side exterior
- exterior rear of structure

Observations:

- seller disclosed - generator does not work



3. Sub Panel/s

A.S.	R.R.R.	S.H.	N/A
	X		

Location:

- interior
- exterior

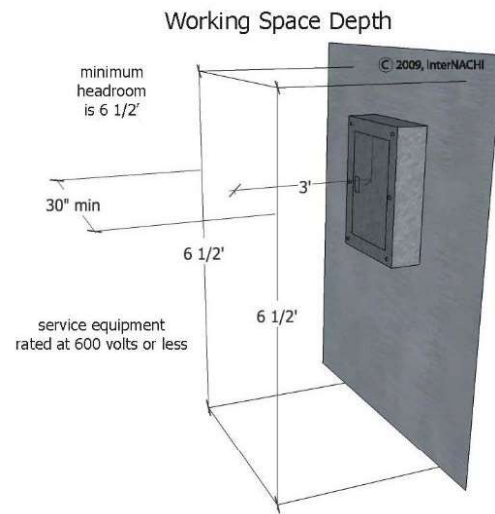
Observations:

- functional
- Panel Does Not Have Proper Clearance





Panel Does Not Have Proper Clearance



Panel Does Not Have Proper Clearance

Roof

Roofs of certain types of material, tile, plastic or metal, and certain height and slopes are not walked for safety reasons or to avoid causing damage. I still inspect the roofs, however I don't walk them to prevent damaging them and for safety concerns. Not all tiles / slates / panels are checked for attachment. Inspection is limited.

The report is an opinion of the general condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to further leakage. Roofs, vents, skylights flashings etc. are not water tested for leaks. This inspection is not a warranty, guarantee or insurance policy. Weather conditions can affect the condition of the roof at any time. Regular, yearly evaluation is suggested.

A gentle rain may not make the roof leak, but when it rains hard or monsoon winds are blowing, leaks may occur. Skylights are a good example of this. Experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age.

Regardless of its design-life, every roof is only as good as the waterproof membrane (underlayment) beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs are not designed to be waterproof; only water-resistant. Inspectors do not remove or lift tiles and we can not see the underlayment.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can sometimes be deliberately concealed.

A.S. - Appears Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Roof Condition

A.S.	R.R.R.	S.H.	N/A
	X		

Comments:

- walked

Type:

- asphalt or fiberglass shingles
- elastomeric

Observations:

- Not raining today.
- ponding in areas
- Due to ponding areas and elastomeric touch up, recommend a qualified licensed professional roofer review/repair the roof.
- Debris such as leaves, needles, seeds, etc. have accumulated on the roof. This is a conducive condition for wood destroying insects and organisms since water may not flow easily off the roof, and may enter gaps in the roof surface. It also prohibits a complete inspection.
- Elastomeric touch up is needed on various areas.



ponding in areas



Elastomeric touch up is needed on various areas.



ponding in areas





Debris such as leaves, needles, seeds, etc. have accumulated on the roof. This is a conducive condition for wood destroying insects and organisms since water may not flow easily off the roof, and may enter gaps in the roof surface. It also prohibits a complete inspection.



Elastomeric touch up is needed on various areas.

2. Flashing

A.S.	R.R.R.	S.H.	N/A
X			

Observations:

- visible flashing functional - much of the flashing is hidden from view by the roofing material, this flashing can not be inspected

3. Gutters/Scuppers/Drains

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- route downspouts away from foundation
- does not divert water away from structure
- loose/damaged/disconnected
- restricted by debris



restricted by debris

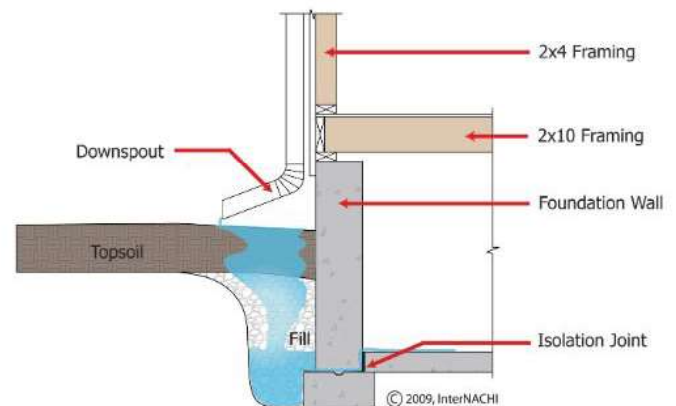


loose/damaged/disconnected



does not divert water away from structure

Moisture Intrusion - Downspout



4. Sky Lights

A.S.	R.R.R.	S.H.	N/A
X			

5. Vents / Caps / Boots

A.S.	R.R.R.	S.H.	N/A



damaged

Heating

Inspector can not light pilots. If pilots are "OFF", an inspection is still possible, but the unit can not be operated. Have the heating systems activated and fully inspected PRIOR TO CLOSE OF TRANSACTION. Do not store combustibles next to any heat source. Verification of the location or condition of underground fuel storage tanks or environmental risks, if any, are also not included. Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

Inspecting the heat exchangers for evidence of deterioration, cracks or holes, can only be done by dismantling the unit or other technical procedures. This is beyond the scope of a visual inspection. If the furnace is older than 10 years and/or it can't be shown that furnace has had a **FULL** diagnostic service and inspection (by a licensed and competent heating contractor) performed within the last 6-12 months, we recommend a complete system evaluation by a licensed heating and cooling professional prior to closing. Such an inspection may involve partial dismantling of the furnace to facilitate inspection of the heat exchanger, cooling coils and other areas that are not readily visible.

