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APPRAISAL COVER SHEET

TYPE OF REPORT:	Self-contained appraisal for market value
PARCEL NO.:	L-P-028 (Formerly 7-10167, 7-10168 and 7-10169)
OWNER NAME:	State of Arizona
NAME & LOCATION OF PROPERTY:	Floodway land 1.34 Acres – Highway 93 Bypass, Wickenburg, Maricopa County, Arizona.
PROJECT:	H089301R
HIGHWAY:	Statewide Excess Land – Kingman – Wickenburg Highway
SECTION:	Wickenburg Interim Bypass
DATE OF APPRAISAL REPORT:	July 26, 2013
EFFECTIVE DATE OF VALUE:	July 18, 2013
APPRAISERS:	[redacted]

Aerial Photograph of the Subject Property

Boundary lines are not to scale.

July 26, 2013

Mr. Steve Troxel
Procurement Specialist
Right of Way Operations Section, Room 331
Arizona Department of Transportation
205 South 17th Avenue, Mail Drop #612E
Phoenix, Arizona 85007

REF: Self-contained appraisal of 1.34 acres of floodway land ADOT Parcel L-P-028 owned by ADOT, located east the Highway 93 Bypass and north of Wickenburg Way in Wickenburg, Maricopa County, Arizona.
Appraiser's File No.: 13-150-L (E)

Dear Mr. Troxel:

At your request, I have provided my market value opinion for the subject property referenced above. The property is located on the east side of the Highway 93 Bypass, north of Wickenburg Way in Wickenburg, Maricopa County, Arizona. The subject property is comprised of 58,367 square feet or 1.34 acres.

The subject is a remnant parcel from the construction of the Highway 93 Interim Bypass that was completed in 2009. The property is landlocked and is located in the floodway of the Hassayampa River. As illustrated on the preceding aerial map, there is a squatter's camp located on the south end of the property. The appraisers did not contact the occupant when we inspected the property.

The purpose of this appraisal to provide my market value opinion for the subject property, as of July 18, 2013, pursuant to Arizona Revised Statute 28-7091:

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

The intended users of the appraisal are officials and agents of the Arizona Department of Transportation; the property owner(s), as well as their representatives and agents; and

courts having jurisdiction concerning the disposition of the subject property. No other use is intended, and any unintended use may be misleading.

This is a self-contained appraisal report and is intended to comply with the reporting requirements set forth in Standards rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice* (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation.. The Sales Comparison Approach is utilized to support my market value opinion.

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

Based upon the data, analyses, opinion and conclusions contained in this report, my market value opinion, as of July 18, 2013, is as follows:

MARKET VALUE OPINION FOR THE
SUBJECT 1.34 ACRES $20,000

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

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

Respectfully submitted,

[redacted]

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CONTINGENT AND LIMITING CONDITIONS

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

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

The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. No Owner's Title Policy has been furnished to the Appraiser. The property is appraised as though under responsible ownership, competent management and adequate marketing typical for that type of property.

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

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

In the absence of a professional Engineer's Feasibility Study, information regarding the existence of utilities is made only from a visual inspection of the site. The Appraiser assumes no responsibility for the actual availability of utilities, their capacity or any other problem which may result from a condition involving utilities. The respective companies, governmental agencies or entities should be contacted directly by concerned persons.

The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless prior arrangements have been made and confirmed in writing.

Any allocation of the valuation in the appraisal report between land and improvements applies only under the existing program of utilization. The separate valuation for land and improvements must not be used in conjunction with any appraisal and are invalid if so used.

The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, potential flooding hazards, hydrology or structures which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such factors. To the extent that published data from public agencies is available on the above, the Appraiser has made an effort to consult this information.

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

Information, estimates and opinions furnished to the Appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the Appraiser can be attributed to the Appraiser.

Disclosures of the contents of the report by the Appraiser are governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.

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

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

The appraiser has not made a specific survey of the subject property to determine whether or not it has any plant or wildlife which is identified as an endangered or threatened species by the U.S. Fish and Wildlife Service. While not observed and while no information was provided to confirm or deny the existence of any endangered or threatened species on the

subject property (unless expressly stated herein), it is emphasized that the appraiser is not qualified to detect or analyze such plants and wildlife. Any such conclusions must be based upon the professional expertise of persons qualified to make such judgments. Thus, any person or other entity with an interest in the subject property is urged to retain an expert if so desired. It is possible that a survey of the property could reveal that the site contains endangered or threatened plants or wildlife. If so, this fact could have a negative effect on the value of the property. Since the appraiser has no direct evidence relating to this issue, possible endangered or threatened species were not considered in valuing the property.

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

EXTRAORDINARY ASSUMPTION/HYPOTHETICAL CONDITIONS

There are no extraordinary or hypothetical conditions for this appraisal.

THE APPRAISAL PROCESS

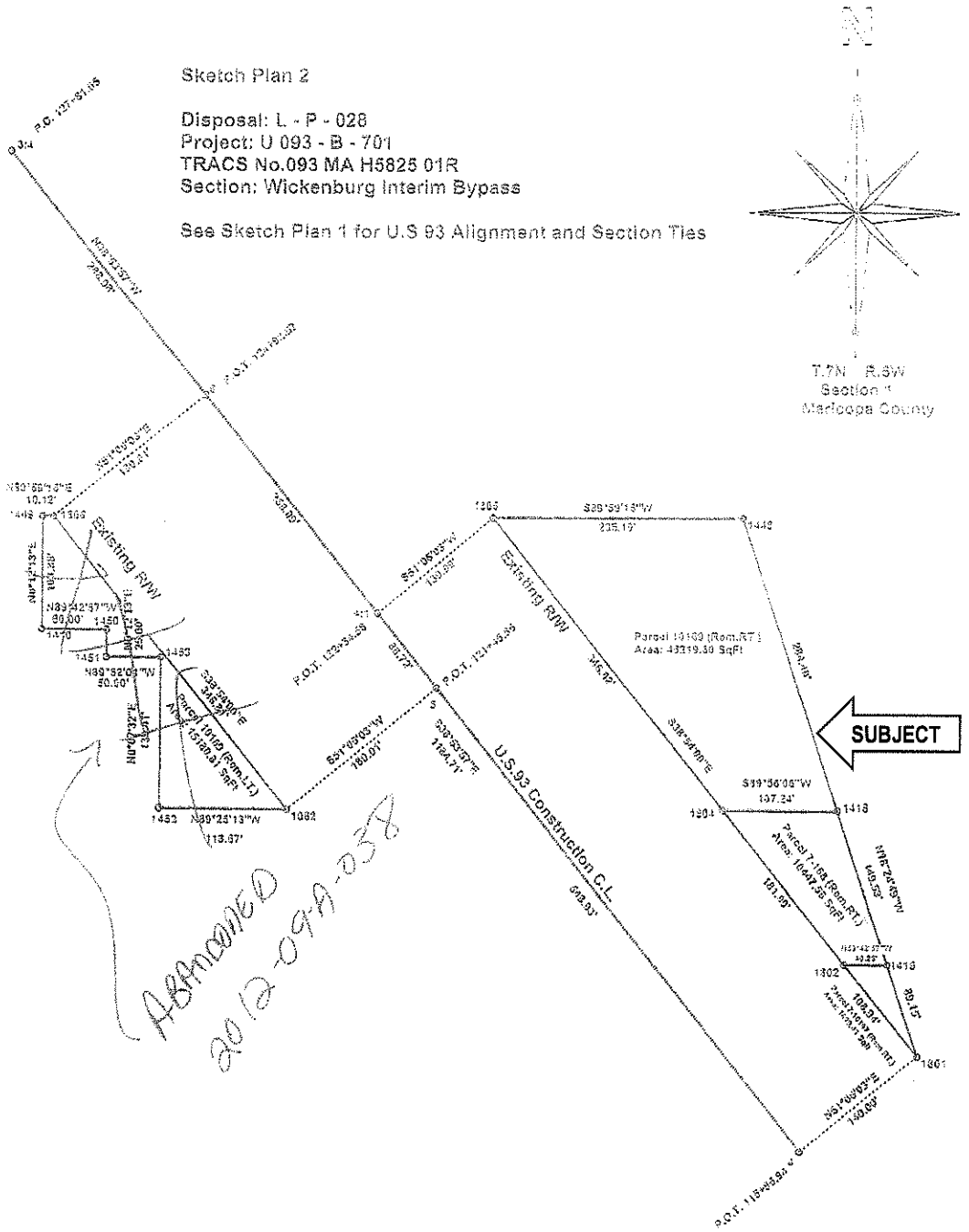
An appraisal is an opinion based upon research, judgment, and an analysis of factors influencing real estate value. These factors consider the four major forces at work in the economy: physical, legal/political, social and economic forces.

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

The second portion of the report contains the approaches used to determine an opinion of market value of the fee simple interest in the subject property. The fee simple interest is the unencumbered interest in the property. The three traditional approaches to value are considered. The subject property is a vacant land. Thus, the Sales Comparison Approach to value is used to support the value of the subject property. The Cost and Income Approaches are not applied since the market does not rely on these approaches when valuing properties that are similar to the subject. The market relies exclusively on the Sales Comparison Approach when valuing vacant land.

PROPERTY IDENTIFICATION

The subject property is identified as ADOT Parcel Number L-P-028 that is owned by the State of Arizona. The following survey map depicts the subject and the larger parent parcel. The legal description that was provided by ADOT follows.



Sketch Plan 1

Disposal: L - P - 028
Project: U 093 - B - 701
TRACS #: 093 MA 198 H5825 01R
Section; Wickenburg Interim Bypass

See Sketch Plan 2 for Disposal Details

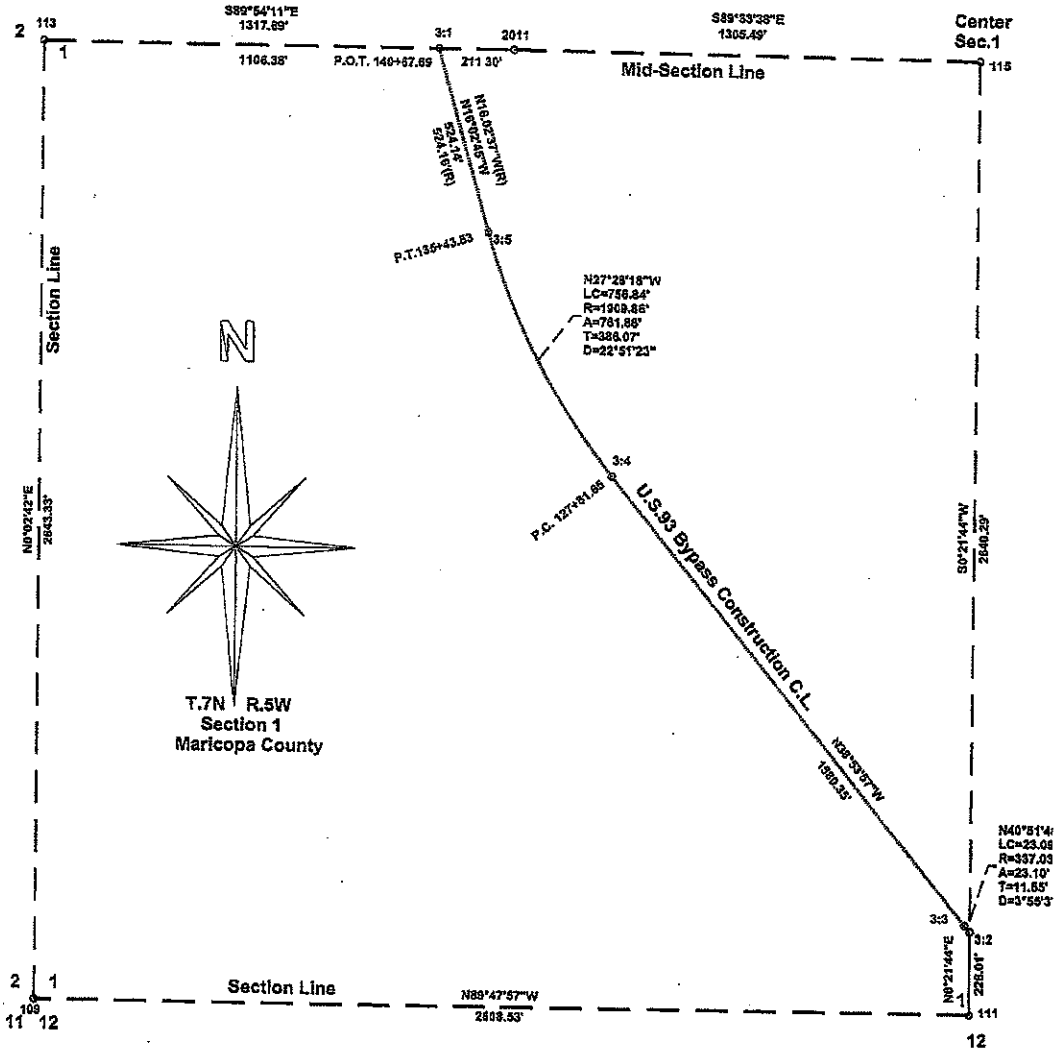


EXHIBIT "A"

That portion of land in the following described **PROPERTY DESCRIPTION** located in the Southeast quarter of the Southwest quarter (SE¼SW¼) of Section 1, Township 7 North, Range 5 West, Gila and Salt River Meridian, Maricopa County, Arizona, lying northeasterly of the following described **RIGHT OF WAY LINE:**

PROPERTY DESCRIPTION (Parcel No. 1 and Parcel No. 2 from Document No. 2005-0271564, and Parcel No. 3 of Document No. 2005-0303182, Parcel No. 4 is Tract 1 of Document No. 2004-1134268, and Parcel No. 5 is Tract 2, Parcel No. 1 of Document No. 2004-1134268, records of Maricopa County, Arizona)

PARCEL NO. 1

That part of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 12, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian and Tenger Street, Wickenburg, Arizona;

thence North 0 degrees 16 minutes West 455.81 feet to a point;

thence South 76 degrees 40 minutes East 360.48 feet to a point;

thence North 79 degrees 06 minutes East 406.4 feet to a point;

thence North 21 degrees 21 minutes West 300 feet to the true point of beginning;

thence North 21 degrees 21 minutes West 151.03 feet to a point;

thence East 485.4 feet to a point;

thence South 18 degrees 44 minutes East 150.85 feet to a point;

thence West 478.5 feet to the true point of beginning;

(continued)

EXCEPT that part of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base Meridian, described as follows:

BEGINNING at the Northest (sic, Northeast) corner of the North west quarter of the Northwest quarter of Section 12, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian and Tegner Street, Wickenburg, Arizona;

thence North 0 degrees 16 minutes West 455.81 feet to a point;

thence South 76 degrees 40 minutes East 360.48 feet to a point;

thence North 79 degrees 06 minutes East 406.4 feet to a point;

thence North 21 degrees 21 minutes West 300 feet to a point;

thence East 163.5 feet to the true point of beginning;

thence East 315 feet to a point;

thence North 18 minutes 44 minutes West 150.85 feet to a point;

thence West 288 feet to a point;

thence South 8 degrees 30 minutes East 142.95 feet to the true point of beginning.

PARCEL NO. 2

That part of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at a point on the South line of said Section 1, which is 1320 feet East of the Southwest corner of said Section 1;

thence North 0 degrees 16 minutes West 455.81 feet;

thence South 76 degrees 40 minutes East 360.48 feet;

thence North 79 degrees 06 minutes East 406.4 feet;

thence North 21 degrees 21 minutes West 125 feet to the TRUE POINT OF BEGINNING;

(continued)

thence North 21 degrees 21 minutes West 175 feet;

thence due East 478.5 feet;

thence South 18 degrees 44 minutes East 203.98 feet;

thence South 79 degrees 06 minutes West 243.11 feet;

thence North 21 degrees 21 minutes West 137.78 feet (sic, ";")

thence South 71 degrees 07 minutes West 200 feet to the true point of beginning.

PARCEL NO. 3

That part of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 12, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, and Tegner Street, Wickenburg, Arizona;

thence North 0°16' West 455.81 feet;

thence South 76°40' East 360.48 feet;

thence North 79°06' East 406.4 feet;

thence North 21°21' West 300 feet;

thence East 163.5 feet to the true point of beginning;

thence East 315 feet;

thence North 18°44' West 150.85 feet;

thence West 288 feet;

thence South 8°30' East 142.95 feet to the true point of beginning.

(continued)

PARCEL NO. 4

A portion of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

BEGINNING at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 1;

thence North 0°16' West along the West line of the Southeast quarter of Section 1, a distance of 455.81 feet to a point;

thence South 76°40' East 360.48 feet to a point;

thence North 79°06' East 406.4 feet to a point;

thence North 21°21' West 451.03 feet to the true point of beginning;

thence North 89°49' West 155 feet to a point;

thence North 140 feet to a point;

thence East 592.87 feet to a point;

thence South 18°44' East 148.05 feet to a point;

thence West 485.4 feet to the true point of beginning.

PARCEL NO. 5

A portion of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West;

thence North 0°16' West 455.81 feet to a point in Sol's Wash;

thence South 76°40" East 360.48 feet to a point;

thence North 79°06' East 849.51 feet to a point;

(continued)

thence North 18°44' West 502.88 feet to the true point of beginning;

thence West 642.87 feet to a point;

thence North 25 feet to a point;

thence West 60 feet to a point at the Southeast corner of Lot 3, Block 2, GOBBLE ADDITION to Town of Wickenburg;

thence North 0°05' West along East line of said Lot 3, a distance of 50 feet to the Northeast corner thereof;

thence continuing North 0°05' West 53.88 feet to a point;

thence East 659.62 feet to a point;

thence South 18°44' East 135.03 feet to the true point of beginning.

RIGHT OF WAY LINE DESCRIPTION:

Commencing at a 1 inch pipe tagged "LS 19817" marking the West quarter corner of said Seciton 1, being North 89°54'11" West 1317.69 feet from a non legible cap on 5/8 inch rebar marking the Northeast corner of the Northwest quarter of the Southwest quarter (NW¼SW¼) of said Section 1;

thence along the East-West mid section line of said Section 1 South 89°54'11" East 1252.12 feet to the POINT OF BEGINNING;

thence South 16°02'37" East 483.64 feet;

thence along a curve to the Left, having a radius of 1829.86 feet, a length of 706.03 feet;

thence South 38°53'57" East 1331.65 feet;

thence South 49°40'08" East 83.79 feet to the POINT OF ENDING on the North-South mid section line of said Section 1, being North 00°21'44" East 472.71 feet from a brass cap stamped "LS 19817" marking the South quarter corner of said Section 1.

(continued)

Comprising an area of 58,367 square feet, more or less.

The parcel of land herein conveyed shall have no right or easement of access to or from U.S. Highway 93 (KINGMAN - WICKENBURG HIGHWAY).

GRANTOR RESERVES unto the public and various utility companies, easements for existing utilities, if any, within the above described property, in accordance with Arizona Revised Statute 28-7210.

The parcel of land described above is landlocked, having no means of access to or from any public way. By acceptance of this deed, the Grantee acknowledges awareness of the landlocked condition of this parcel prior to purchase and further acknowledges that it is the Grantee's expressed intention to acquire a landlocked parcel of land. The Grantor makes no warranty, covenant or assurance, expressed or implied, concerning the suitability or usability of this parcel of land for any purpose.

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PURPOSE OF THE APPRAISAL

Purpose of the Appraisal:	The purpose of the appraisal is to provide a market value opinion of the fee simple estate.
Intended User of the Appraisal:	The intended users of the appraisal are officials and agents of the Arizona Department of Transportation; as well as their representatives and agents; and courts having jurisdiction concerning the disposition of the subject property. No other use is intended, and any unintended use may be misleading.
Intended Use of the Appraisal:	The intended use of the appraisal is to provide a market value opinion for possible disposition of the property.
Date of Value Opinion:	The effective date of the value opinion is July 18, 2013, the date of the property inspection.
Date of the Appraisal Report:	The date of the appraisal report is July 26, 2013.

DEFINITIONS

Definition of Market Value:

Pursuant to Arizona Revised Statute 28-7091:

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

INTEREST TO BE APPRAISED

Fee Simple Estate:

The interest to be appraised is that interest arising from fee simple estate ownership. *The Dictionary of Real Estate Appraisal,* 4th Edition, by The Appraisal Institute defines the fee simple estate as:

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

OWNERSHIP HISTORY AND FIVE-YEAR CHAIN OF TITLE

ADOT Parcel L-F-028 (Original ADOT Parcels 7-10167, 7-10168 and 7-10169):

According to the Maricopa County Assessor's records and the Title Report prepared by First American Title Insurance Company provided by ADOT, the title to the subject property is vested in The State of Arizona. The subject is comprised of the combined remnants of the three parent parcels that were acquired as part of an Arizona Department of Transportation highway improvement project to construct the Highway 93 Interim Bypass along the west side of the Hassayampa River. The acquisition history of the parcels is as follows.

History of ADOT Acquisitions			
Former ADOT Parcel	**Maricopa County APN(s)**	**Acquisition Date**	**Document Recording No.**
7-10167	505-15-037 & 038	3/4/2005	50271564
7-10168	505-15-033	3/11/2005	50303182
7-10169	505-15-029B & 034	9/28/2004	41134268

No other title transfers have occurred since the above acquisition dates. ADOT intends to dispose of the subject parcel through a public offering.

SIGNS

There are no billboards or other signs located on the property.

CONTACT REPORT

ADOTM-1-V-4042-9-14
EXHIBIT 9-14
July 1, 1992

APPRAISALS

CONTACT REPORT	
DATE: July 15, 2013	PARTIES CONTACTED: Mr. Jim Walcutt
	Arizona Department of Transportation
	(520) 591-7923
[redacted]	

[redacted]

SCOPE OF WORK

The scope of work for an appraisal is the extent of the process of collecting, confirming, and reporting data, as well as the methods used in supporting the value opinion. The subject property is vacant land that is located in the floodway of the Hassyampa River in Wickenburg. In accordance with the Arizona Department of Transportation Appraisal Standards and Specifications and the Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2012, the scope of work for the appraisal includes, but is not limited to, the following:

- Inspection and analysis of the subject property, market conditions, and other restrictions that affect value; and
- Research, analysis, inspection and confirmation of comparable market data; and
- Consideration of the three approaches to value which include the Cost, Sales Comparison and Income Approaches to support my market value opinion for the subject property.

Since the subject property is a vacant land, the Sales Comparison Approach is applied to value the land as if vacant. Consistent with market expectations, sellers and buyers rely exclusively on sales of similar properties when valuing vacant land. The Cost and Income Approaches are not applied.

After extensive research, no sales were discovered of landlocked parcels that are similar in size to the subject and that have floodway or flood zone issues. Our research did, however, reveal four sales of large parcels that have floodway and flood zone issues. These sales occurred between June 7, 2010, and May 3, 2013 and range from 20.01 to 34.84 acres. The sale prices ranged from $6,746 to $11,994 per acre or $0.15 to $0.28 per square foot. These acreage sales are excluded from the analysis because their sizes are too large for comparison to the subject. Therefore, it became necessary to include sales of smaller residential lots that are adjusted for the appropriate elements of comparison. The appraisers recognize that the sales that are included in the Sales Comparison Approach are not highly comparable to the subject. This cannot be helped for the reasons stated.

The date range for the data was from January 1, 2012 through the effective date of value. Data sources included the Assessors records for Maricopa and Yavapai counties, LoopNet, RealQuest data, and interviews with local real estate brokers, property owners and market participants. The market data contained in this report is believed to be the best available. The data and analyses provide adequate support for our market value opinion.

Scope of the Project:

There is no ADOT project. This appraisal is intended to assist the client with establishing an asking price in order to sell the subject property.

Arizona State Transportation Board Resolution Data:

Not applicable.

Right-of-Way Plan Drawing Number, Date of Approval and Last Revision Date:

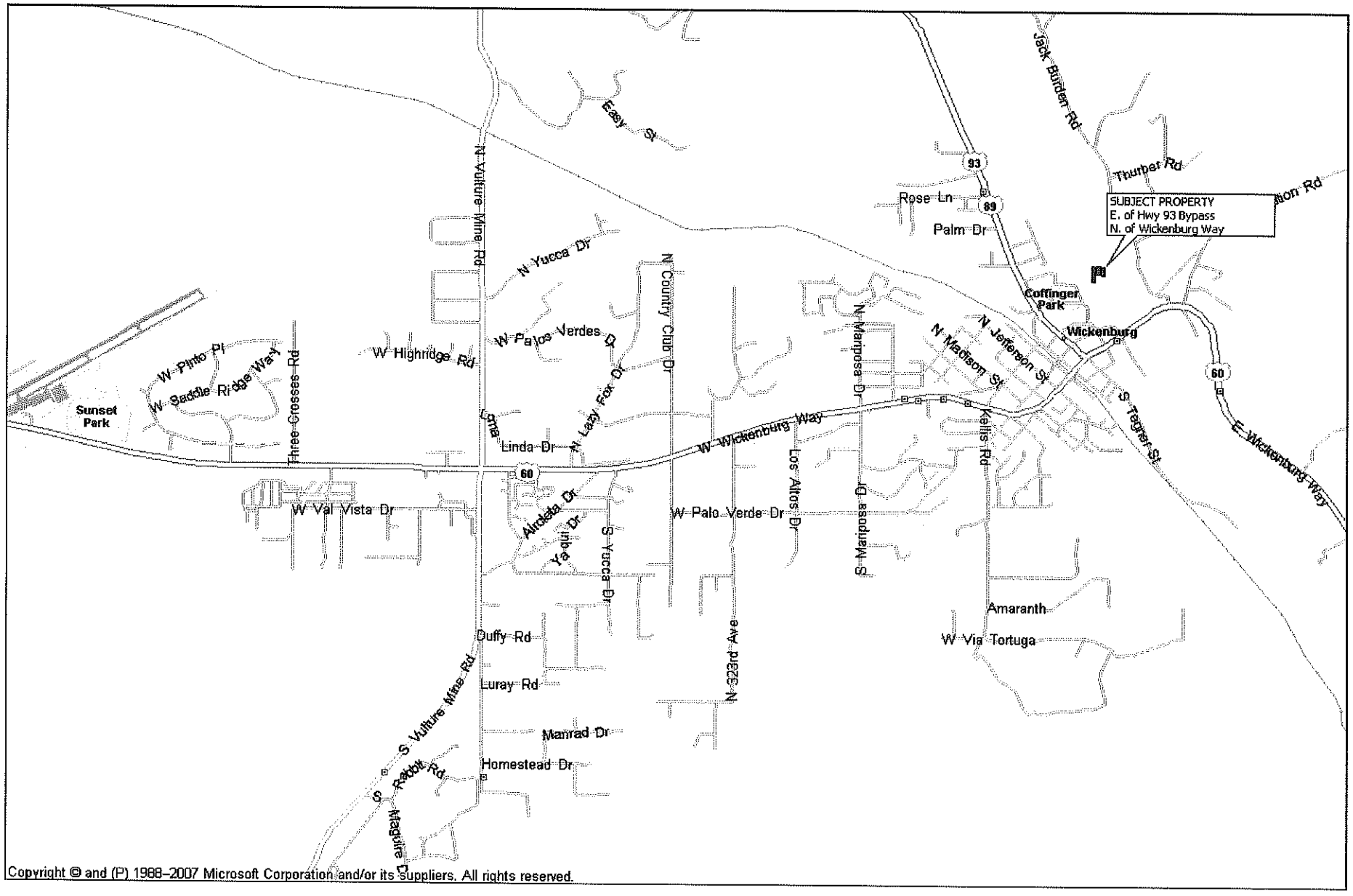
Not applicable.

Subject Areas as Shown on the Right of Way Plans:

Not applicable.

Limitation in Scope:

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


SUBJECT PROPERTY
E. of Hwy 93 Bypass
N. of Wickenburg Way
Easy St
N Vulture Mine Rd
N Yucca Dr
W Palos Verdes Dr
W Highridge Rd
W Pinto Pl
W Saddle Ridge Way
Three Grosses Rd
Sunset Park
Loma
Linda Dr
N Lazy Fox Dr
N Country Club Dr
W Wickenburg Way
W Val Vista Dr
Airdeta Dr
Yablon Dr
S Yucca Dr
W Palo Verde Dr
Los Altos Dr
S Mariposa Dr
N Mariposa Dr
N Madison St
N Jefferson St
Kellis Rd
S Tegner St
E Wickenburg Way
Jack Burden Rd
Thurber Rd
Rose Ln
Palm Dr
Coffinger Park
Wickenburg
Amaranth
W Via Tortuga
N 323rd Ave
Duffy Rd
Luray Rd
Manrad Dr
Homestead Dr
S Vulture Mine Rd
S Rabbit Rd
S Maguire Dr
93
89
60
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[redacted]

REGIONAL AND NEIGHBORHOOD ANALYSIS

Geographic Location:

The value of a property is not entirely intrinsic, that is, it is not determined solely by the physical characteristics of the site itself. The economic, governmental, environmental, and social forces in the immediate area must be analyzed, for these are often important determinants of value.

The subject property is located on the Maricopa County side of Wickenburg, Arizona. The Town of Wickenburg is situated in both Maricopa and Yavapai counties.

Maricopa County Data:

According to the U.S. Census Bureau, the Metropolitan Phoenix-Mesa Area (MPMA) encompasses 9,225 square miles within Maricopa County, Arizona. The Metropolitan Phoenix-Mesa Area is located near the center of the State of Arizona and is the county seat of Maricopa County. As shown in the population statistics that follow, the suburban cities that surround Phoenix have experienced significant growth since the 2000 Census.

Prior to the national and regional recession, expansive growth in the region was typified by increases in employment, population and personal income. Arizona Progress (a publication by Valley National Bank) reported that during the 1960s decade, Phoenix grew 111% in employment, 53% in population and 20% in personal income. The 1970s showed similar growth trends in which the population rose 55%, employment 66% and personal income increased 283%. Forecasts for future growth in the Metropolitan Phoenix Area are equally optimistic. Metropolitan Phoenix grew from 633,510 persons in 1960 to about 2.12 million people in 1990. This increase represents a percentage change of 235% over a 30-year period.

According to the most recent *Arizona's Economy*[1] newsletter, "The Arizona economy accelerated in 2012, with stronger job, population, and housing permit growth than in 2011. Job gains in 2012 were driven, as usual, by service-providing sectors. However, the goods-producing sector contributed to growth was well, with gains in construction, manufacturing, and mining and logging."

[1] Dr. George Hammond, "Less Uncertainty Now, Stronger Growth Coming" *Arizona's Economy*, University of Arizona, Eller College of Management, March 1, 2013

Job growth accelerated in the Phoenix MSA in 2012, with job growth rising from 1.4% in 2011 to 2.5% in 2012. Thus, Phoenix job growth last year beat both the state and the nation. Job growth was slower in the Tucson MSA last year, with employment rising by just 0.6%. Even so, that was a marked improvement over results for 2011, when the metropolitan area posted just 0.1% job growth.

House prices in Arizona rose strongly in the third quarter of 2012, measured by the FHFA house price index. The purchase-only index for the state rose by 20.1%, with most of that gain driven by activity in the Phoenix MSA. The all-transaction index, which includes refinance activity, also showed strong appreciation in Arizona, again with most of the strength in the Phoenix MSA.

House price appreciation looks set to continue in the fourth quarter. The Case-Shiller house price index for the Phoenix MSA was up by 21.7% in October and 22.8% in November, over year ago levels. Median house prices in both the Phoenix and Tucson MSAs also continued to increase strongly during October and November.

Arizona is on track to generate faster growth, assuming the U.S. economy continues to expand. For most major indicators, growth accelerates in 2013 and again in 2014, as population growth and the housing market gain momentum. Overall, Arizona is forecast to grow during the next two years and to grow faster than the nation. The Metropolitan Phoenix Area is expected to capture most of the growth in population, jobs, housing prices and the economy.

Geographical constraints limit growth for the Metropolitan Phoenix Area. The 14 cities that comprise the MPA are clustered in a valley that is bounded by the Tonto National Forrest to the north and the Gila Indian Reservation to the south. The Salt River Indian Reservation and the Superstition Wilderness to the east also limit growth. Given these constraints, it is projected that 65% of all growth in the Metropolitan area will occur in the West Valley over the next decade. This area is defined as 91st Avenue on the east, Grand Avenue on the north and Interstate 10 to the south.

Yavapai County Data:

Yavapai County is located in the northwest-central portion of the state and comprises 8,125 square miles. Prescott is the largest city and serves as the county seat. The county's mountainous territory and the riparian lands along the Verde River and Oak Creek offer an abundance of recreational opportunities. Activities include camping,

fishing, hiking, hunting, hang gliding, equestrian, historic sites, pre-Columbian native sites and the world renown red rock country in Sedona. Land elevations range from about 1,000 feet along the floor of the Verde River Valley to the 7,723 foot peak at Mingus Mountain.

The U.S. Forest Service owns the largest portion of the land in the county, about 38%, which is encompassed in the Prescott, Tonto and Coconino National Forests. The State of Arizona owns 24.6%, followed by 25% in private ownership, and 11.6% owned by the Bureau of Land Management. The Yavapai Indian Reservation and public lands each cover less than 0.5% of the county.

Population:

Population statistics for incorporated cities, Yavapai and Coconino counties and Arizona are presented in the following table:

Population Data Counties and Cities			
	2000	2012	% Annual Change
Maricopa County	3,072,149	3,884,705	1.97%
Buckeye	6,537	54,102	19.24%
Phoenix	1,321,045	1,464,727	0.86%
Surprise	30,848	119,530	11.47%
Wickenburg*	5,082	6,458	2.02%
Yavapai County	167,517	211,583	1.97%
Prescott	33,938	39,865	1.35%
Prescott Valley	23,535	38,964	4.29%
Sedona*	10,192*	9,981*	-.017%

Source: Arizona Department of Economic Security
*Combined population in two counties

In Maricopa County, most of the population growth has been occurring in the Phoenix suburbs where there are ample supplies of vacant land available for expansion. In Yavapai County, most of the growth has occurred in Prescott Valley and the rural Yavapai County areas. The potential for population growth in Yavapai is impacted by the geographic constraints of mountainous lands and lands that are controlled by Sovereign Indian nations, and federal and state governments.

Economy:

The Metropolitan Phoenix-Mesa Area in Maricopa County is home to 46 national and multi-national corporations. Many of the country's largest high technology firms are

located in the Metro Phoenix Area. These firms are involved in computers, semiconductors and electronics. At least five of the top 100 employers throughout metropolitan Phoenix employ approximately 27,000 persons. As competitive as the high technology industry is, these firms provide a base for attracting related manufacturing, support services and ancillary businesses. In addition, the defense/aerospace industries in Maricopa County are particularly important. Luke Air Force Base, located in Goodyear in the Southwest Valley, serves as the primary tactical training facility for F-16 fighter jets. According to an article from *The Arizona Republic*, Luke Air Force Base provides about 18,500 jobs and contributes about $1.4 billion a year into the economy. The Air Base is the primary employer for the Southwest Valley region.