If the structure has fixed louvered registers, we recommend switching to registers with adjustable louvers so you can adjust the air flow.

We recommend annual service and evaluations on all HVAC equipment. A good rule of thumb is: if the temp. from the supply registers is 100 or hotter the furnace is putting out good heat.

Thermostats are not checked for calibration or timed functions, only "on/off". Some thermostats have a reset button that can override the auto-program system. We do not open duct work or remove registers. Some structures have cold air return ductwork under the slab. We are not able to see inside this type of duct work. Adequacy, efficiency and heat distribution of the system through the structure is not part of this inspection.

Electronic air cleaners and or humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified professional.

A.S. - Appeared Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Brand/ Year

Brand:

- American Standard

Year:

- 2022

2. Type/Location/Condition

A.S.	R.R.R.	S.H.	N/A
X			

Type:

- forced air gas - hanging from ceiling
- gas package unit

Location:

- roof

Observations:

- functional
- While in operation, the vent temperatures were 100 degrees or hotter. This is an acceptable range, unit is working properly. - offices, kitchen etc



103



3. Gas System

A.S.	R.R.R.	S.H.	N/A
X			

Observations:

- gas lines, valves and supports all appear serviceable

4. Thermostats

A.S.	R.R.R.	S.H.	N/A
X			

5. Visible Vents/ducts

A.S.	R.R.R.	S.H.	N/A
X			

6. Combustion Air

A.S.	R.R.R.	S.H.	N/A
X			

7. Filters

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- Install new filter/s and then recommend changing/cleaning regularly. ie.- monthly

8. Registers

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- missing screws - vibrates



missing screws - vibrates

Cooling

When outside air temperature is below 60, the air conditioner can not be tested because it may cause damage to the equipment.

The inspector does not perform pressure tests on refrigerant systems; therefore no representation is made regarding refrigerant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. These tests are done by an AC company.

Most Home Inspectors complete a temp. differential, and also a temp. check from the supply registers to look for temps. under 60 degrees.

AC REFRIGERANT TYPE R-22 vs R-410a

R22 has been the standard refrigerant used in air conditioners for many years. It is both less efficient and less environmentally friendly than R410a refrigerant. The government-mandated shift away from R22 refrigerant is an attempt to make homes more efficient and reduce the emissions of greenhouse gasses into the environment. The new alternative to R22/Freon is R410a/Puron.

In general, owners of R22 air conditioners have 3 choices:

1. Do nothing until your system needs an expensive repair. Obviously, you will want to budget for the repair/replacement so that you are not caught off-guard with a heavy bill when your system breaks.
2. Retrofit (or convert) your old R22 equipment to use R410a refrigerant (if it is even an option depending on make/model). You may hear the term or phrase "drop-in" when talking to HVAC Technicians. "Drop-in" is referring to retrofitting the system, which properly can cost the homeowner as much or possibly even more money than buying a new unit that uses R410a. Be careful of retrofit options –it is not a simple matter of removing the R22 and then refilling with R410a. The chemicals operate at different pressures and require different system parts to operate reliably and this may require replacing many expensive components in your system to do it properly. Additionally, if you have any warranty left on your system, it may be voided if retrofitted.
3. Replace your system proactively. Some people would rather be proactive than reactive. Purchasing a new upgraded AC system will not only provide you with a system that uses R410a, but it will also probably benefit most homeowners in better dependability, energy efficiency, and long-term comfort and reliability.

As of January 1, 2020, it will no longer be legal to produce or import virgin R-22 in the U.S., but that does not mean the refrigerant will be unavailable, unaffordable, or illegal to use. It just means that after that date, contractors who service R-22 systems will have to rely on existing stocks of virgin refrigerant or else use reclaimed refrigerant, both of which should be readily available for the foreseeable future.

Evaporative coolers : are inspected from the exterior only unless they are already open.

When evaporative coolers are installed along with a furnace, there are two slots where you can slide a piece of sheet metal into the ducts. One is usually at the evaporative cooler on the ductwork, and the other is just above the furnace on the ductwork. In the summer, the sheet metal is installed in the furnace slot and blocks the cool air flow from the evaporative cooler into the furnace. In the winter, the sheet metal is installed into the evaporative cooler and blocks the warm air flow from the furnace so it does not go outside.

A.S. - Appeared Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Brand and Year

Brand:

- same data plate information as heat because it is a package unit
- American Standard

Year:

- 2022

2. Type/Location/Condition

A.S.	R.R.R.	S.H.	N/A
X			

Type:

- gas package unit

Location:

- roof

Observations:

- functional
- temperature differential was within range
- While in operation, the vent temperatures were 60 degrees or less. This is an acceptable range.



50



3. Ton/Refrigerant

Ton:

- 5

Refrigerant - R410a Puron

4. Condensate and Refrigerant Lines

A.S.	R.R.R.	S.H.	N/A
X			

5. Evaporative Coolers

A.S.	R.R.R.	S.H.	N/A
	X		

Location:

- roof

Observations:

- functional
- Worked electrically from wall control. This tells you that there is power to the motor. It does not tell you if the pump, pads, belt, float and other items are working and in good condition.
- Coolers are working properly at time of inspection, temps from registers are correct.
- needs drain line - so water from cooler does not damage roof material when in use
- rust on cooler
- Rust on stand.
- scale/corrosion/build up



rust noted



rust on coolers



Rust on stand.



rust noted



rust on coolers

Garage / Carport

Determining the rating of firewalls is beyond the scope of this inspection. Framing, wiring and piping covered with drywall can not be inspected. If there is a garage door opener, make sure to collect the remote/s.

If the garage door fails the down stop pressure test / auto reverse test, we recommend all repairs/adjustments be completed by a licensed garage door company.

A.S. - Appeared Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Garage/Carport Pictures

A.S.	R.R.R.	S.H.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





2. Rafters & Ceiling

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- evidence of past leaking
- due to stains or water damage - recommend review/repair roof
- drywall open - seller stated from past roof leak



drywall open - seller stated from past roof leak



evidence of past leaking

3. Flooring Condition

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- functional
- Some parts of the garage/floor, are excluded from this inspection due to lack of access from storage or other items.

4. Garage Door Condition

A.S.	R.R.R.	S.H.	N/A
X			

Type:

- sectional door/s



wood weathered

5. Garage Opener Status

A.S.	R.R.R.	S.H.	N/A
X			

6. Garage Door's Reverse Status

A.S.	R.R.R.	S.H.	N/A
	X	X	

Observations:

- no eye beam system present at base of doors, this is needed to stop the door when something breaks the beam - this is an extremely unsafe condition, installation of eye beams required

7. Exterior Door

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- locked and blocked



locked and blocked



locked and blocked

Water Heater

All hot water tanks are required to have a TPR valve and discharge line. This valve will open when the tank reaches high temperature or high pressure. PPI can not operate this valve. We recommend that upon move in and every year after that the valve be operated and checked by a licenced plumber. PPI inspects that the components are installed professionally and according to the standards.

Do not store combustibles next to or on any heat source.

A.S. - Appeared Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Brand/Year/Gallons

A.S.	R.R.R.	S.H.	N/A
X			

Brand:

- Navien tankless

2. Type/Location/Condition

A.S.	R.R.R.	S.H.	N/A
X			

Type:

- gas

Observations:

- functional
- hot water to all fixtures
- Normal operation controls - no issues



3. Gas system

A.S.	R.R.R.	S.H.	N/A
X			

Observations:

- gas lines, valves and supports all appear serviceable

4. Plumbing

A.S.	R.R.R.	S.H.	N/A
X			

Type:

- copper

5. TPRV - Temperature, Pressure, Relief, Valve

A.S.	R.R.R.	S.H.	N/A
	X	X	

Observations:

- The standard is : the tpr line must discharge within 4-6 inches from exterior slab/grade and angled downwards towards slab/grade
- Short TPR line, unsafe



Short TPR line, unsafe

6. Venting

A.S.	R.R.R.	S.H.	N/A
X			

7. Combustion Air

A.S.	R.R.R.	S.H.	N/A
X			

Interior Areas

Inspection of windows is limited to a representative sample. We are unable to inspect windows that are blocked by furniture, personal belongings or many layers of window coverings. Use caution with blinds ropes and chains around kids. Inspectors cannot determine the integrity of the thermal seal / low e coatings in dual pane windows. Determining condition of all dual pane windows is not possible due to temperature, weather, and lighting variations. We do not test security bars on windows or doors due to liability issues. Make sure of the operation of all security bars for the safety of your family members. Be aware that bars on some windows are not made to open.

Make sure to get all keys: security windows/doors, exterior door/s, dead bolts, gates, etc. Recommend re-keying all locks.

Before 1978 lead paint was in use. Walls that have been painted over are encapsulated. If you decide to work on the walls at any time, you may want further testing done prior to disturbing the surface. If we document 'patches or damage' we recommend that you consult the seller to see why they have been patched. Wall insulation can not be seen. Attic/ceiling insulation is visible if there is access to the attic. Slump block, some brick and other houses may not have any wall insulation. We recommend that you call the local gas and electric companies to get recent billing information.

Determining types of odors or stains is not included. Furniture may be covering damage or stains. The condition of flooring below carpets/tiles etc. is not visible. The condition of walls behind wallpaper, paneling, etc. and furnishings cannot be judged.

Personal items in the structure may prevent the inspector from viewing all areas on the interior.