Yavapai County offers an abundance of recreational opportunities and recreation/tourism is the primary industry. Other key industries include construction, manufacturing, ranching and copper mining. The latter, however, declined significantly in the 1990s due to downturns in copper prices. The spot price for copper began improving in early 2006 and peaked by early 2008, only to bottom out at about $1.30 in January 2009. Since then, the spot price has steadily moved higher to $3.40 at the beginning of April 2013. The most recent forecast for the copper mining industry is for steady demand through 2013 with a decline expected to begin in 2014 as China's growth slows.

County Labor Data:

Labor force data for non-farm civilian workers in Maricopa and Yavapai counties is presented in the following table:

EMPLOYMENT STATISTICS						
	2007	2008	2009	2010	2011	2012
Maricopa County						
Labor Force	2,040,913	2,088,520	2,093,055	2,040,050	2,034,991	2,037,028
Unemployment Rate	3.2%	5.3%	9.3%	9.8%	8.6%	6.7%
Yavapai County						
Labor Force	97,767	98,390	99,216	99,493	91,959	92,545
Unemployment Rate	3.7%	5.6%	9.5%	9.9%	10.0%	8.6%

Source: Arizona Workforce Informer, Arizona Department of Economic Security

The data shows the increase in the unemployment rate through 2010 from the impact of the recession that affected the state and the nation. As of April 2013, the unemployment rates are 6.5% in Maricopa and 8.1% in Yavapai. The recent forecasts from

national and regional economists indicate that unemployment will see a gradual decline through the rest of the year

Transportation:

Maricopa County: Maricopa County has an extensive freeway system that provides national and regional transportation routes. The major highways include Interstate 10 (which runs south to Tucson) and Interstate 17 (which runs north to Flagstaff). The designated route of Interstate 10 west from Phoenix to Los Angeles was completed in the early 1990s. The southeast area also includes the Superstition Freeway, which extends east from Interstate 10 and provides access to the communities of Mesa, Gilbert and Apache Junction. Since the 1980s, the Maricopa Association of Governments (MAG) added 245 miles of new freeways to the existing system. These projects quadrupled the county's freeway miles and bring the area close to the national average of freeway miles per person. Scheduled passenger air service is available at the Sky Harbor Airport in Phoenix which is one of the nation's busiest airports. General aviation services are also available at Sky Harbor Airport, as well as several municipal airports throughout the region. In addition, the Phoenix-Mesa Gateway airport in Mesa is now the fastest growing hub airport in America today. Over the last year it has added more direct regional flights to other hubs and passenger activity increased about 30%. There are also municipal airports in Wickenburg, Goodyear, Deer Valley, Scottsdale, Mesa and Chandler.

Yavapai County: State Highway 69 is the primary transportation route for the region and which connects to Interstate 17 about 36 miles east of Prescott. Highway 69 is a median divided, four lane, limited access highway. Prescott is also served by Highways 89 and 89A which provide north-south linkage with Wickenburg to the south and Chino Valley and Interstate 40 to the north. Greyhound provides state and national passenger bus service. Earnest A. Love Field provides general aviation service for the tri-city area of Prescott, Prescott Valley and Chino Valley. Great Lakes Aviation provides daily passenger service to Phoenix Sky Harbor International Airport as well as Lake Havasu City. There are also municipal airports in Sedona and Cottonwood.

Conclusion:

Residents of the Metro Phoenix-Mesa Area enjoy an active year round lifestyle due to mild winters and the abundance of recreational opportunities. The area's climate continues to attract new residents and visitors from the colder Northern, East Coast and

Midwest states as well as from around the world. The Metropolitan Phoenix Area will continue to generate growth in all market segments for the foreseeable future given the dynamics of job growth, good quality of life, and improvements in the regional transportation system.

Yavapai County has a much lower population base and does not have major employers like Maricopa County. However, the region's geographical characteristics, historical sites and recreational opportunities will continue to attract new residents and visitors.

NEIGHBORHOOD ANALYSIS

The subject property is located in Wickenburg adjacent east the of Highway 93 Interim Bypass. Wickenburg is the 17th largest city in the county out of the 24 cities and communities in the county. Wickenburg is located about 54 miles northwest of Phoenix and 49 miles southwest of Prescott, the Yavapai County seat. According to data from the Arizona Department of Economic Security, the estimated 2012 population is 6,458 for both the Maricopa and Yavapai sides of the city. The population has remained fairly flat from the 6,442 population reported in 2008. The population base includes a high percentage of retiree residents.

Population Data			
	2000	2012	% Annual Change
Maricopa County	3,072,149	3,884,705	1.97%
Wickenburg*	5,082	6,458	2.02%

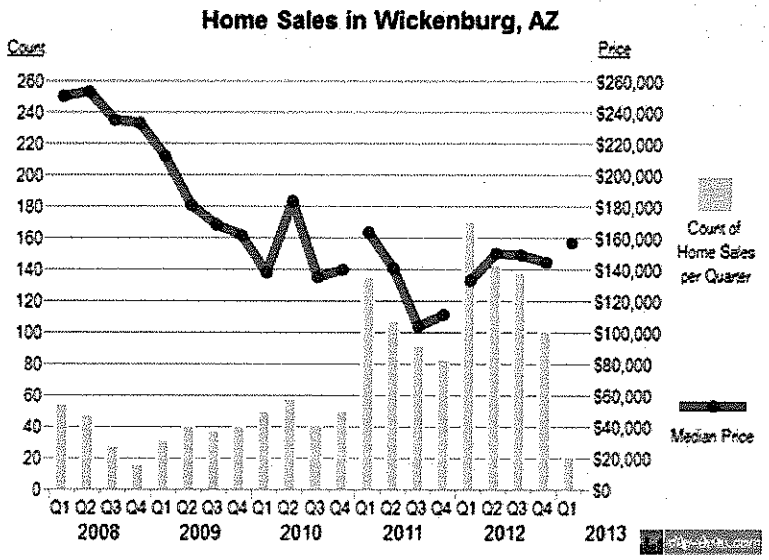
Source: Arizona Department of Economic Security
*Combined population in two counties

Historically, Wickenburg began in 1863 as a mining settlement when gold was discovered at what became the Vulture Mine. In the early 1900s, the town transitioned to ranching and tourism as the gold mining operations diminished. The town is located alongside the Hassayampa River in the foothills of the Bradshaw Mountains. The elevation is generally 2,700 feet. Today, the economy relies heavily on tourism as the town and citizens maintain a western lifestyle. The lack of major employers in industries other than tourism holds the population at fairly steady levels. Ranching and agriculture are also

major contributors to the local economy. The town is home to a limited number of local industries.

Commercial uses are concentrated in downtown Wickenburg, along Wickenburg Way and Tegner Street. The more recent commercial development has occurred along State Route 60/89 south of the downtown area. Commercial uses and retail services are adequate to serve the needs of the residents. Area residents drive to the Metro Phoenix Area for major shopping and services.

According to the statistics from CityData.com, the median home price for single family residences showed a slight increase by the end of the 4th quarter of 2011. The median price showed a decline of about 58% between the high of $255,000 in the second quarter of 2008 to the low of $105,000 in the third quarter 2011. This trend was consistent with other cities and towns throughout Arizona.

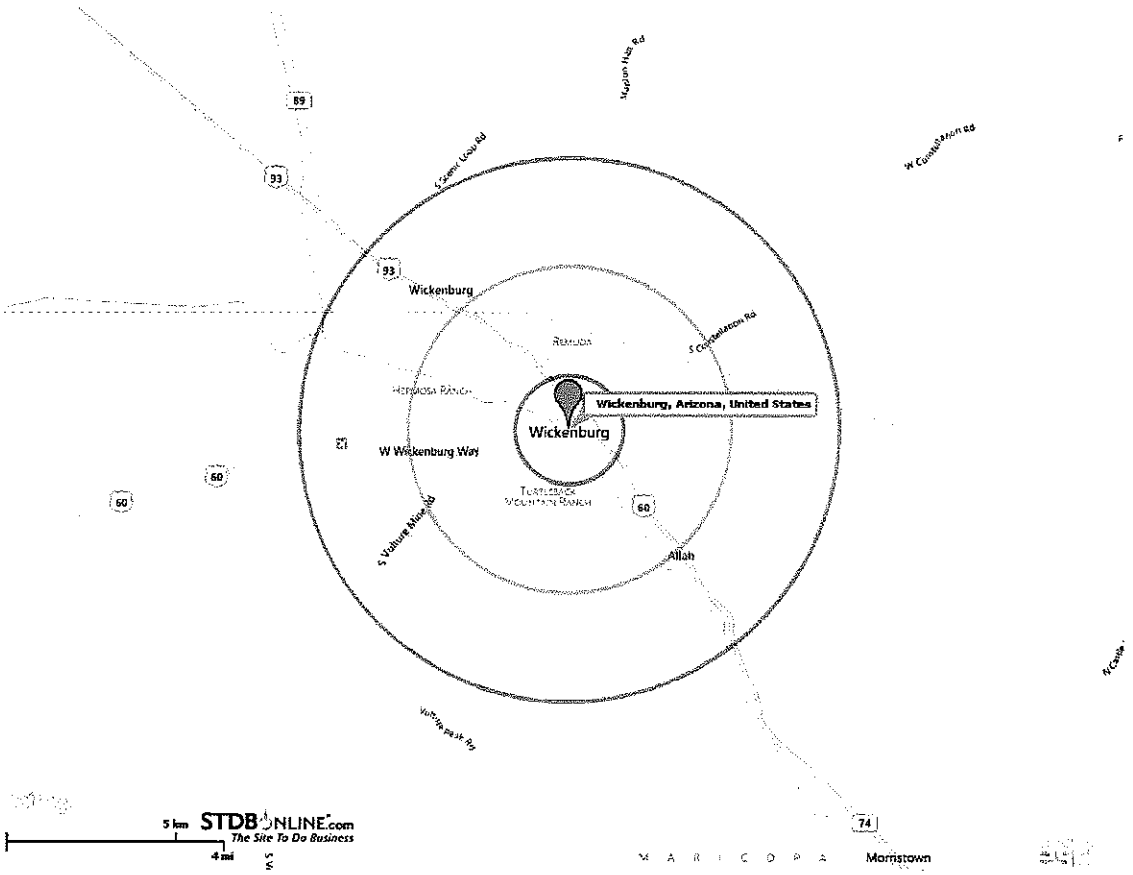


Source: CityData.com

The median sales price for the first quarter 2013 of $159,000 indicates a 51% increase from the bottom of the market in the third quarter 2011. However, the median price of $159,000 is still 38% below the peak in 2008.

Economic Factors:

The economic characteristics of a neighborhood refer to the financial capacity of the residents to rent or own property and to maintain and rehabilitate it. The demographic information in this report has been derived from *The Site to Do Business* website (STDBOnline) which provides recent statistics for most geographic areas in the United States. Statistical data is compiled for 1-mile, 3-mile and 5-mile radii from the location of the subject property. The statistical rings are shown on the following map.



Geographic Location: The subject is located on the east side of the Highway 93 Interim Bypass in Wickenburg, Maricopa County, Arizona.

Market Boundaries: Town of Wickenburg and the surrounding unincorporated areas of Maricopa and Yavapai counties.

Neighborhood Demographics:

Radius:	**1 mile**	**3 miles**	**5 miles**
Population:	2,525	6,785	8,026
Median Age:	47.8	50.2	51.2
Growth 2010-2012 Annual Rate:	-0.18%	0.56%	0.56%
Households:			
Total Households:	1,091	3,034	3,645
Average Household Size:	2.21	2.17	2.15
Growth 2010-2012 Annual Rate:	-0.07%	0.62%	0.61%
Housing:			
Owner occupied units:	45.8%	52.1%	54.2%
Renter occupied units:	32.3%	29.5%	27.0%
Vacant units:	22.0%	18.4%	18.8%
2012 Income:			
Median HH Income:	$30,480	$32,277	$33,152
Per Capita Income:	$21,365	$21,616	$21,771
Average HH Income:	$44,746	$47,049	$47,622

Governmental Forces:

Police Protection: Town of Wickenburg Police Department
Fire Protection: Town of Wickenburg Fire District
School District: Wickenburg Unified School District

Environmental Forces:

Predominant Use: Downtown Wickenburg is east of the subject property. The lands surrounding the town are characterized as low and very low density rural residences and horse properties.

Quality of Surrounding Area: The quality of the neighborhood is rated as average to good. Most of the housing in the downtown area is older. Newer residential subdivisions have been developed on the west side of Wickenburg.

Utilities: Electric services are provided by the Town of Wickenburg and APS. Southwest Gas Corporation provides natural gas. Century Link provides telephone service and the Town of Wickenburg provides wastewater treatment.

Social Forces:

Transportation Linkages: US Highway 60/89 provides linkage to the greater Metropolitan Phoenix-Mesa Area, about 54 miles southeast. US Highway 60 extends 79 miles southwest to connect to Interstate 10 which runs east-west across the entire United States.

US Highway 93 extends 140 miles northwest to connect to Interstate 40 at an interchange that is 20 miles east of Kingman, Arizona.

Impact on Value: The subject is located near downtown Wickenburg which is characterized as a rural community that relies on tourism as its major industry. Although the area's rural Western lifestyle continues to attract retirees, the population base has remained fairly steady over the years because of limited job opportunities.

SITE ANALYSIS

Location:

The subject is located on the east side the US Highway 93 Interim Bypass, north of Wickenburg Way in Wickenburg, Maricopa County, Arizona.

Site Area:

According to the survey provided by ADOT, the subject property is comprised of 58,367 square feet or 1.34 acres.

Topography/Shape:

The subject has gentle rolling terrain and is triangular shaped. The roadway of the Highway 93 Bypass is elevated about 12 feet above the subject.

Access and Visibility:

The property has physical access from a dirt road that lies within the Highway 93 right of way. The dirt road is accessible from the traffic roundabout that is about 0.9 of a mile north of the subject. The parcel is landlocked. There is no legal access. Visibility is average.

Utilities:

There are no municipal utilities available to the subject property. There is electric service that extends to a well site that is about 960 feet north of the subject. The nearest utilities are on the west side of the Bypass and at the traffic roundabout. The service providers are as follows:

Water:	Town of Wickenburg
Sewer:	Town of Wickenburg Wastewater
Electric:	Arizona Public Service
Telephone:	Century Link
Gas:	Southwest Gas Corporation

Surrounding Uses:

North:	Vacant floodway land owned by the State of Arizona.
East:	The floodway and river channel of the Hassayampa River are east of the subject. The area east of the river is characterized as low and very low density rural residences and horse properties.
South:	Floodway lands are adjacent south. The new bridge over the Hassayampa River is about 600 feet southeast of the subject. Downtown Wickenburg lies to the southwest of the Bypass.
West:	The Highway 93 Bypass is adjacent west. Existing residential neighborhoods and the Sol's Wash are west of the subject.

Flood Zone:

According to FIRM Map Panel No. 04013C 0251H, dated September 30, 2005, the subject is located in Zone AE, defined as: "Base flood elevations determined."

Police & Fire Protection:

Police and fire protection are provided by the Town of Wickenburg.

Soil & Subsoil Conditions:

A soils engineering report was not provided to the appraisers and the soil and sub-soil conditions are not known. There is no visual evidence of adverse soil conditions on the site. The surrounding improved properties indicate that subsoil conditions support development of properties of this nature.

Environmental Conditions:

No sign of distressed vegetation, soil stains or extraordinary odors were observed during the inspection. The subject property was formerly a ranch and farmland. No environmental reports were provided for review. Further, an environmental clearance report was not included in the property information package that was provided to the appraisers by ADOT. Lacking an environmental report, this appraisal assumes that there are no environmental conditions that adversely affect the value of the property.

Restrictions & Easements:

The title report for the subject property provided to the appraisers by ADOT for review is included in the Addenda. The legal description provided by ADOT states the following:

- The parcel of land herein conveyed shall have no right of access to or from U.S. Highway 93.
- The parcel of land described above is landlocked having no means of access to or from any public way. By acceptance of this deed, the Grantee acknowledges awareness of the landlocked condition of this parcel prior to purchase and further acknowledges that it is the Grantee's expressed intension to acquire a landlocked parcel of land. The Grantor makes no warranty, covenant or assurance, expressed or implied, concerning the suitability or usability of this parcel for any purpose.

The title exceptions from the title report follow:

SCHEDULE B

File No. **NCS-468144-PHX1** Policy No. **468144**

EXCEPTIONS FROM COVERAGE

This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

Part One:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

Part Two:

1. Any charge upon said land by reason of its inclusion in Oak Creek Knolls Property Owners Association. (All assessments due and payable are paid.)

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Creek Knolls, as recorded in Case 1, Page(s) 12, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 309, Page 647, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Creek Knolls Subdivision recorded January 12, 1996 in Docket 1838, Page 199, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

   A document entitled "First Amendments to "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Creek Knolls Subdivision"" recorded November 9, 1999 as 1999-3029204 of Official Records.

   A document entitled "Second Amendments to "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Creek Knolls Subdivision"" recorded June 20, 2003 as 2003-3206882 of Official Records.