In some cases light bulbs may be out or missing in certain fixtures. If bulbs are out or missing the inspector can not test certain fixtures. Only florescent bulbs should be used in closets, no incandescents. I check as many outlets/switches that are accessible. Furnishings prevent full inspection ie: windows, walls, outlets, floors, do a careful check on your final walk through. Low voltage accessory systems for things like telephone, cable TV, intercoms, alarms, or timers are not inspected.

Fireplaces: This inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys. I recommend a Level 2 Inspection be completed on all fireplaces.

Keep in mind that anywhere we detect stains, musty odors, moisture or leaks that the possibility of organic growth/ mold (seen or unseen) may exist. The inspector does not test for mold or other hazardous materials. Asbestos was used for several years in many items in houses and cars. Wallboard, siding, roofing, flooring, piping and ceiling products were just some of the items that were made with asbestos. Sometimes certain types of flooring are hidden under other types of flooring of which we cant see. Determining whether an item contains asbestos is beyond the scope of this inspection. A qualified expert should be consulted if you would like further testing for any hazardous materials. When flooring is pulled up you may see many cracks. Most of these are normal shrinkage or settlement cracks. Floor coverings can not be moved during this inspection.

The ceilings in structures that have a textured finish commonly referred to as a "popcorn ceiling", may contain asbestos. It is generally accepted that as long as the surface is not loose, crumbly or friable in nature, and is encapsulated with paint; the risk associated with airborne particles is minimal. Asbestos in sprayed ceilings ended in 1978, but may have been used into the early 80's. Consult a local environmental firm for further testing as desired and prior to disturbing the surface. Unless there is an attic, we can not see the structure between the roof and the interior ceiling.

The inspector does not test smoke alarms due to liability issues and because some alarms may be connected to fire or police stations. Some detectors may be hardwired and some may be battery operated and others may be both. The standard is to have one per bedroom, adjacent hallway and one on every

level of the structure.

NFPA 72 recommends installing smoke detectors a minimum of 3 feet from any air supply or return air grill. They may need to be installed farther away when air velocity is higher than normal. Replace detectors at least every 10 years. Replace batteries upon taking ownership and then once a year. We also recommend at least one CO detector on each level and fire extinguishers as well.

A.S. - Appeared Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Interior Pictures

A.S.	R.R.R.	S.H.	N/A
X			





2. Ceiling Condition

A.S.	R.R.R.	S.H.	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- drywall

Observations:

- stains noted
- some damage is from evaps and some from roof



some damage is from evaps and some from roof some damage is from evaps and some from roof



damaged

3. Wall Condition

A.S.	R.R.R.	S.H.	N/A
	X		

Materials:

- drywall

Observations:

- furnishings prevent full inspection: do a careful check on your final walk through
- dings, dents or damage



dings, dents or damage

4. Floor Condition

A.S.	R.R.R.	S.H.	N/A
X			

Materials:

- Concrete

Observations:

- functional
- some areas not visible due to personal items

5. Doors

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- missing/damaged trim



trim missing

6. Slider Screen Doors

A.S.	R.R.R.	S.H.	N/A
			X

Observations:

- not accessible

7. Window Condition

A.S.	R.R.R.	S.H.	N/A
X			

8. Door Bell

A.S.	R.R.R.	S.H.	N/A
X			

9. Electrical

A.S.	R.R.R.	S.H.	N/A
	X	X	

Observations:

- unsafe/improper wiring - closet next to kitchen



unsafe/improper wiring - closet next to kitchen

Laundry

Washing machines and dryers are not tested or moved during this inspection. Condition of walls or flooring underneath cannot be inspected. We turn on the washer and dryer if possible to test the "on, off, cold/hot water, pump and heat for dryer choices. We are not able to test all cycles/settings on each unit. Washing machine drains and supply valves are beyond the scope of this inspection. Water supply valves if turned may leak. If rubber hoses are in use, it is *highly* recommend to change the lines to metal braided lines. Use *only* braided water lines to prevent potential leaks.

Have the dryer vent/duct professionally cleaned before you attach your appliance to the vent connection and once a year after that. Electric 240 outlets have changed over time. The outlet that is present may not accept the type of plug on the dryer that you currently own.

A.S. - Appeared Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Laundry Pictures

A.S.	R.R.R.	S.H.	N/A
X			



2. Locations

Location:

- garage

3. Washer

A.S.	R.R.R.	S.H.	N/A
			X

Observations:

- seller disclosed - not staying?

4. Dryer

A.S.	R.R.R.	S.H.	N/A
			X

Observations:

- seller disclosed - not staying?
- gas unit

5. Dryer Duct/Vent

A.S.	R.R.R.	S.H.	N/A
	X	X	

Observations:

- terminates in the garage



terminates in the garage

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. Of course we can not see conditions behind wallpaper. The inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. Determining whether shower pans are watertight is beyond the scope of this inspection. Saunas, steam baths and instant water heating devices are not inspected.

Some baths may not have an exhaust fan installed. We recommend installing a fan. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during colder weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices.

Some sinks do not have built in overflow protection. Use caution when filling these types of sinks.

Functional drainage means that even when the water is on fully, the water drains and does not back up.

Many times we document 'slow drainage' in sinks but it may not always be the trap. Many times the stoppers are so low it prohibits the water from draining properly.

Functional flow means that all the fixtures can be on and the flow does not decrease. Many times we document 'low flow or pressure'. Keep in mind that sometimes, it may be as simple as a plugged aerator, or a valve not opened all the way.

A.S. - Appears Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Bathroom Pictures

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

• small bath - stain next to toilet, ceiling patched, recommend grab bars in shower

large bath - ceiling patched, cabinet loose, **GFCI** did not have power?







loose



2. GFCI Outlets

A.S.	R.R.R.	S.H.	N/A
	X	X	

Observations:

- The standard is : All outlets should trip out or be GFCI outlets.
- Outlet/s did not trip out when tested. - large bath

Kitchen

Appliances are considered portable and are tested only as a courtesy. We are not able to test all cycles/settings on a dishwasher. Intercoms and thier systems are not included. Reverse Osmosis and other filter systems under sinks or in cabinets are beyond the normal building inspection. The inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following site if recalls are a concern.

<http://www.cpsc.gov>

A.S. - Appears Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Kitchen Pictures/Fridge

A.S.	R.R.R.	S.H.	N/A
X			



2. Counters

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- plastic laminate
- damaged



damaged

3. Dishwasher

A.S.	R.R.R.	S.H.	N/A
X			

4. GFCI Outlets

A.S.	R.R.R.	S.H.	N/A
	X	X	

Observations:

- The standard is that all kitchen counter outlets are to be GFCI type outlets.
- All counter outlets did not trip out when tested.

5. Cook top condition

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- smoked when tested

6. Vent Condition

A.S.	R.R.R.	S.H.	N/A
	X		

Observations:

- unit makes irregular noise/did not work properly

7. Oven & Range

A.S.	R.R.R.	S.H.	N/A
	X		

8. Sinks

A.S.	R.R.R.	S.H.	N/A
X			

Observations:

- functional flow
- functional drainage

Interior Plumbing

Pipes or drains inside walls or concealed cannot be judged for sizing, type, water or gas leaks or corrosion.

We highly recommend that a sewer scope inspection be completed before you close. A plumber places a camera/scope through the sewer line to check for any issues. Water quality testing or testing for hazards such as lead is not part of the inspection.

If the report states rust or corrosion, this could mean that there is an active leak, or that there was a leak. A plumber should repair/replace all rusted or corroded areas.

Some "Polybutylene" piping systems which are plastic, have experienced documented problems. Many times water lines are concealed and can not be identified. If the structure was built between 1978-2000 and we are unable to identify the type of water lines, we recommend that you contact a licensed plumbing company to determine that they are not polybutylene. Remember some home insurance policies will not cover structures with polybutylene plumbing. We recommend this type of plumbing be replaced.

We can not turn on valves. The valves under sinks, toilets are inspected but not tested. These valves have a tendency to freeze in the position that they are in and may leak if moved. If they are plastic, we recommend changing them to metal valves, and if the lines are plastic we recommend changing the sink/toilet water lines to metal braided burst proof lines.

Traps are a required fixture that blocks sewer gas. New plastic traps have a cleanout port at the base of the trap. If something falls into the sink drain/trap, you can unscrew the port to remove the item instead of taking the drain apart. We recommend the traps with the ports built in.

Galvanized pipes are metal and silver in color. This is older type plumbing that can corrode from the inside out. Sometimes the water comes out orange/brown due to the rust in the lines. It builds up scale inside and slows the water flow down which in turn can lower the pressure to the plumbing fixtures. We recommend this type be reviewed and or replaced. Other causes that may reduce the flow or pressure are: valves not open all the way, faucet aerators clogged/dirty or built up with scale, or in line filters.

If the structure has a sump pump - Recommend the installation of water driven and/or battery backups for all sump pumps.

If possible we run one dishwasher cycle. We are not able to test all cycles/settings on each unit.

Solar heating systems, hot water recirculation pumps / systems, water softeners, sink filtration/reverse osmosis systems are outside the scope of the inspection. As are wells, pumps, motors, casings etc.

A.S. - Appeared Serviceable / R.R.R. - Review, Repair, Replace / S.H. - Safety Hazard / N/A - Not Applicable

1. Plumbing Supply Lines

A.S.	R.R.R.	S.H.	N/A
X			

Type:

- Copper and galvanized

Observations:

- functional
- Can not see plumbing behind walls.



2. Plumbing Waste/Vent Lines

A.S.	R.R.R.	S.H.	N/A
	X		

Type:

- **ABS/PVC** plastic

Observations:

- Can not see waste lines behind walls, under flooring or under ground.
- Due to age and or vegetation , recommend video scope underground sewer lines



stained and bucket under - recommend repair

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used for drain lines.
GFCI	Ground Fault Circuit Interrupters A device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. Areas for a GFCI: exteriors, pools, baths, kitchens, garages.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR line	The line should go down to a pan, exterior or 4 - 6 inches from the ground or floor.
Undermined	When rocks or dirt have washed away from underneath a surface. The result could be the failure of the surface.