   A document entitled "Third Amendments to "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Creek Knolls Subdivision"" recorded December 24, 2007 as 2007-3470263 of Official Records.

   A document entitled "Fourth Amendments to "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Creek Knolls Subdivision"" recorded June 11, 2008 as 2008-3489477 of Official Records.

   A document entitled "Amendment to Oak Creek Knolls" recorded July 20, 1999 as 1999-3015067 of Official Records.

5. Restriction, conditions and covenants for water, irrigation, ditch and drainage rights; and easements for ingress and egress, pipelines and road; and easement for public utilities; as set forth in Agreement recorded September 6, 1947 in Book 4 of Agreements, Page 540 and Deed of Future Purchasers recorded February 19, 1948 in Book 1 of Official Records, Page 205.

6. An easement for electric lines and incidental purposes in the document recorded June 24, 1948 as Book 3 of Official Records, Page 598.

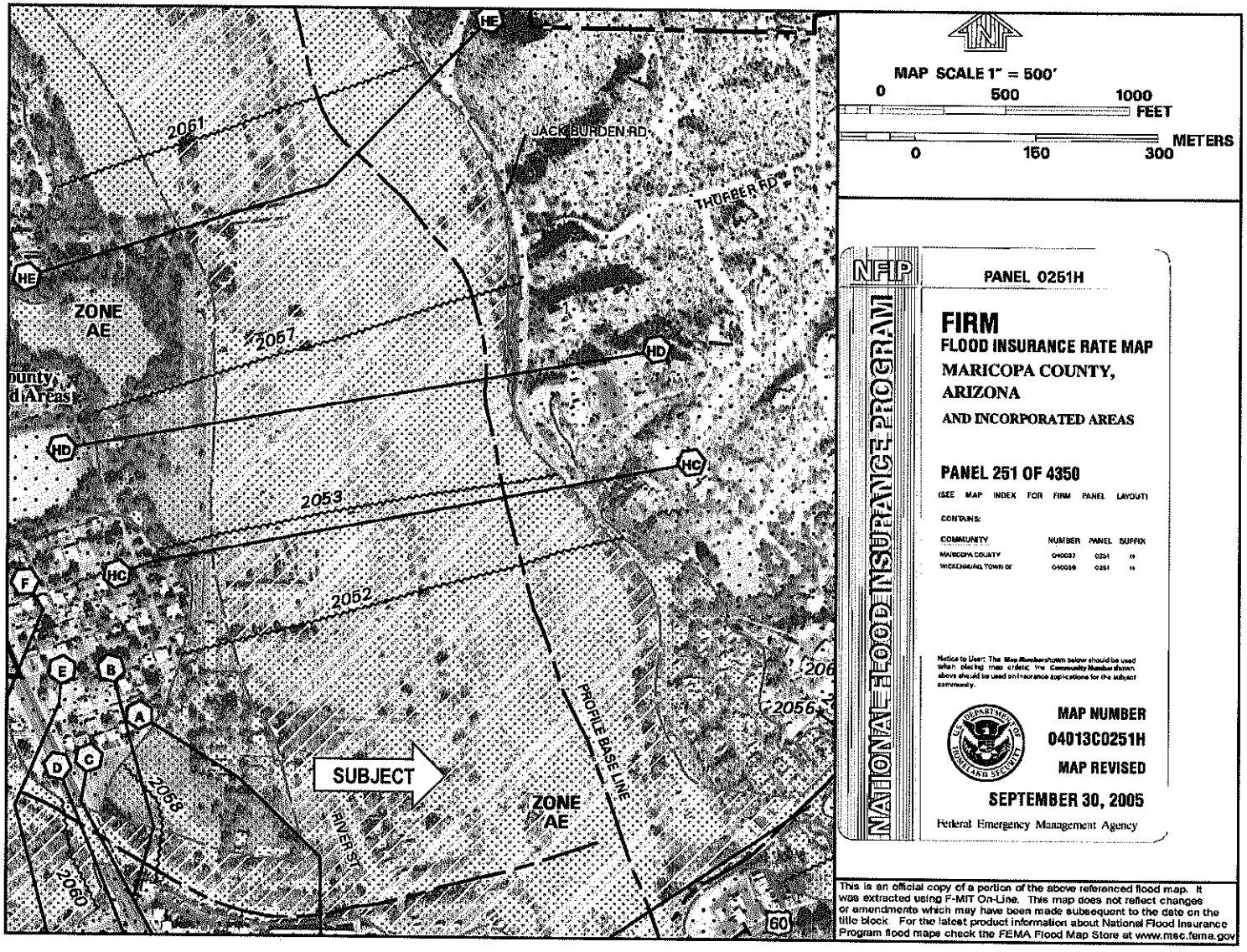
7. An easement for temporary construction easement and incidental purposes in the document recorded April 26, 2007 as 2007-3436175 of Official Records.

8. A document entitled "Resolution of Establishment" recorded March 12, 2007 as 2007-3429139 of Official Records.

9. Water rights, claims or title to water, whether or not shown by the public records.

The FIRM Flood Map follows.

FLOOD ZONE MAP



[redacted]

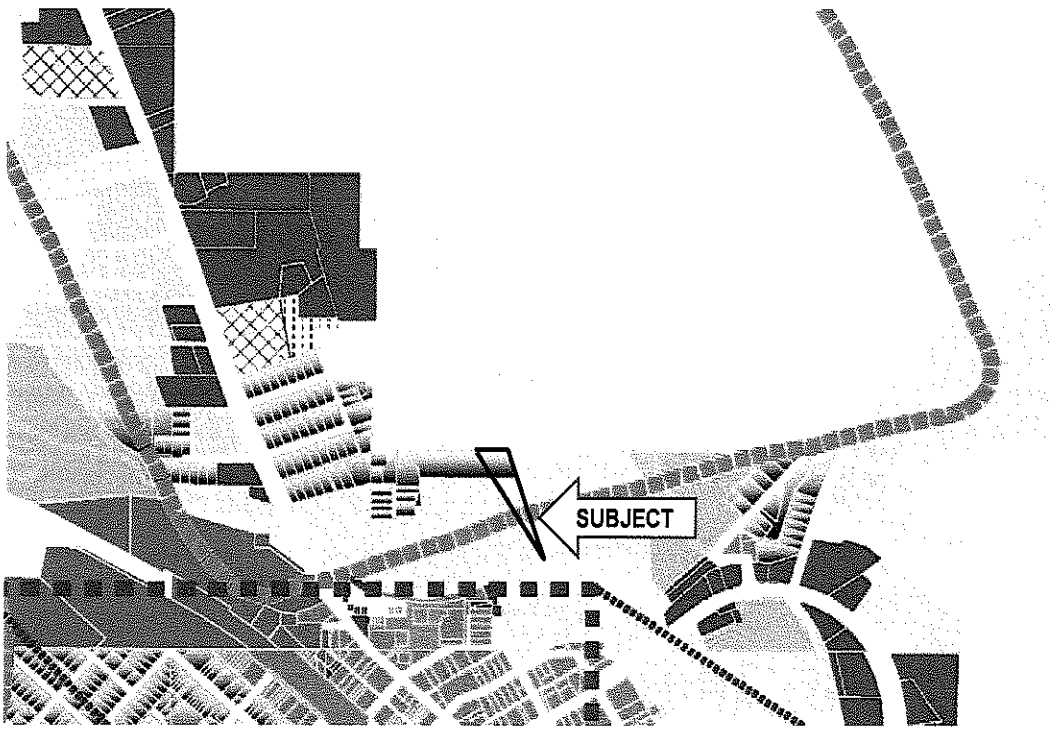
ZONING

The subject parcel is located in two zoning districts. The northern portion is located in the R1-6, Single Family Residential, for the Town of Wickenburg. This zoning district is intended to conserve and protect the existing and future single family residential character of the Town. The development regulations take into consideration the existing conditions including lot size, surrounding land use, availability of utilities and future land use needs. Permitted uses in the R1-6 zoning include: site built and modular homes; farm stands; parks; and religious assemblies. Other uses that are allowed with conditional use permits include, but are not limited to, cemetery; community center; funeral home; group homes; golf course; recreational facilities; and public or private schools.

Development regulations include: Minimum lot size of 6,000 square feet per dwelling. Minimum lot width is 60 feet. Yard setbacks are: 20 feet front; 10 feet exterior side yard; 6 feet interior side yard; and 25 feet rear yard. Maximum building height is two stories and 30 feet.

The southern majority of the subject is in the R1-12, Single Family Residential, zoning. The same permitted uses are the same as for the R1-6 zoning as discussed above. The development regulations include: Minimum lot size of 12,000 square feet per dwelling. Yard setbacks are: 30 feet front; 35 feet rear; 10 feet interior side yard and 15 feet street side yard. Maximum building height is two stories or 30 feet.

ZONING MAP – TOWN OF WICKENBURG



Impact on Value:

Although the property has zoning that allows single family residential use, the utility of the site is negatively impacted by its location in the floodway and the lack of legal access. Permanent structures are not permitted in the floodway. These factors limit its use to conservation lands.

ASSESSED VALUATION & REAL ESTATE TAXES

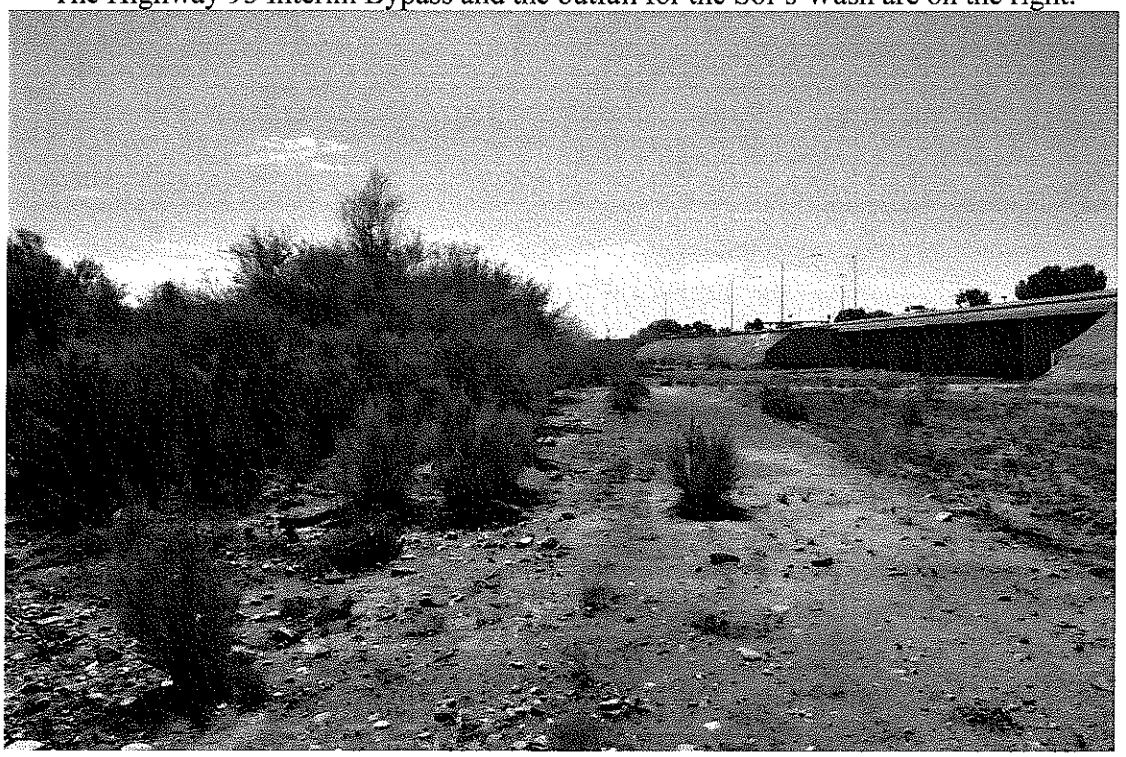
The assessed value and real estate tax data for the appraised property is derived from the Maricopa County Assessor's records, as follows:

ASSESSED VALUE & TAX DATA			
ADOT Parcel	**APN**	**Assessed Value**	**Tax Amount**
L-P-28	505-15-029B	$30,400	Exempt
"	505-15-034	$98,200	"
"	505-15-033	$55,800	"
"	505-15-037	$105,708	"
"	505-15-038	$133,700	"

The above assessed values appear to be based on the pre-acquisition condition of the parent parcels. The online GIS information from Assessor's records still shows single family residential improvements that were razed as part of the highway bypass project. The parcels are exempt from real estate taxes because of their ownership by the State of Arizona.

View of the subject facing southeast from a point near the northwest corner of the parcel.

View facing south along the west boundary of the subject.
The Highway 93 Interim Bypass and the outfall for the Sol's Wash are on the right.



View facing north from the subject. The Highway 93 Bypass in on the left.

HIGHEST AND BEST USE

According to *The Appraisal of Real Estate, 13th Edition*, published by the Appraisal Institute, highest and best use is defined as:

> The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. (Page 297)

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

1) ***Legally Permissible:*** What uses are permitted by zoning, private restrictions, historic districts, and environmental regulations on the site?

2) ***Physically Possible:*** Based on the physical characteristics of the site, what uses are physically possible?

3) ***Financially Feasible:*** Which uses meeting the first two criteria will produce a positive return to the owner of the site?

4) ***Maximally Productive:*** Among the feasible uses, which use will produce the highest price, or value, consistent with the rate of return warranted by the market? This use is the highest and best use.

The four tests above are applied to the appraised property in the following paragraphs.

AS VACANT

Legally Permissible:

The appraised property is located in two zoning districts, the R1-6 and R1-12, Single Family Residential zonings for the Town of Wickenburg. These zonings permit one single family dwelling per lot. The minimum lot size in the R1-6 is 6,000 square feet. The minimum lot size in the R1-12 is 12,000 square feet. Other permitted uses include farm stands, parks and religious assemblies. However, construction of permanent structures is not permitted in the floodway. Thus, the legally permissible use of the site is limited to park or natural open space.

Physically Possible:

While the subject property has physical access over nine-tenths of a mile of dirt road that lies within the Highway 93 right of way, there is no legal access from a public way. Additionally, the parcel is located in the floodway of the Hassayampa River. Downtown Wickenburg lies south and west of the subject on the other side of the Highway

Bypass. The area adjacent north is vacant floodway lands that are owned by the State of Arizona. The river channel is just east of the subject. Even though the subject has zoning for single family residential use, the lack of legal access and the location in the floodway limits the potential use to park or natural open space. Legal access would be needed for park use but would not necessarily be needed for open space.

Based on the location, physical characteristics and surrounding uses, the physically possible use as vacant is natural open space use.

Financially Feasible and Maximally Productive:

The financially feasible use for vacant land is indicated by the demand that is generated in the market area of the subject property. As previously discussed in the Scope of Work section, no sales were discovered of landlocked parcels that are similar in size to the subject and that have floodway or flood zone issues. Our research did, however, reveal four sales of large parcels that have floodway and flood zone issues. These sales occurred between June 7, 2010, and May 3, 2013 and range from 20.01 to 34.84 acres. The sale prices ranged from $6,746 to $11,994 per acre or $0.15 to $0.28 per square foot. One of the acreage sales was purchased by the Nature Conservancy to preserve as open space. Another was purchased to develop into an equine facility that included hookups for recreational vehicles. These acreage sales are excluded from the analysis because their sizes are too large for comparison to the subject. Therefore, it became necessary to include sales of residential lots that are similar in size to the subject. Adjustments are made for the appropriate elements of comparison. The appraisers recognize that the sales that are included in the Sales Comparison Approach are not highly comparable to the subject. This cannot be helped for the reasons stated.

Sales of residential lots are used to support the value of the land as vacant. Our research revealed 10 individual sales of vacant residential lots that occurred between January 1, 2011, and the effective date of value. An additional bulk sale of 9 lots in one transaction was also discovered that was excluded from the data set because it was not comparable. Of these, four sales are included in the Sales Comparison Approach analysis.

Highest and Best Use:

Given the zoning, location, physical characteristics and financially feasible use, the highest and best use as vacant is for open space use.

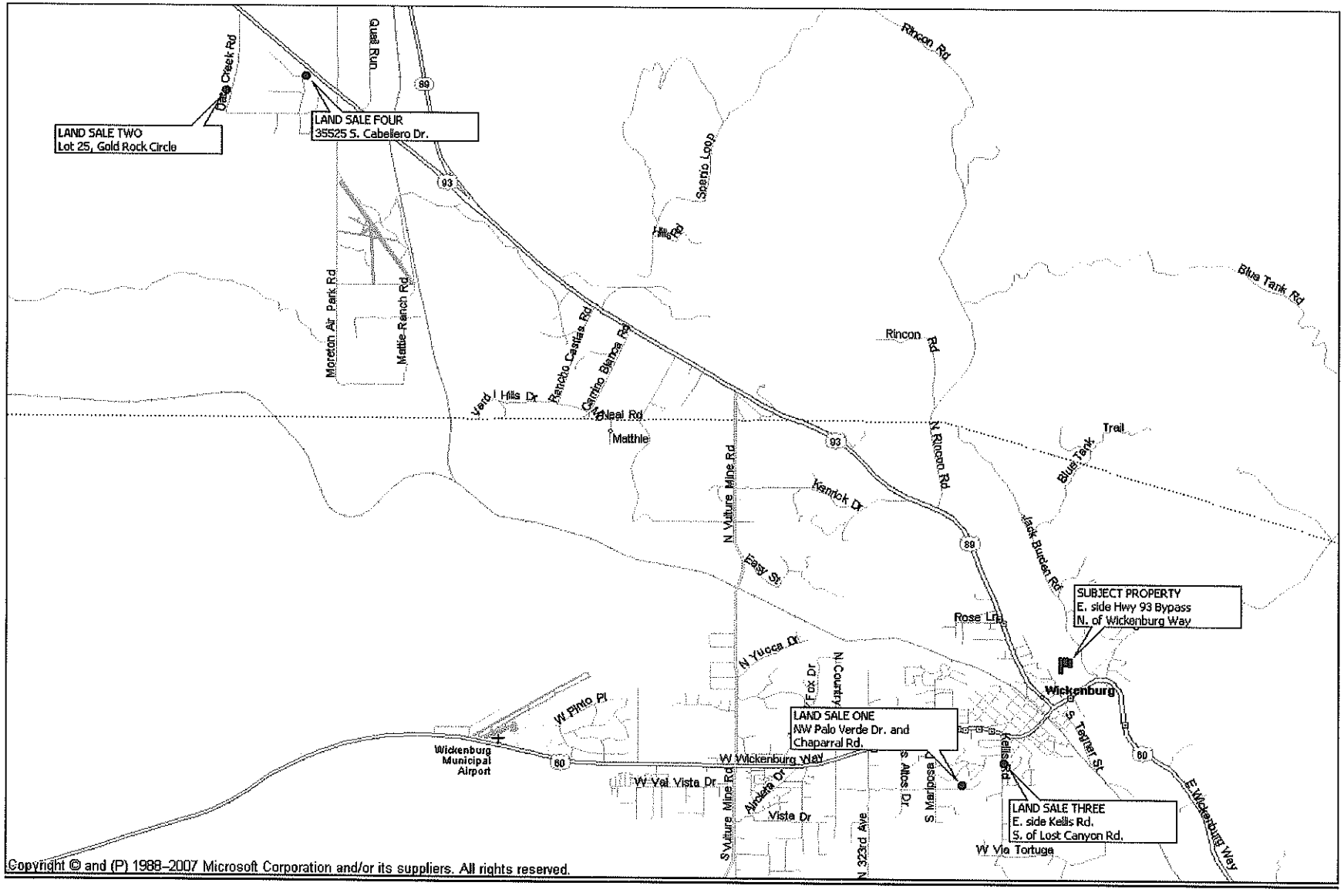
LAND VALUATION

The Sales Comparison Approach is used to support the market value opinion for the subject property, as vacant. In the Sales Comparison Approach, sales of similar sites in the subject area are compared and adjusted to the subject property. This approach applies the principle of substitution which affirms that when a property can be replaced, its value tends to be set by the cost of acquiring an equally desirable substitute property without undue or costly delay. The Cost and Income Approaches are not applied since the market relies exclusively on sales of similar properties when valuing vacant land.

Adjustments are applied to the comparable sales based on the following elements of comparison: property rights conveyed, financing terms, conditions of sale, market conditions, location, physical characteristics and zoning. The adjustments are based on the sale price per square foot unit of comparison. This is equal to the sale price divided by the total square footage of the sale.

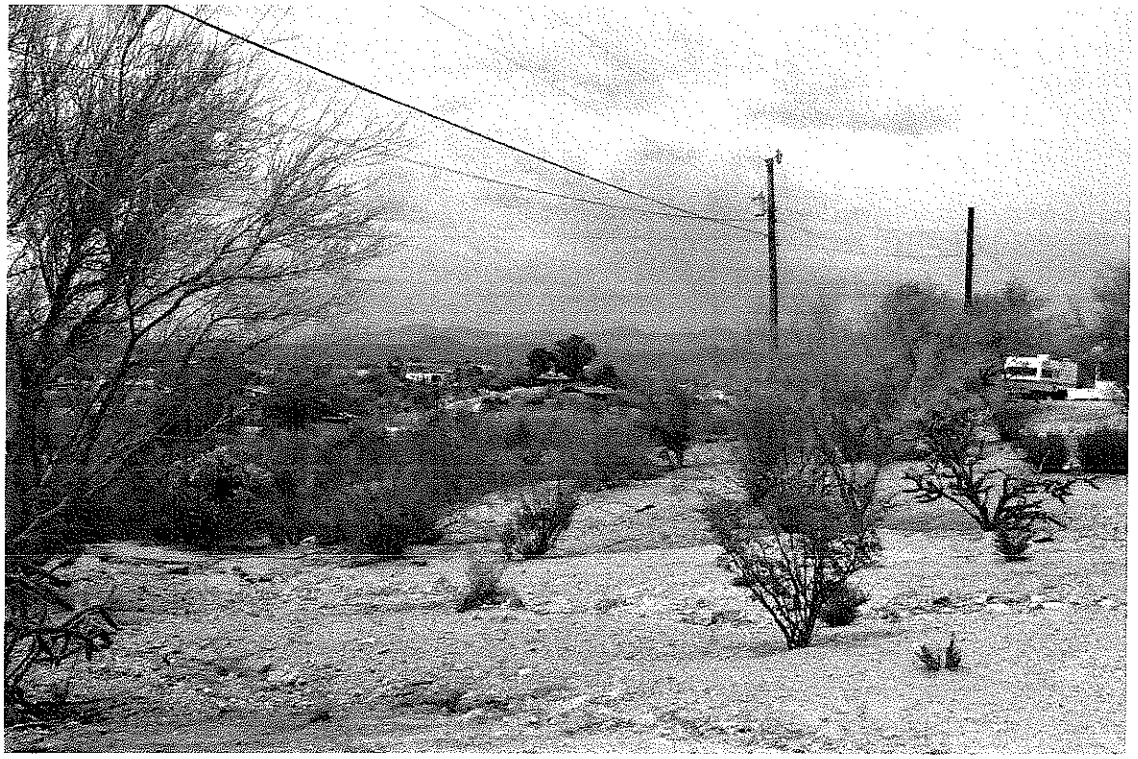
Here follows an overall sales map, individual sales data sheets with photographs, aerials, parcel maps, and our valuation analysis.

COMPARABLE LAND SALES MAP



[redacted]

COMPARABLE LAND SALE

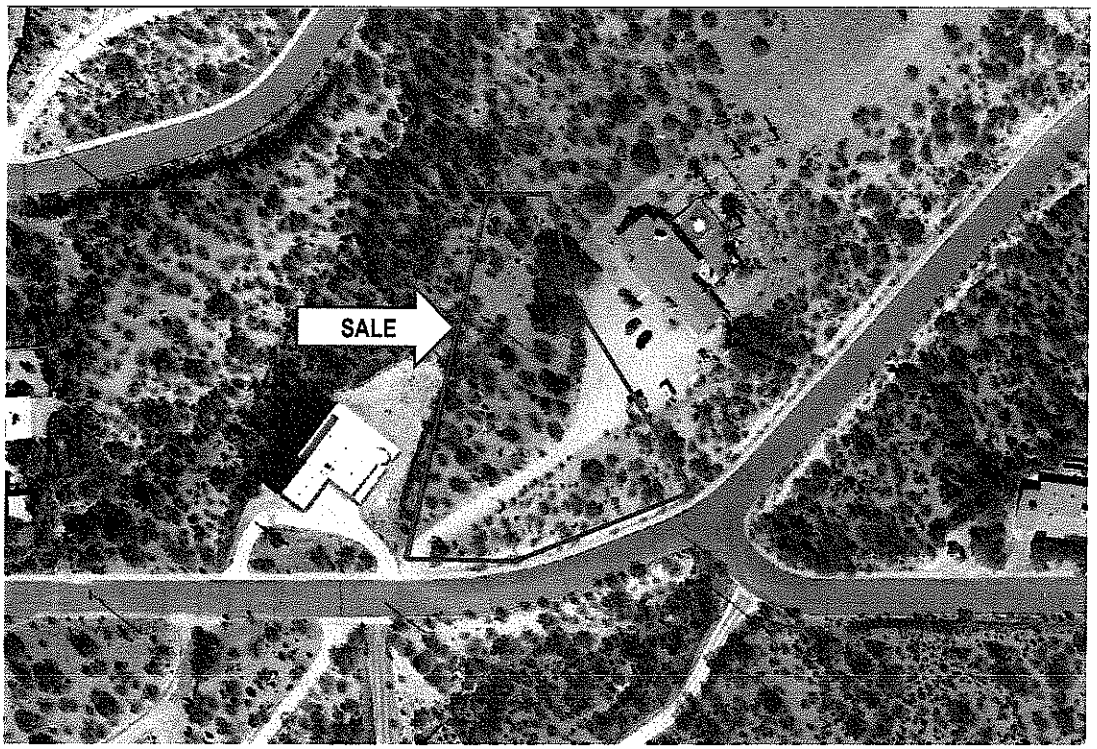


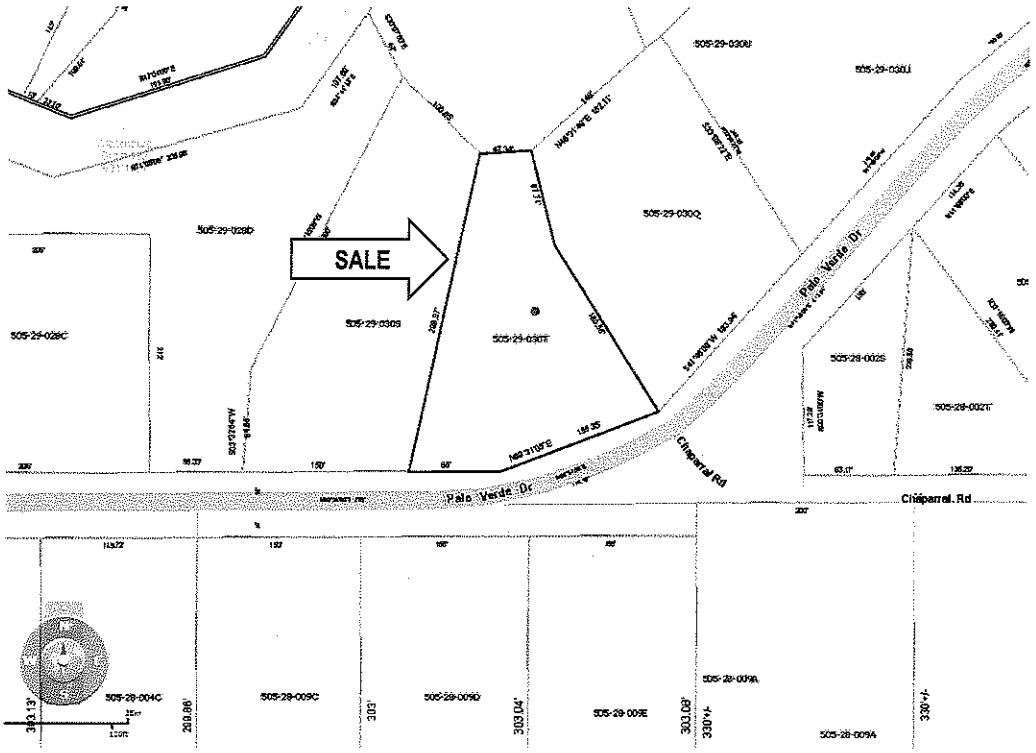
COMPARABLE SALE:	1
LOCATION:	Northwest of West Palo Verde Drive and Chaparral Road, Wickenburg
LEGAL DESCRIPTION:	PT NW4 SE4 SEC 11 DAF COM SW COR NW4 SE4 TH E 704.33F TH N 30.00F TO TPOB TH E 235.00F TH N 68D 57M E 155.35F TH N 32D 54M W 180.565F TH N 14D 47M W 87.705F TH N 45D 57M E 148.00F TH N 22D 52M W 115.3 88F TH N 48D 21M W 130.00F TO A PT IN SELY R/W LN SUNNY COVE HEIGHTS RD AS SHOWN ON PLAT MCR 63/15 WH BEARS S 34D 39M W 113.00F FR MOST WLY COR LOT 14 IN SD SUBDIVISION TH S 34D 39M W ALG SD R/W LN 20 5.00F TH S 28D 50M E 67.00F TH S 26D 57M W 300.00F TH S 02D 11M W 95.411F TO TPOB EX COM SW COR NW4 SE4 SD SEC 11 TH E 704.33F TH N 33.00F TH E 150.00F TH N 12D 00M W 298.872F TO TPOB TH N 46D 26M W 1, MARICOPA, AZ
TAX CODE NUMBER:	505-29-030T
RECORDS:	Instrument: Special Warranty Deed Date Recorded: July 8, 2011 Document No.: 567122
SELLER:	Patricia E. Carroll.

BUYER:	Larry D. Hibbler
SALE PRICE:	$22,500
TERMS:	Cash
SITE SIZE:	37,341 S.F.
SALE PRICE PER SQ. FT.:	$0.60
ZONING:	R1-35, Single Family Residential, Town of Wickenburg, 35,000 square foot minimum lot size
PHYSICAL DESCRIPTION:	
Topography / Shape:	The lot is elevated above Palo Verde Drive and there is a gradual downslope to the north / Irregular shaped
Flood Zone:	Zone X; outside the floodplain
Utilities:	All utilities available.
Access:	Fair access. Subservient ingress/egress easement to the lot adjacent east. Palo Verde Drive is a paved residential street.
MARKETING TIME:	Undisclosed
CONFIRMED WITH:	Larry Hibler, buyer, (928) 682-2461
DATE CONFIRMED:	July 2013

COMMENTS: This lot sits on top of a knoll. The lot adjacent east has an ingress/egress easement over the front of the lot and there is an overhead electric line that crosses over the property in a general south to north direction. This limits the utility of the site and the placement of a building envelope.

ID.: 13-150-L.1(E)


SALE


SALE
Palo Verde Dr
Palo Verde Dr
Chiparral Rd
Chiparral Rd

ID.: 13-150-L.1(E)

COMPARABLE LAND SALE

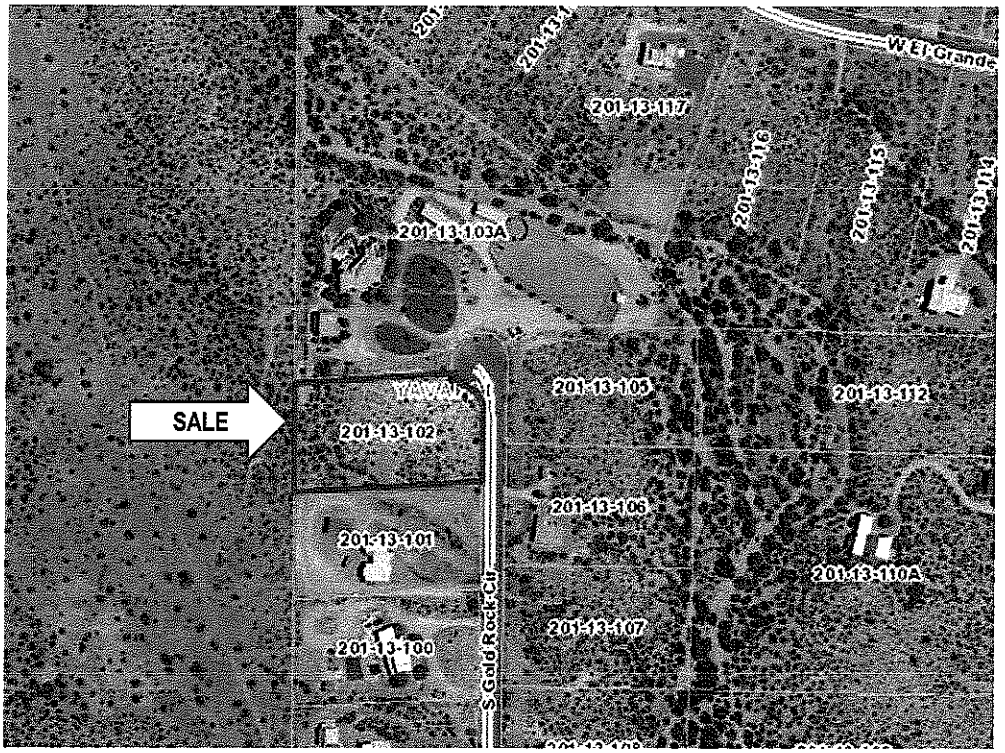
COMPARABLE SALE:	2
LOCATION:	Lot 25, Gold Rock Circle, Wickenburg
LEGAL DESCRIPTION:	Vista Royale PH 2, Lot 25 Cont 2.04 acres, Sec 13, T8N, R6W, Yavapai County, Arizona
TAX CODE NUMBER:	201-13-102
RECORDS:	Instrument: Warranty Deed Date Recorded: October 17, 2012 Docket/Page: 4913/31
SELLER:	James H. Custer and Dixie L. Custer Living Trust
BUYER:	Arlana J. Sylvester
SALE PRICE:	$60,000
TERMS:	Cash
SITE SIZE:	88,862 S.F.
SALE PRICE PER SQ. FT.:	$0.68

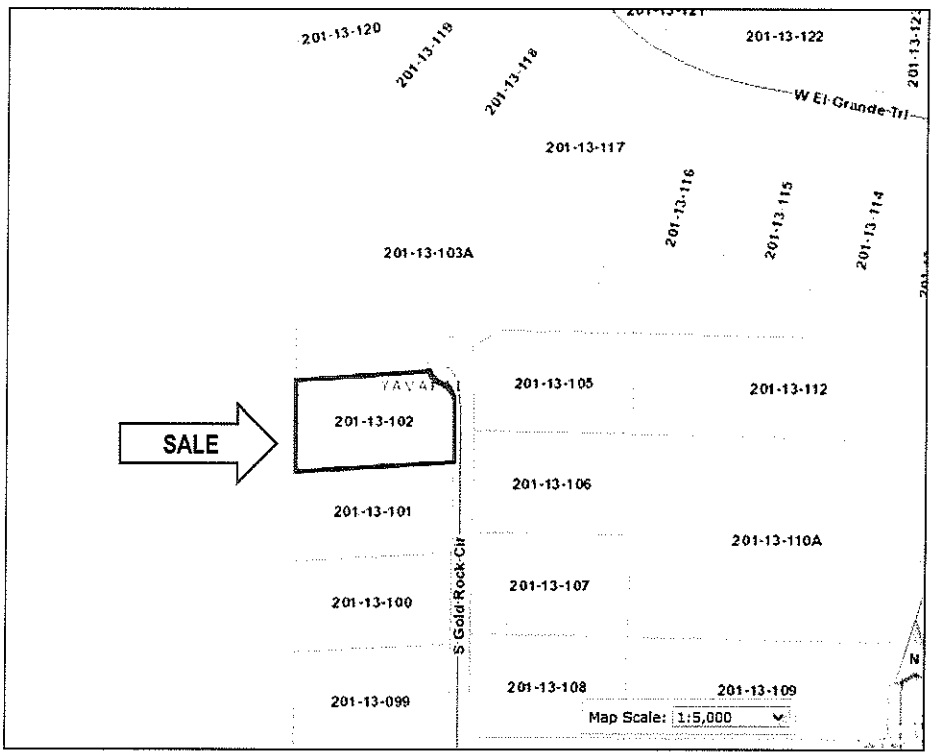
[redacted]

ZONING:	R1L-2A, Single Family Residential, minimum lot size of 2 acres
PHYSICAL DESCRIPTION:	
Topography / Shape:	Gentle rolling / Irregular
Flood Zone:	Zone X; outside the floodplain
Utilities:	Electric, telephone and shared well. Properties in this area rely on individual septic systems.
Access:	Average access from a paved residential street.
MARKETING TIME:	Undisclosed
CONFIRMED WITH:	Arlana Sylvester, buyer, (928) 427-6435
DATE CONFIRMED:	July, 2013

COMMENTS: Located at the end of a cul-de-sac. This is an upscale planned community that is comprised of good quality site built homes and custom estates. Many properties have horse setups.