Report Summary

PPI is proud of our service and trust you will be happy with the quality of our inspection and report. We adhere to a high standard of professionalism and truly care about our clients well being.

This is only a summary and is provided as a courtesy, it is not a substitute for the complete report. The complete list of issues, concerns, pictures and deficiencies identified during the inspection are contained throughout the body of this inspection report. Many photographs and illustrations may also be used to further clarify any issues. Some photos are just examples of a larger concern. IE - There may be only one photo of trim paint peeling. This is to inform/remind the client that there may be many areas of paint peeling, or the entire trim needs to be painted. This entire report including the Standards of Practice, and the pre-inspection agreement must be carefully read to fully assess the findings and benefit from the recommendations.

The relative importance given to each deficiency and which ones are to be remedied is your decision. The concerns listed in this summary are not intended to determine which items need to be addressed per the contractual requirements of a real estate transaction.

It is ultimately your decision on what concerns you would like negotiated and or corrected. Keep in mind that if you do not get them corrected now the defects may have to be corrected in the future at your expense. The summary page does not include every concern that we noted. It is your responsibility to review the entire report.

All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before close of escrow.

We recommend that each professional making the repairs review all their areas and repair related problems that were not visible or may not have been identified. We are generalists and more may be found later when investigated by a specialist.

Make sure to get all repairs and receipts/warranties in writing. Take care of all your concerns/repairs *before* you close. This inspection is not a warranty, guarantee or insurance policy.

We have made every effort to provide an accurate assessment of the property and its components. It is not possible to detect every concern during a general *visual* inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Items that are working today may not work next week. We can not predict the length of time an item will last. Make sure you have a comprehensive insurance policy in place and consider the many home protection policies available. Some insurance companies may not insure a property under certain conditions. Some examples are: polybutylene plumbing, large trees over structure, older structures asbestos siding or knob and tube wiring, flood zones, etc. We recommend that you contact your insurance carrier. If you are buying a newer home, Check with the builder to find out what items still have warranty left on them. IE: windows, foundation, roof etc.

Make sure to complete a final walk through the property before the close of escrow.

PPI is always interested in advancing the quality of our service and our report. We welcome and value your input. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you. We also provide re-inspections, this is when we come back to the property and review any items that were repaired usually done before the close of escrow. Or if any of the utilities were not on we can come back out to do a re-inspection before you close, to check the condition of the items that were not on. PPI also offers one year warranty and routine maintenance inspections.

Mark and Gina Timpani

Exterior

Page 8 Item: 3	Walls/Siding Condition	<ul style="list-style-type: none"> • Reminder - repair and seal any and all cracks/openings so that moisture or insects can not enter. Even hairline cracks allow water to seep in and can possibly damage the siding and or structure. • Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. It also prohibits a complete inspection.
Page 9 Item: 6	Window Condition	<ul style="list-style-type: none"> • Some exterior frames need to be caulked. • one large window may need to be replaced - recommend review

Grounds

Page 11 Item: 1	Parking Area	<ul style="list-style-type: none"> • large cracks • Nearing end of useful life. • Asphalt - cracks/damage noted - recommend review, possible total replacement • lines and or paint is faded
Page 12 Item: 2	Walkways	<ul style="list-style-type: none"> • cracked
Page 12 Item: 3	Fence/Yard wall Condition	<ul style="list-style-type: none"> • cracked/damaged/lifting • Tree/s or vegetation touching or leaning on yard wall or fence. This may cause damage and prohibits a complete inspection.
Page 14 Item: 7	Grading	<ul style="list-style-type: none"> • Low grade area/s next to perimeter of the structure. Recommend raising the grade in these areas. • signs of pests/damaged noted • signs of poor drainage

Exterior Plumbing

Page 16 Item: 1	Main Water Line	<ul style="list-style-type: none"> • visible leaking
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Foundation

Page 19 Item: 2	Foundation Perimeter	<ul style="list-style-type: none"> • One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks. • undermined
Page 19 Item: 3	Foundation Walls	<ul style="list-style-type: none"> • holes noted? Possible termite treatment? - consult sellers

Electrical

Page 21 Item: 2	Main Electric Panel	<ul style="list-style-type: none"> • seller disclosed - generator does not work
Page 22 Item: 3	Sub Panel/s	<ul style="list-style-type: none"> • Panel Does Not Have Proper Clearance

Roof

Page 24 Item: 1	Roof Condition	<ul style="list-style-type: none"> • ponding in areas • Due to ponding areas and elastomeric touch up, recommend a qualified licensed professional roofer review/repair the roof. • Debris such as leaves, needles, seeds, etc. have accumulated on the roof. This is a conducive condition for wood destroying insects and organisms since water may not flow easily off the roof, and may enter gaps in the roof surface. It also prohibits a complete inspection. • Elastomeric touch up is needed on various areas.
Page 29 Item: 3	Gutters/Scuppers/Drains	<ul style="list-style-type: none"> • route downspouts away from foundation • does not divert water away from structure • loose/damaged/disconnected • restricted by debris