ID.: 13-150-L.2(E)


W El Grande
201-13-117
201-13-116
201-13-115
201-13-114
201-13-103A
201-13-105
201-13-112
SALE
201-13-102
201-13-106
201-13-101
201-13-110A
201-13-107
201-13-100
S Gold Rock Cir


201-13-120
201-13-119
201-13-118
201-13-122
W El Grande Trl
201-13-117
201-13-116
201-13-115
201-13-114
201-13-103A
201-13-105
201-13-112
SALE
201-13-102
201-13-106
201-13-101
201-13-110A
201-13-107
201-13-100
S Gold Rock Cir
201-13-108
201-13-109
201-13-099
Map Scale: 1:5,000

ID.: 13-150-L.2(E)

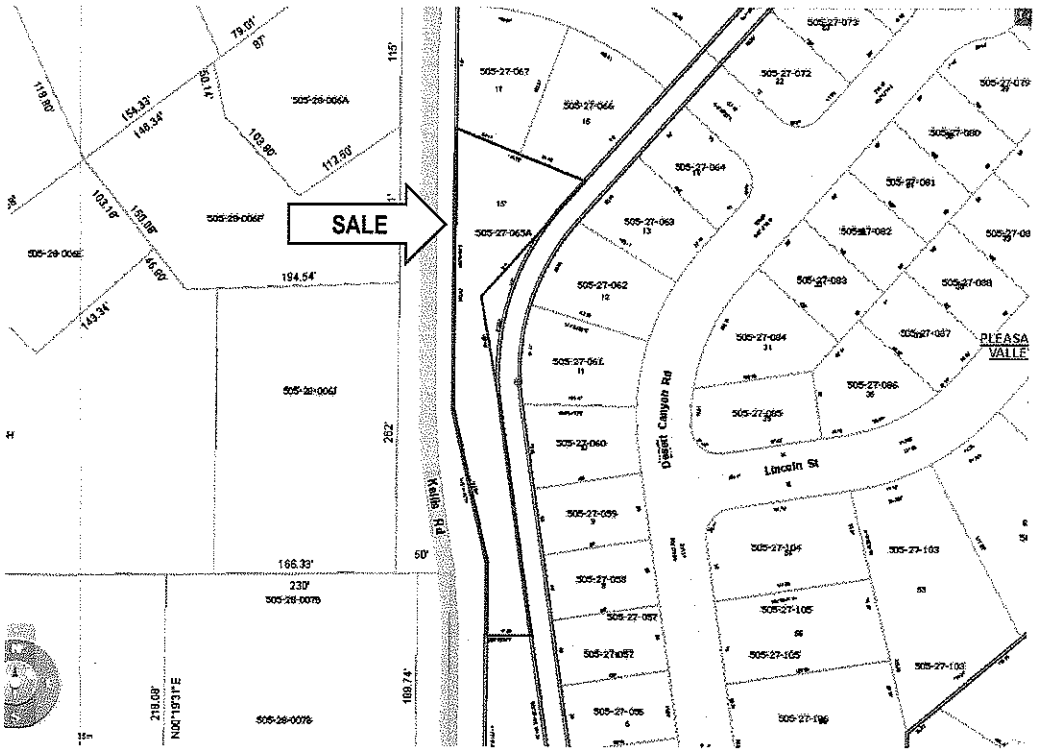
COMPARABLE LAND SALE

COMPARABLE SALE:	3
LOCATION:	East side of Kellis Road, south of Lost Canyon Road
LEGAL DESCRIPTION:	Pleasant Valley MCR 484-20, Lot 16 Wickenburg, Maricopa County, Arizona
TAX CODE NUMBER:	505-27-065A
RECORDS:	Instrument: Special Warranty Deed Date Recorded: February 28, 2013 Docket/Page: 188795
SELLER:	Raschein Living Trust
BUYER:	Michael S. Pfunder and Elna R. Waddle
SALE PRICE:	$23,500
TERMS:	Cash
SITE SIZE:	21,586 S.F.

SALE PRICE PER ACRE:	$1.04
ZONING:	R-6, Single Family Residential, minimum lot size of 6,000 square feet
PHYSICAL DESCRIPTION:	
Topography / Shape:	Gentle rolling/ Irregular
Flood Zone:	Zone X; outside of the floodplain
Utilities:	All utilities are available.
Access:	Average access from a paved residential street.
MARKETING TIME:	Undisclosed
CONFIRMED WITH:	Michael Pfunder, buyer
DATE CONFIRMED:	June, 2013

COMMENTS: The buyer owns an existing home that is adjacent east of this lot. Although the site is narrow and irregularly shaped, there is adequate area for a homesite.

ID.: 13-094-L.4(B)



ID.: 13-150-L.3(E)

[redacted]

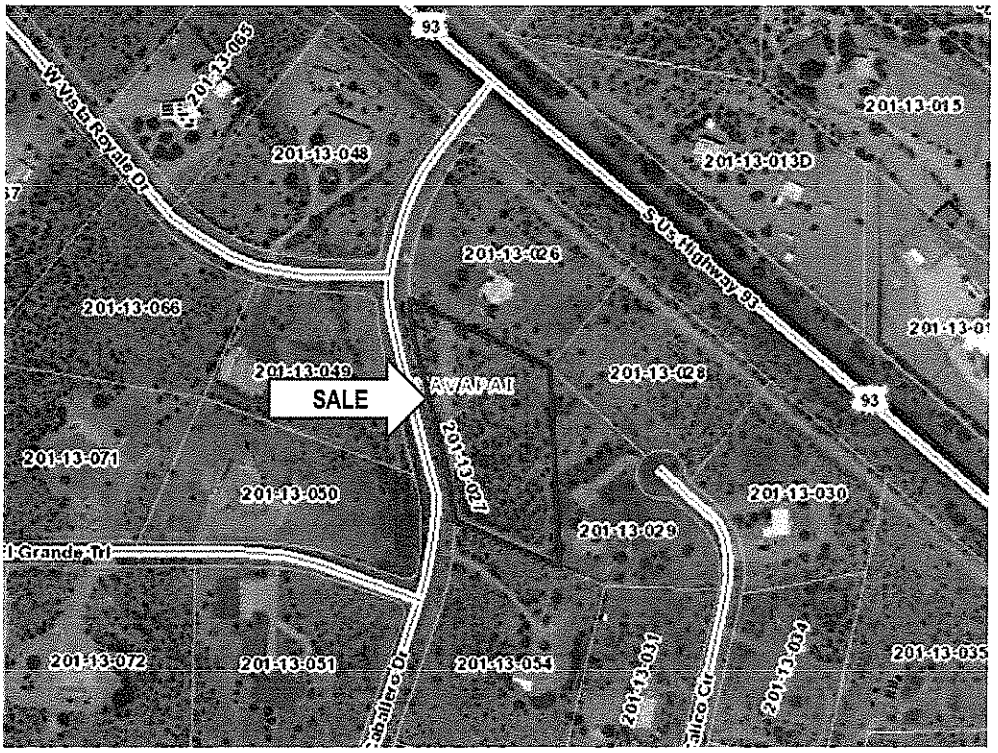
COMPARABLE LAND SALE

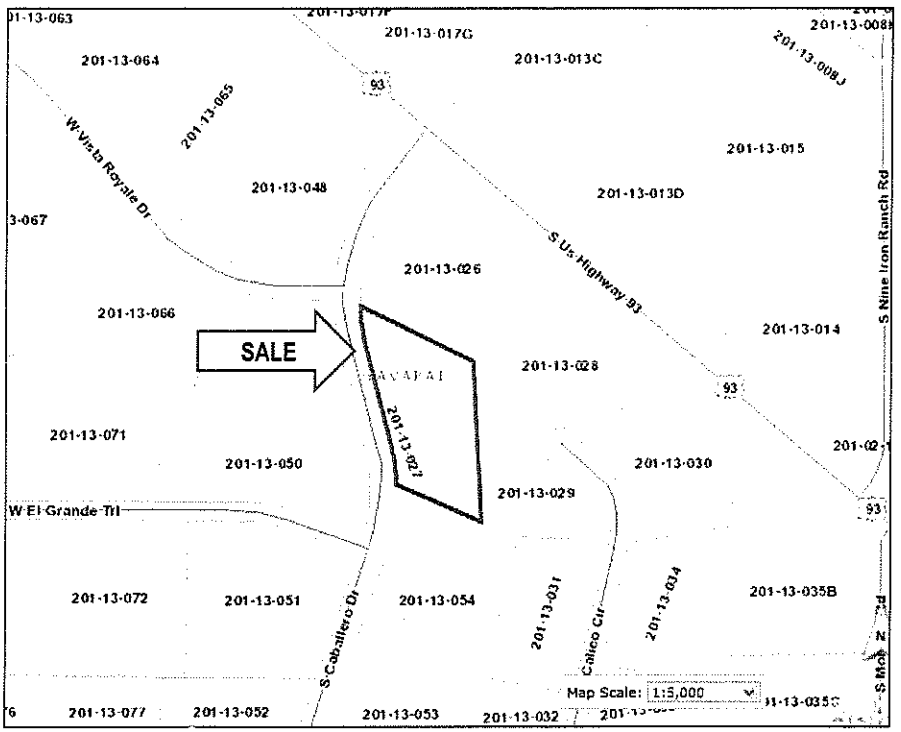
COMPARABLE SALE:	4
LOCATION:	35525 South Cabellero Drive, Wickenburg
LEGAL DESCRIPTION:	Vista Royale Subdivision, Lot 2, Sec 13, T8N, R6W, Yavapai County, Arizona
TAX CODE NUMBER:	201-13-027
RECORDS:	Instrument: Warranty Deed Date Recorded: March 6, 2013 Docket/Page: 4942/212
SELLER:	Ruben B. Ferreira
BUYER:	Christina L. Huebner
SALE PRICE:	$35,000
TERMS:	Cash
SITE SIZE:	105,415 S.F.
SALE PRICE PER ACRE:	$0.33

ZONING:	R1L-2A, Single Family Residential, minimum lot size of 2 acres
PHYSICAL DESCRIPTION:	
Topography / Shape:	Gentle rolling / Rectangular
Flood Zone:	Zone X; outside the floodplain
Utilities:	Electric, telephone and shared well. Properties in this location rely on individual septic systems.
Access:	Average access from a paved residential street
MARKETING TIME:	About 2 months
CONFIRMED WITH:	Ruben Ferreira, seller, (623) 931-4168
DATE CONFIRMED:	July, 2013

COMMENTS: Located at the end of a cul-de-sac. This is an upscale planned community that is comprised of good quality site built homes and custom estates. Many properties have horse setups. The seller reported that he was motivated to sell the property because his wife had recently passed away.

ID.: 13-150-L.4 (B)


93
W Vista Royale Dr
201-13-063
201-13-048
201-13-015
201-13-013D
S Us Highway 93
201-13-026
201-13-066
201-13-049
SALE
AVAPAI
201-13-028
201-13-071
201-13-030
201-13-029
El Grande Trl
201-13-072
201-13-051
201-13-054
201-13-031
201-13-034
201-13-035


201-13-063
201-13-017G
201-13-013C
201-13-064
201-13-065
W Vista Royale Dr
201-13-048
201-13-015
201-13-013D
S Us Highway 93
201-13-026
201-13-066
SALE
AVAPAI
201-13-028
201-13-014
S Nine Iron Ranch Rd
201-13-071
201-13-050
201-13-021
201-13-030
201-13-029
W El Grande Trl
201-13-072
201-13-051
201-13-054
201-13-031
201-13-034
201-13-035B
S Caballero Dr
Calico Cir
Map Scale: 1:5,000
201-13-077
201-13-052
201-13-053
201-13-032

ID.: 13-150-L.4(E)

LAND VALUE ANALYSIS

The available market data for recent sales of residential lots is adequate. Four comparable sales that are located in Wickenburg are included in the analysis. Two of the sales are located on the Yavapai County side of Wickenburg. The data is considered to be the best available.

Adjustments are made to each comparable sale for differences in property rights conveyed, financing terms, conditions of sale, market conditions, location, physical characteristics, zoning and intended use. Quantitative adjustments have been made for elements of comparison including property rights conveyed, financing terms, conditions of sale, and date of sale. There is inadequate support for quantitative adjustments for elements of comparison involving location and physical differences. Therefore, qualitative adjustments are utilized for the remaining elements of comparison.

Here follows the analysis of the sales by each element of comparison. An adjustment grid summarizing the adjustments as they apply to the comparable sales precedes the conclusion of this analysis.

Property Rights Conveyed:

No adjustments are made for property rights conveyed. The fee simple interest was transferred for each of the comparable sales.

Financing Terms:

In accordance with the definition of market value, adjustments for financing terms assume all cash or cash to the seller with the buyer obtaining new conventional financing at prevailing interest rates. All of the transactions resulted in cash to the sellers. Adjustments are unnecessary.

Conditions of Sale:

An adjustment for conditions of sale considers any unusual circumstances that may have affected the sale prices. Examples include a seller under duress, an adjacent property purchase or the lack of a sales commission. Except for Sale Four, no extraordinary conditions of sale were reported for the sales. Adjustments are unnecessary for Sales One through Three. Sale Four sold at a below market price of $0.33 per square foot. The seller was motivated because his wife had recently passed away. Sale Two was a typical arms-length transaction in the same subdivision that sold for $0.68 per square foot. Lot 10 in Phase 3 of the same Vista Royale subdivision sold at $0.63 per square foot on February 8,

2012. These two sales indicate that Sale Four sold at a price that was about 50% below the market. Thus, an upward 50% adjustment is made to Sale Four for the seller's motivation.

Market Conditions (Date of Sale):

An adjustment for market conditions considers any changes that occur in the marketplace over time. These changes include fluctuations in supply and demand, inflation or deflation. Since the subject property is appraised as of a specific date, the sales must be analyzed to determine the direction of change, if any, during the period between the sale date and the date of valuation.

The transaction dates for the comparable sales are from July 8, 2011, to March 6, 2013, and the effective date of value for this appraisal is July 18, 2013. It is widely known that real estate values have decreased in virtually all major market areas throughout the state due to the deep decline in the housing market and the recession. There is no reporting service that compiles market statistics for vacant land in the Wickenburg market area which includes portions of Maricopa and Yavapai counties.

Reference is made to the discussion of the median home price in the Neighborhood Analysis section. The median price for a single family home in the Wickenburg market bottomed out in third quarter of 2011. The market has since shown some improvement. Based on the foregoing information, No adjustments are made to the sales since they closed after the market flattened.

Location

General Location/Access/Visibility:

One of the most significant elements of value for vacant land is location. Although the subject is located just east of downtown Wickenburg, it current only has physical access and no legal access. All of the comparable sales have legal and physical access. Thus, a downward adjustment must be made to the sales for legal access.

The adjustment for legal access considers the expense to acquire an access easement across the neighboring property to the north. An ingress and egress easement of a strip of land 30 feet wide and 4,750 feet in length, or 142,500 square feet (3.27 acres), would need to be acquired through a private way of necessity. The cost to acquire the easement includes the pro-rata land value of the land as part of the whole, plus the estimated expenses for attorney fees, filings and court costs.

Two sales of large parcels that have not previously been discussed are used to support land value for a sites that have legal access and floodway issues. The sale of 225

North Kerkes Street in Wickenburg provides good indication of land value for a property that has legal access and that is located about one-quarter mile south of the subject. This 33.75 acres sold to the Nature Conservancy for $11,076 on July 17, 2008. After first making a downward adjustment for market conditions, the indicated value is $7,310 per acre. Another sale at 1325 North Tegner Street comprised of 35.47 acres sold for $7,332 per acre on November 5, 2012. This property is located in the floodway about one mile north of the subject. Based on these sales, an amount of $7,300 per acre is applied to the easement area of 3.27 acres for the theoretical cost of the land. This equals $23,871 [3.27 acres X $7,300/acre = $23,871]. According to Mr. Tom Parsons, a Tucson based attorney that specializes in real estate and eminent domain, the estimated expenses for a non-contentious private way of necessity case are about $30,000. Thus, for the subject property the estimated cost is $53,871 to acquire legal access. This cost equals $0.92 per square foot for the 58,367 square foot site. If this cost were to be applied to the comparable sales as a downward adjustment, the results would be negative numbers. This would be ludicrous. In spite of the cost, the land value cannot be negative. The market would recognize that the land has some value, though less than the prevailing land values for conforming residential lots. Given these circumstances, downward 30% adjustments are made to the comparable sales for their legal access.

The least expensive solution to the lack of legal access would be if the State of Arizona would record an ingress/egress easement or permit along the alignment of the existing dirt road. However, we have not been instructed to consider an easement as part of the scope of work for this appraisal.

All of the sales have legal access from paved residential streets, superior to the subject. Downward 30% adjustments are made to the sales for their legal and paved access.

Physical Characteristics

Site Size:

The subject is 58,367 square feet. The comparable sales range from 21,568 to 105,415 square feet. Due to economies of scale, the market frequently recognizes that a smaller parcel tends to sell at a higher price per square foot. Conversely, a larger parcel tends to sell at a lower price per square foot. Sale Three is the smallest comparable and analysis of the data indicates that economies of scale are present. A downward adjustment is made to Sale Three. No adjustments are made to Sales One, Two and Four.

Topography/Shape:

The subject parcel has gentle rolling terrain and is triangular shaped. The sales have gentle rolling terrain and irregular shapes. No adjustments are made.

Floodplain:

The subject property is located in Zone AE, within the floodway of the Hassayampa River. All of the comparable sales are in Zone X, outside of the floodplain. Downward 10% adjustments are made to all of the sales.

Utilities:

There are no utilities extended into the subject. The nearest municipal utilities are on the west side of the highway or about nine-tenths of a mile north of the subject's north boundary. All of the sales have all utilities available to their respective boundaries. In typical appraisal methodology, the cost to extend utilities to the subject property is considered in making adjustments to the comparable sales. However, to do so in this circumstance would result in a negative number. Thus, the adjustment is made from a market perspective and is more subjective in nature. However, the adjustment is believed to be reasonable for this analysis. Downward adjustments are made to all of the sales for utilities.

Zoning/Intended Use

The subject property has R1-6 and R1-12, Single Family Residential zoning which permits medium density residential uses. The comparable sales have residential zonings that permit single family dwellings. No adjustments are made.

The Land Sales Adjustment Matrix is presented on the following page.

LAND SALES ADJUSTMENT MATRIX

ELEMENTS OF COMPARISON	SUBJECT E. of Hwy 93 Bypass N. of Wickenburg Way	LAND SALE 1 NW Palo Verde Dr. & Chaparral Rd.	ADJUST.	LAND SALE 2 Lot 25, Gold Rock Circle	ADJUST.	LAND SALE 3 E. side Kellis Rd. S. of Lost Canyon Rd.	ADJUST.	LAND SALE 4 35525 S. Cabellero Dr.	ADJUST.
SALE PRICE	N/A	$22,500	$0.60	$60,000	$0.68	$23,500	$1.09	$35,000	$0.33
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Adjustment		0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
			$0.60		$0.68		$1.09		$0.33
FINANCING TERMS	Assume cash to seller	Cash		Cash		Cash		Cash	
Adjustment		0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
			$0.60		$0.68		$1.09		$0.33
CONDITIONS OF SALE	Assume Market	Market		Market		Market		Motivated Seller	
Adjustment		0%	$0.00	0%	$0.00	0%	$0.00	50%	$0.17
			$0.60		$0.68		$1.09		$0.50
MARKET CONDITIONS	July 18, 2013	July 8, 2011		October 17, 2012		February 28, 2013		March 6, 2013	
Adjustment	Date of Inspection	0.0%	$0.00	0.0%	$0.00	0.0%	$0.00	0.0%	$0.00
ADJUSTED SALE PRICE PER SQ. FT.:			**$0.60**		**$0.68**		**$1.09**		**$0.50**
LOCATION									
General Location	Near Downtown Wickenbuirg	1 mile west		1 mile west		1 mile south		1 mile south	
Access/Visibility	Landlocked / Average	Fair / Average		Average/Good		Average/Average		Average/Average	
Adjustment		-30%	($0.18)	-30%	($0.20)	-30%	($0.33)	-30%	($0.15)
PHYSICAL CHARACTERISTICS									
Site Size	58,367	37,341		88,862		21,586		105,415	
Adjustment		0%	$0.00	0%	$0.00	-10%	($0.11)	0%	$0.00
Topgraphy/Shape	Gentle rolling / Triangular	Rolling / Irregular		Gentle rolling / irregular		Gentle rolling / Irregular		Gentle rolling / Irregular	
Adjustment		0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
Floodplain	Zone AE Floodway	Zone X, outside		Zone X, outside		Zone X, outside		Zone X, outside	
Adjustment		-10%	($0.06)	-10%	($0.07)	-10%	($0.11)	-10%	($0.05)
Utilities	None	All utilities		Elec. Tele. Shared well		All utilities		Elec. Tele. Shared well	
Adjustment		-5%	($0.03)	-5%	($0.03)	-5%	($0.05)	-5%	($0.02)
Zoning/Intended Use	R1-6 & R1-12 / Open space	R1-35 / SFR		R1L-2A / SFR		R-6 / SFR		R1L-2A / SFR	
Adjustment		0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
ADJUSTED SALE PRICE / SQ. FT.			**$0.33**		**$0.37**		**$0.49**		**$0.27**

[redacted]

Value Conclusion:

The unadjusted value range from the comparable sales is from $0.33 to $1.09 per square foot. After making adjustments for the appropriate elements of comparison, the adjusted value range for the subject is from $0.27 to $0.49 per square foot. The arithmetic mean is $0.37 per square foot.

None of the comparable sales are particularly stronger than the others for direct comparison to the subject property. The land sales and analysis provide adequate support for prevailing land values in the Wickenburg market.

Based on the foregoing analysis, it is our opinion that the market value of the subject property is $0.35 per square foot as of July 18, 2013.

58,367 S.F. X $0.35/S.F. = $20,428

Rounded to: $20,000

MARKET VALUE OPINION FOR THE SUBJECT PROPERTY $20,000

TEST OF REASONABLENESS

As previously discussed in the Scope of Work section of this appraisal, our research revealed no sales of properties that are similar in size to the subject and that have similar floodway and lack of access issues. However, our research revealed four sales of large parcels that have floodway and flood zone issues. These sales occurred between June 7, 2010, and May 3, 2013 and range from 20.01 to 34.84 acres. The sale prices ranged from $6,746 to $11,994 per acre or $0.15 to $0.28 per square foot. These acreage sales were excluded from the analysis because their sizes are too large for comparison to the subject. However, our market value opinion of $0.35 per square foot for the subject 58,367 square foot site (1.34 acres) meets the test of reasonableness after comparing it to the unadjusted sale prices of $0.15 to $0.28 per square foot from the large acreage properties that have flood zone issues.

EXPOSURE TIME

The exposure time for a property is typically estimated through an analysis of the marketing times for the comparable sales. The marketing time for Sale Four was about 2

months. Marketing times for the other comparable sales were undisclosed. Brokers in this market reported that the land market is improving slowly and that properties that are priced properly should sell in less than 12 months. Based on this information, the estimated exposure time is up to 12 months.

PROJECT:	H089301R
HIGHWAY:	STATEWIDE EXCESS LAND KINGMAN-WICKENBURG HWY
SECTION:	WICKENBURG INTERIM BYPASS
PARCEL:	#L-P-028
CONTRACT:	DT11-006070

I hereby certify:

That I personally inspected the property herein appraised, and that I have afforded the property owner the opportunity to accompany me at the time of inspection. I also made a personal field inspection of each comparable sale relied upon in making said appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented by the photographs contained in the appraisal.

That I have given consideration to the value of the property the damages and benefits to the remainder, if any; and accept no liability for matters of title or survey. That, to the best of my knowledge and belief, the statements contained in said appraisal are true and the opinions, as expressed therein, are based upon correct information; subject to the limiting conditions therein set forth.

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

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

That this appraisal has further been made in conformity with the appropriate State and Federal laws, regulations, policies and procedures applicable to appraisal of State of Arizona excess property and for such purposes.

That I understand this appraisal may be used in connection with the disposition of ADOT excess property.

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

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

That I have not revealed the findings and result of such appraisal to anyone other than the property officials of the Arizona Department of Transportation or officials of the Federal Highway Administration, and I will not do so unless so authorized by property State officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of the MARKET VALUE of the subject as of the 18th day of July, 2013, based upon my independent appraisal and the exercise of my professional judgment is:

MARKET VALUE OPINION
FOR THE SUBJECT PROPERTY $20,000

Date: July 26, 2013

CERTIFICATION

THE APPRAISER CERTIFIES TO THE BEST OF MY KNOWLEDGE AND BELIEF:

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

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

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

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event. I have performed this appraisal without instructions or pressure from anyone who desires a specific value conclusion or value conclusions within a given range.

My analyses, opinions, and conclusions were developed, and this report has been prepared in accordance with the standards and reporting requirements of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and any governmental authorities referenced within the appraisal report, including but not limited to the FDIC, OCC, FHLBB, and RTC.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant professional assistance to the person(s) signing this report, except as stated in the report.

The "Opinion of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute. The use of this report is subject to the requirements relating to review by its duly authorized representatives.

I hereby certify that I am competent to complete the appraisal assignment. The reader is referred to appraiser's Statement of Qualifications.

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

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

Date: July 26, 2013

CERTIFICATION

THE APPRAISER CERTIFIES TO THE BEST OF MY KNOWLEDGE AND BELIEF:

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

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

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

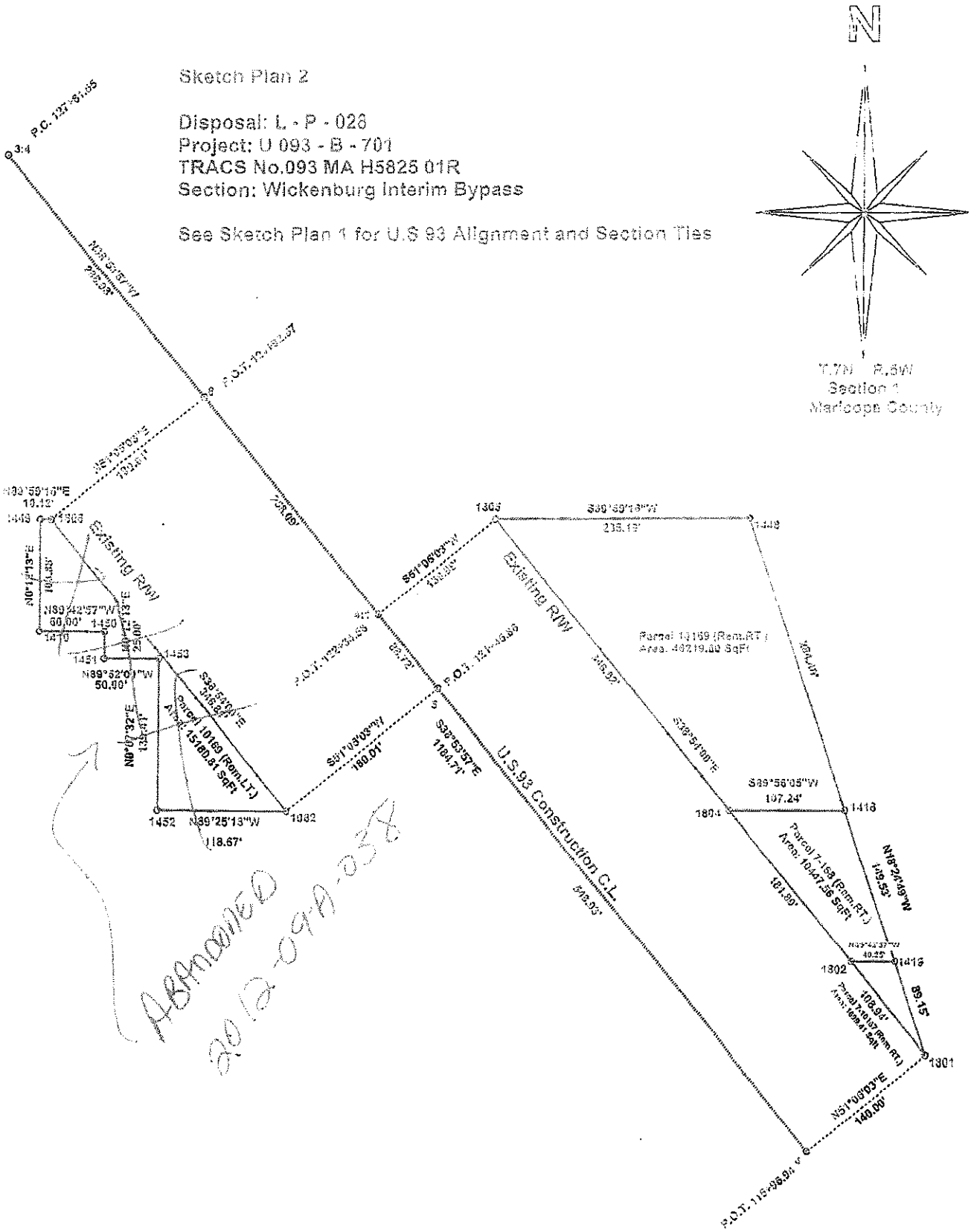
Date: July 26, 2013

ADDENDA

Sketch Plan 2

Disposal: L - P - 028
Project: U 093 - B - 701
TRACS No.093 MA H5825 01R
Section: Wickenburg Interim Bypass

See Sketch Plan 1 for U.S 93 Alignment and Section Ties



Sketch Plan 1

Disposal: L - P - 028
Project: U 093 - B - 701
TRACS #: 093 MA 198 H5825 01R
Section; Wickenburg Interim Bypass

See Sketch Plan 2 for Disposal Details

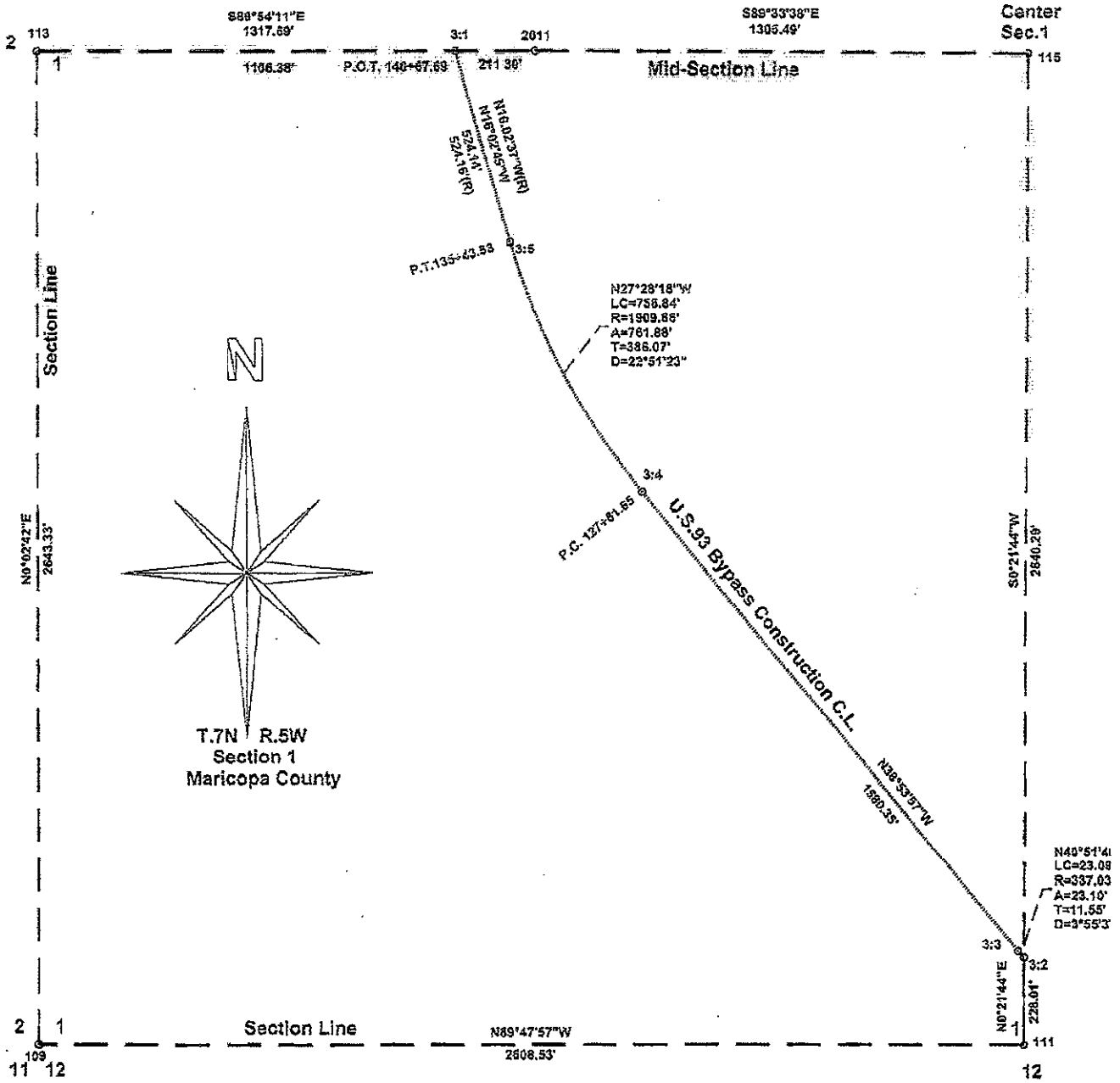


EXHIBIT "A"