Heating

Page 32 Item: 8	Registers	<ul style="list-style-type: none"> • missing screws - vibrates
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Cooling

Page 35 Item: 5	Evaporative Coolers	<ul style="list-style-type: none"> • needs drain line - so water from cooler does not damage roof material when in use • rust on cooler • Rust on stand. • scale/corrosion/build up
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Garage / Carport

Page 39 Item: 2	Rafters & Ceiling	<ul style="list-style-type: none"> • evidence of past leaking • due to stains or water damage - recommend review/repair roof • drywall open - seller stated from past roof leak
Page 40 Item: 3	Flooring Condition	<ul style="list-style-type: none"> • functional • Some parts of the garage/floor, are excluded from this inspection due to lack of access from storage or other items.
Page 40 Item: 6	Garage Door's Reverse Status	<ul style="list-style-type: none"> • no eye beam system present at base of doors, this is needed to stop the door when something breaks the beam - this is an extremely unsafe condition, installation of eye beams required
Page 40 Item: 7	Exterior Door	<ul style="list-style-type: none"> • locked and blocked

Water Heater

Page 42 Item: 5	TPRV - Temperature, Pressure, Relief, Valve	<ul style="list-style-type: none"> • The standard is : the tpr line must discharge within 4-6 inches from exterior slab/grade and angled downwards towards slab/grade • Short TPR line, unsafe
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Interior Areas

Page 46 Item: 2	Ceiling Condition	<ul style="list-style-type: none"> • stains noted • some damage is from evaps and some from roof
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Page 47 Item: 3	Wall Condition	<ul style="list-style-type: none"> • furnishings prevent full inspection: do a careful check on your final walk through • dings, dents or damage
Page 48 Item: 5	Doors	<ul style="list-style-type: none"> • missing/damaged trim
Page 49 Item: 9	Electrical	<ul style="list-style-type: none"> • unsafe/improper wiring - closet next to kitchen
Laundry		
Page 50 Item: 5	Dryer Duct/Vent	<ul style="list-style-type: none"> • terminates in the garage
Bathroom		
Page 52 Item: 1	Bathroom Pictures	<ul style="list-style-type: none"> • small bath - stain next to toilet, ceiling patched, recommend grab bars in shower large bath - ceiling patched, cabinet loose, GFCI did not have power?
Page 54 Item: 2	GFCI Outlets	<ul style="list-style-type: none"> • Outlet/s did not trip out when tested. - large bath
Kitchen		
Page 55 Item: 2	Counters	<ul style="list-style-type: none"> • damaged
Page 56 Item: 4	GFCI Outlets	<ul style="list-style-type: none"> • All counter outlets did not trip out when tested.
Page 56 Item: 5	Cook top condition	<ul style="list-style-type: none"> • smoked when tested
Page 56 Item: 6	Vent Condition	<ul style="list-style-type: none"> • unit makes irregular noise/did not work properly
Interior Plumbing		
Page 58 Item: 2	Plumbing Waste/Vent Lines	<ul style="list-style-type: none"> • Due to age and or vegetation , recommend video scope underground sewer lines

7320 North La Cholla Boulevard Ste.154/330
Tucson, Arizona 85741
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RECIPIENT:

Golder Ranch Fire District

3885 East Golder Ranch Drive
Catalina, AZ 85739

Job #11228

ScheduledMay 29, 2025

SERVICE ADDRESS:

3701 West Quasar Street
Tucson, Arizona 85741

SEWER LINE CAMERA INSPECTION REPORT

CUSTOMER DESCRIPTION

Homeowner	<input type="checkbox"/>
Realtor	<input type="checkbox"/>
Buyer	<input checked="" type="checkbox"/>
Seller	<input type="checkbox"/>

CAMERA ACCESS POINT(S)

Directional cleanout	<input type="checkbox"/>
Cleanout	<input checked="" type="checkbox"/>
Roof vent	<input type="checkbox"/>

APPROX. DISTANCE FROM POINT OF ENTRY TO SEWER CONNECTION OR SEPTIC TANK:	130'
TOTAL COMBINED LENGTH OF SEWER INSPECTED:	200'

MATERIAL TYPE

Cast Iron	<input type="checkbox"/>
ABS	<input checked="" type="checkbox"/>
Clay	<input type="checkbox"/>
PVC	<input type="checkbox"/>

IS THE SEWER LINE UNDER CURRENT/REGULAR USE?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

SEWER LINE HAS BACK WATER VALVE:

Yes ☐

No ☒

GUEST HOUSE:

Yes ☐

No ☒

ABLE TO PROVIDE COMPLETE INSPECTION OF MAIN SEWER LINE:

Yes ☒

No ☐

IF NO, PLEASE EXPLAIN:

SEWER MAIN OPERATIONAL STAUS:

Functioning ☐

Functioning with concerns ☒

Non-functioning ☐

ISSUES FOUND DURING CAMERA INSPECTION:

Root Intrusion ☐

Belly/Section Holding Water ☒

Crack/Break ☐

Build Up ☒

Soft Clog ☐

Improper Slope ☐

Description of issues:
-Located multiple sections with minimal slope causing small amounts of standing water on exterior sewer main between cleanout and sewer connection. (Video #1)
-Heavy amounts of buildup and sludge under building near kitchen sink and laundry room. (Video #2)

RECOMMENDATIONS

Jetting ☒

Root Treatment ☐

Spot Repair ☐

Epoxy Coating ☐

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Line Replacement	<input type="checkbox"/>
Add clean out and re-camera	<input type="checkbox"/>
Lining	<input type="checkbox"/>
Description of recommendation:	-Hydro jet interior/exterior sewer main and remove buildup and sludge. *Slope issue on exterior sewer main not repairable without sewer main replacement.



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Dave Christian, Finance Director

MTG. DATE: June 17, 2025

SUBJECT: DISCUSSION AND POSSIBLE ACTION REGARDING THE GOLDER RANCH FIRE DISTRICT RECONCILIATION AND MONTHLY FINANCIAL REPORT

ITEM #: 8E

REQUIRED ACTION: ☐ Discussion Only ☒ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☒ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☐ Legal Review

BACKGROUND

Presented are the monthly financial reports and cash reconciliation.

RECOMMENDED MOTION

Motion to approve and accept the Golder Ranch Fire District reconciliation and monthly financial report as presented.

Golder Ranch Fire District
Summary Budget Comparison - SUMMARY BUDGET TO ACTUAL **BOARD PACKET**
From 5/1/2025 Through 5/31/2025

Account Code	Account Title	Current Period Actual	Current Period Budget	Current Period Budget Variance - Original	YTD Actual	YTD Budget	YTD Budget Variance - Original
5000	Labor/Benefits/Employee Development	3,869,674.07	3,966,430.07	96,756.00	35,701,209.84	35,136,875.88	(564,333.96)
6000	Supplies/Consumables	80,178.03	153,936.00	73,757.97	1,213,734.80	1,713,246.00	499,511.20
6500	Vehicle / Equipment Expense	42,433.28	100,141.00	57,707.72	580,042.49	1,124,551.00	544,508.51
6750	Utilities / Communications	35,174.91	44,227.00	9,052.09	445,828.23	486,497.00	40,668.77
7000	Professional Services	95,414.55	125,618.00	30,203.45	1,324,221.93	1,550,198.00	225,976.07
7500	Dues/Subscriptions/Maint. Fees	10,481.68	67,922.00	57,440.32	840,282.85	824,407.00	(15,875.85)
7750	Insurance	(130.00)	0.00	130.00	234,950.98	235,200.00	249.02
8000	Repairs / Maintenance	25,869.85	61,520.00	35,650.15	516,463.67	689,570.00	173,106.33
9000	Debt Service	1,064.26	21.00	(1,043.26)	1,291,812.08	1,272,504.00	(19,308.08)
9500	Capital Outlay	44,108.55	196,554.00	152,445.45	1,698,627.21	2,339,094.00	640,466.79
Report Difference		(4,204,269.18)	(4,716,369.07)	512,099.89	(43,847,174.08)	(45,372,142.88)	1,524,968.80



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Shannon Ortiz, Board Services Supervisor

MTG. DATE: June 17, 2025

SUBJECT: FUTURE AGENDA ITEMS

ITEM #: 9

REQUIRED ACTION: ☒ Discussion Only ☐ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☐ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☐ Legal Review

BACKGROUND

This agenda item allows an individual Governing Board member to recommend item(s) to go on future agendas.

Pursuant to A.R.S. §38-431.2(H), the Board will not discuss the items(s) at this time because it would be a violation of the Open Meeting Laws and no voting action will be taken on the recommended item.

RECOMMENDED MOTION

No motion is necessary for this agenda item.



GOLDER RANCH FIRE DISTRICT BOARD COMMUNICATION MEMORANDUM

TO: Governing Board

FROM: Shannon Ortiz, Board Services Supervisor

MTG. DATE: June 17, 2025

SUBJECT: Call to the Public

ITEM #: 10

REQUIRED ACTION: ☒ Discussion Only ☐ Formal Motion ☐ Resolution

RECOMMENDED ACTION: ☐ Approve ☐ Conditional Approval ☐ Deny

SUPPORTED BY: ☒ Staff ☒ Fire Chief ☐ Legal Review

BACKGROUND

This is the time for the public to comment. Members of the Board may not discuss items that are not on the agenda. The Board is not permitted to discuss or take action on any item raised in the Call to the Public, which are not on the agenda due to restrictions of the Open Meeting Law; however, individual members of the Board are permitted to respond to criticism directed to them. Otherwise, the Board may direct staff to review the matter or that the matter be placed on a future agenda.

RECOMMENDED MOTION

No motion is necessary for this agenda item.