That portion of land in the following described **PROPERTY DESCRIPTION** located in the Southeast quarter of the Southwest quarter (SE¼SW¼) of Section 1, Township 7 North, Range 5 West, Gila and Salt River Meridian, Maricopa County, Arizona, lying northeasterly of the following described **RIGHT OF WAY LINE**:

PROPERTY DESCRIPTION (Parcel No. 1 and Parcel No. 2 from Document No. 2005-0271564, and Parcel No. 3 of Document No. 2005-0303182, Parcel No. 4 is Tract 1 of Document No. 2004-1134268, and Parcel No. 5 is Tract 2, Parcel No. 1 of Document No. 2004-1134268, records of Maricopa County, Arizona)

PARCEL NO. 1

That part of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 12, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian and Tenger Street, Wickenburg, Arizona;

thence North 0 degrees 16 minutes West 455.81 feet to a point;

thence South 76 degrees 40 minutes East 360.48 feet to a point;

thence North 79 degrees 06 minutes East 406.4 feet to a point;

thence North 21 degrees 21 minutes West 300 feet to the true point of beginning;

thence North 21 degrees 21 minutes West 151.03 feet to a point;

thence East 485.4 feet to a point;

thence South 18 degrees 44 minutes East 150.85 feet to a point;

thence West 478.5 feet to the true point of beginning;

(continued)

EXCEPT that part of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base Meridian, described as follows:

BEGINNING at the Northest (sic, Northeast) corner of the North west quarter of the Northwest quarter of Section 12, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian and Tegner Street, Wickenburg, Arizona;

thence North 0 degrees 16 minutes West 455.81 feet to a point;

thence South 76 degrees 40 minutes East 360.48 feet to a point;

thence North 79 degrees 06 minutes East 406.4 feet to a point;

thence North 21 degrees 21 minutes West 300 feet to a point;

thence East 163.5 feet to the true point of beginning;

thence East 315 feet to a point;

thence North 18 minutes 44 minutes West 150.85 feet to a point;

thence West 288 feet to a point;

thence South 8 degrees 30 minutes East 142.95 feet to the true point of beginning.

PARCEL NO. 2

That part of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at a point on the South line of said Section 1, which is 1320 feet East of the Southwest corner of said Section 1;

thence North 0 degrees 16 minutes West 455.81 feet;

thence South 76 degrees 40 minutes East 360.48 feet;

thence North 79 degrees 06 minutes East 406.4 feet;

thence North 21 degrees 21 minutes West 125 feet to the TRUE POINT OF BEGINNING;

(continued)

thence North 21 degrees 21 minutes West 175 feet;

thence due East 478.5 feet;

thence South 18 degrees 44 minutes East 203.98 feet;

thence South 79 degrees 06 minutes West 243.11 feet;

thence North 21 degrees 21 minutes West 137.78 feet (sic, ";")

thence South 71 degrees 07 minutes West 200 feet to the true point of beginning.

PARCEL NO. 3

That part of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 12, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, and Tegner Street, Wickenburg, Arizona;

thence North 0°16' West 455.81 feet;

thence South 76°40' East 360.48 feet;

thence North 79°06' East 406.4 feet;

thence North 21°21' West 300 feet;

thence East 163.5 feet to the true point of beginning;

thence East 315 feet;

thence North 18°44' West 150.85 feet;

thence West 288 feet;

thence South 8°30' East 142.95 feet to the true point of beginning.

(continued)

PARCEL NO. 4

A portion of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

BEGINNING at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 1;

thence North 0°16' West along the West line of the Southeast quarter of Section 1, a distance of 455.81 feet to a point;

thence South 76°40' East 360.48 feet to a point;

thence North 79°06' East 406.4 feet to a point;

thence North 21°21' West 451.03 feet to the true point of beginning;

thence North 89°49' West 155 feet to a point;

thence North 140 feet to a point;

thence East 592.87 feet to a point;

thence South 18°44' East 148.05 feet to a point;

thence West 485.4 feet to the true point of beginning.

PARCEL NO. 5

A portion of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 1, Township 7 North, Range 5 West;

thence North 0°16' West 455.81 feet to a point in Sol's Wash;

thence South 76°40" East 360.48 feet to a point;

thence North 79°06' East 849.51 feet to a point;

(continued)

thence North 18°44' West 502.88 feet to the true point of beginning;

thence West 642.87 feet to a point;

thence North 25 feet to a point;

thence West 60 feet to a point at the Southeast corner of Lot 3, Block 2, GOBBLE ADDITION to Town of Wickenburg;

thence North 0°05' West along East line of said Lot 3, a distance of 50 feet to the Northeast corner thereof;

thence continuing North 0°05' West 53.88 feet to a point;

thence East 659.62 feet to a point;

thence South 18°44' East 135.03 feet to the true point of beginning.

RIGHT OF WAY LINE DESCRIPTION:

Commencing at a 1 inch pipe tagged "LS 19817" marking the West quarter corner of said Seciton 1, being North 89°54'11" West 1317.69 feet from a non legible cap on 5/8 inch rebar marking the Northeast corner of the Northwest quarter of the Southwest quarter (NW¼SW¼) of said Section 1;

thence along the East-West mid section line of said Section 1 South 89°54'11" East 1252.12 feet to the POINT OF BEGINNING;

thence South 16°02'37" East 483.64 feet;

thence along a curve to the Left, having a radius of 1829.86 feet, a length of 706.03 feet;

thence South 38°53'57" East 1331.65 feet;

thence South 49°40'08" East 83.79 feet to the POINT OF ENDING on the North-South mid section line of said Section 1, being North 00°21'44" East 472.71 feet from a brass cap stamped "LS 19817" marking the South quarter corner of said Section 1.

(continued)

Comprising an area of 58,367 square feet, more or less.

The parcel of land herein conveyed shall have no right or easement of access to or from U.S. Highway 93 (KINGMAN - WICKENBURG HIGHWAY).

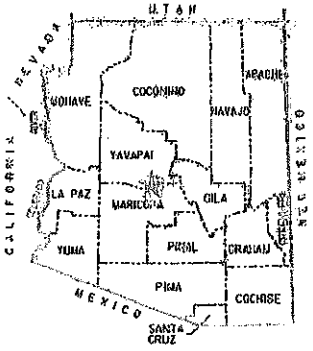
GRANTOR RESERVES unto the public and various utility companies, easements for existing utilities, if any, within the above described property, in accordance with Arizona Revised Statute 28-7210.

The parcel of land described above is landlocked, having no means of access to or from any public way. By acceptance of this deed, the Grantee acknowledges awareness of the landlocked condition of this parcel prior to purchase and further acknowledges that it is the Grantee's expressed intention to acquire a landlocked parcel of land. The Grantor makes no warranty, covenant or assurance, expressed or implied, concerning the suitability or usability of this parcel of land for any purpose.

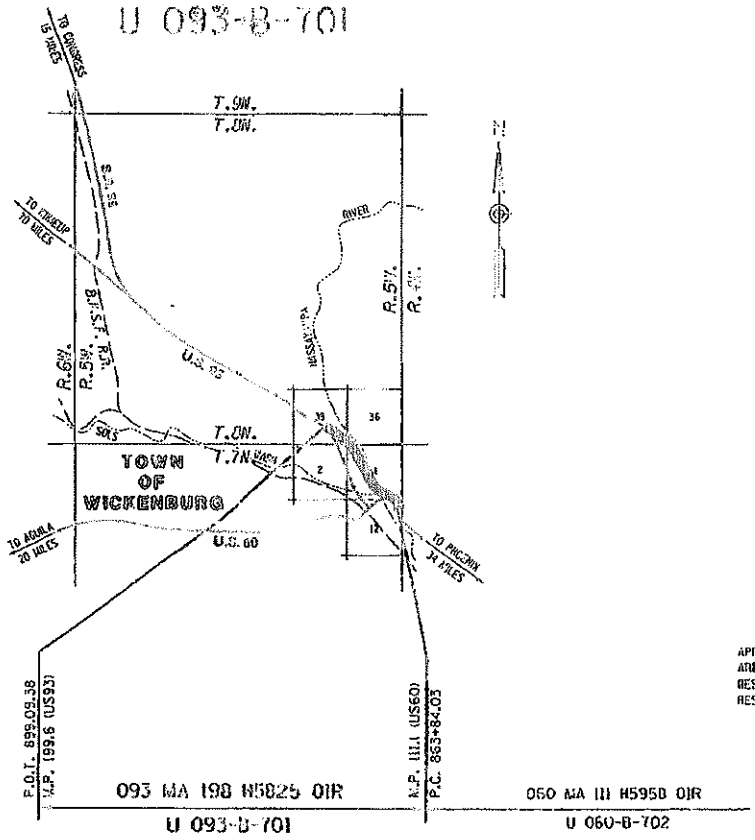
RIGHT OF WAY PLANS OF THE
KINGMAN - WICKENBURG HIGHWAY
WICKENBURG INTERIM BYPASS
093 MA 198 H5825 01R
U 093-B-701

ARIZONA DEPARTMENT OF TRANSPORTATION
GRAPHICAL TRANSPORTATION DIVISION

ADOT



PROJECT LOCATION
COUNTY NAME: MARICOPA
LENGTH OF PROJECT: 1.5 MILES
ADOT DISTRICT: PRESCOTT (P)
DRAWING NUMBER: 0-07-T-949

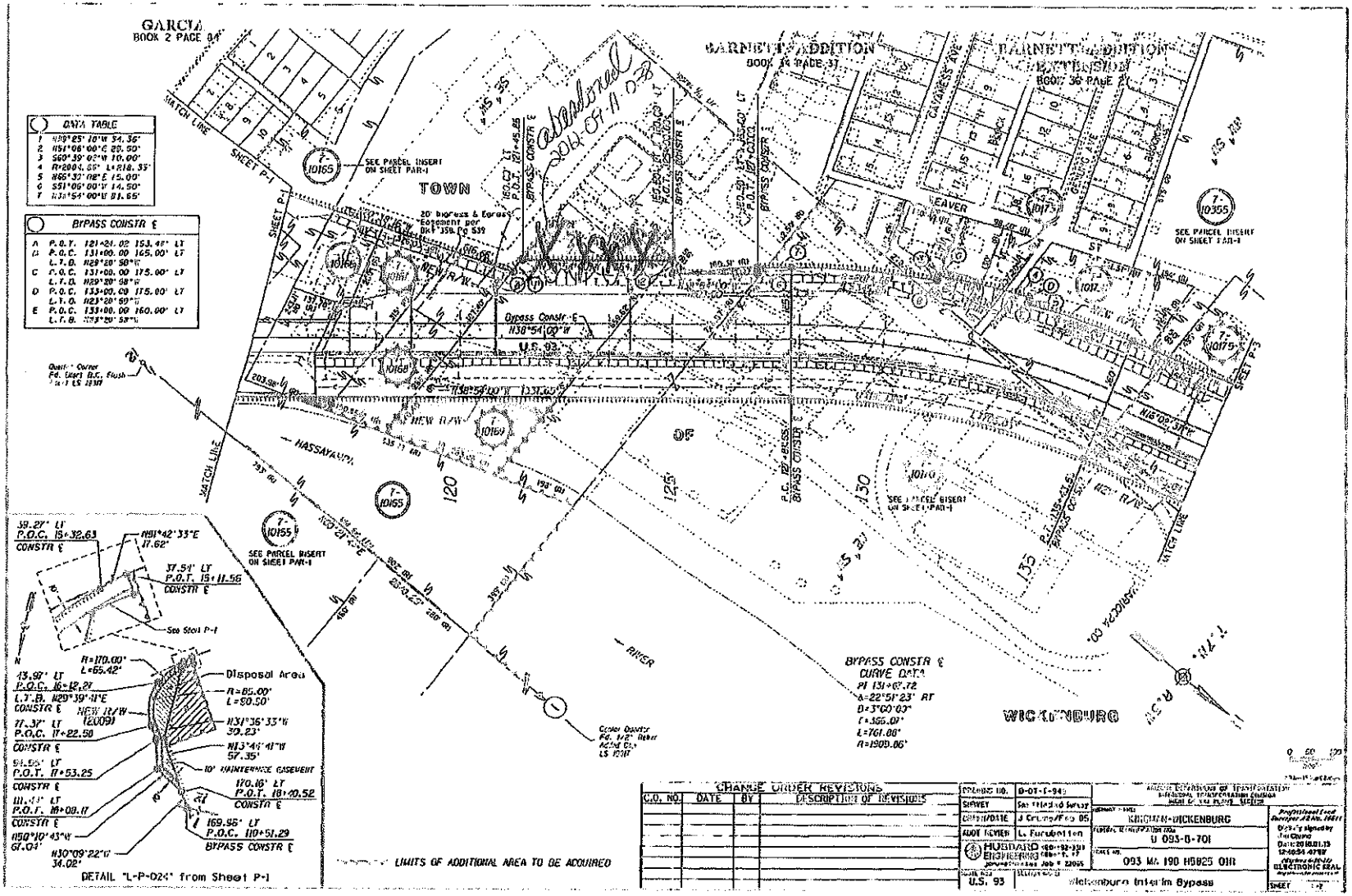


APPROVED IN ACCORDANCE WITH
ARIZONA DEPARTMENT OF TRANSPORTATION BOARD
RESOLUTION 2004-08-A-036 DATED 8-20-04
RESOLUTION 2005-03-A-023 DATED 3-18-05

SHEET INDEX

COVER SHEET	1
STANDARD ABBREVIATIONS & SYMBOLS	S-1
OWNERSHIP RECORD SHEET	ORS-1 TO ORS-2
VICINITY MAP SHEET	VM-1 TO VM-2
PLAN SHEET	P-1 TO P-4
PARCEL INSERT SHEET	PAR-1
RESULTS OF SURVEY	RS-1 TO RS-3
RIGHT OF WAY MONUMENTATION SURVEY	MS-1 TO MS-4
TOTAL SHEETS	18

HUBBARD ENGINEERING


GARCIA
BOOK 2 PAGE 84
BARNETT ADDITION
BOOK 14 PAGE 37
BARNETT ADDITION EXTENSION
BOOK 36 PAGE 27
MATCH LINE
SHEET P-1
SEE PARCEL INSERT ON SHEET PAR-1
TOWN
20' Ingress & Egress Easement per DB 4159 PG 539
NEW R/W
Bypass Constr ℄
N38°54'00"W
U.S. 93
HASSAYAMPA
OF
RIVER
WICKENBURG
BEAVER
BYPASS CONSTR ℄
CURVE DATA
PI 131+07.72
Δ=22°51'23" RT
D=3°00'03"
T=355.07'
L=761.86'
R=1909.86'
DATA TABLE
BYPASS CONSTR ℄
DETAIL "L-P-024" from Sheet P-1
Disposal Area
LIMITS OF ADDITIONAL AREA TO BE ACQUIRED
CHANGE ORDER REVISIONS
C.O. NO.
DATE
BY
DESCRIPTION OF REVISIONS
KINGMAN-WICKENBURG
U 093-B-701
093 MA 190 H5925 01R
U.S. 93
Wickenburg Interim Bypass
ELECTRONIC SEAL
SHEET

FEDERAL ROUTE	STATE	CONTRACT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9	N.H.	141-083-0(8)00	228	350	03/07/11

Sediment Log
Sta 118+00 to 123+00 (L,R)
100' OC

Headwall/Wingwall Treatment (L)

Sediment Log
Sta 123+00 to 143+00 (L,R)
100' OC

US93 Const

Sediment Log
Storm Drain Protection

Sediment Walls
Sta 137+30 to 154+00 (L,R)

CHESTNUT

WEAVER ST

REDUCED SIZE
DO NOT SCALE

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION	REMARKS
	Sediment Control Berm	See Detail E3
	Sediment Waffle	See Detail E2
	Sediment Control Logs	See Detail E1
	Silt Fence	See Detail E6

0 20 60 100 150

602-203-4100
1-800 STAKE-IT

ARIZONA DEPARTMENT OF TRANSPORTATION
GENERAL TRANSPORTATION PLAN

LOCHMAN SIMPSON DESIGN INC

EROSION CONTROL PLAN
OF
STA 115+00 TO 156+00

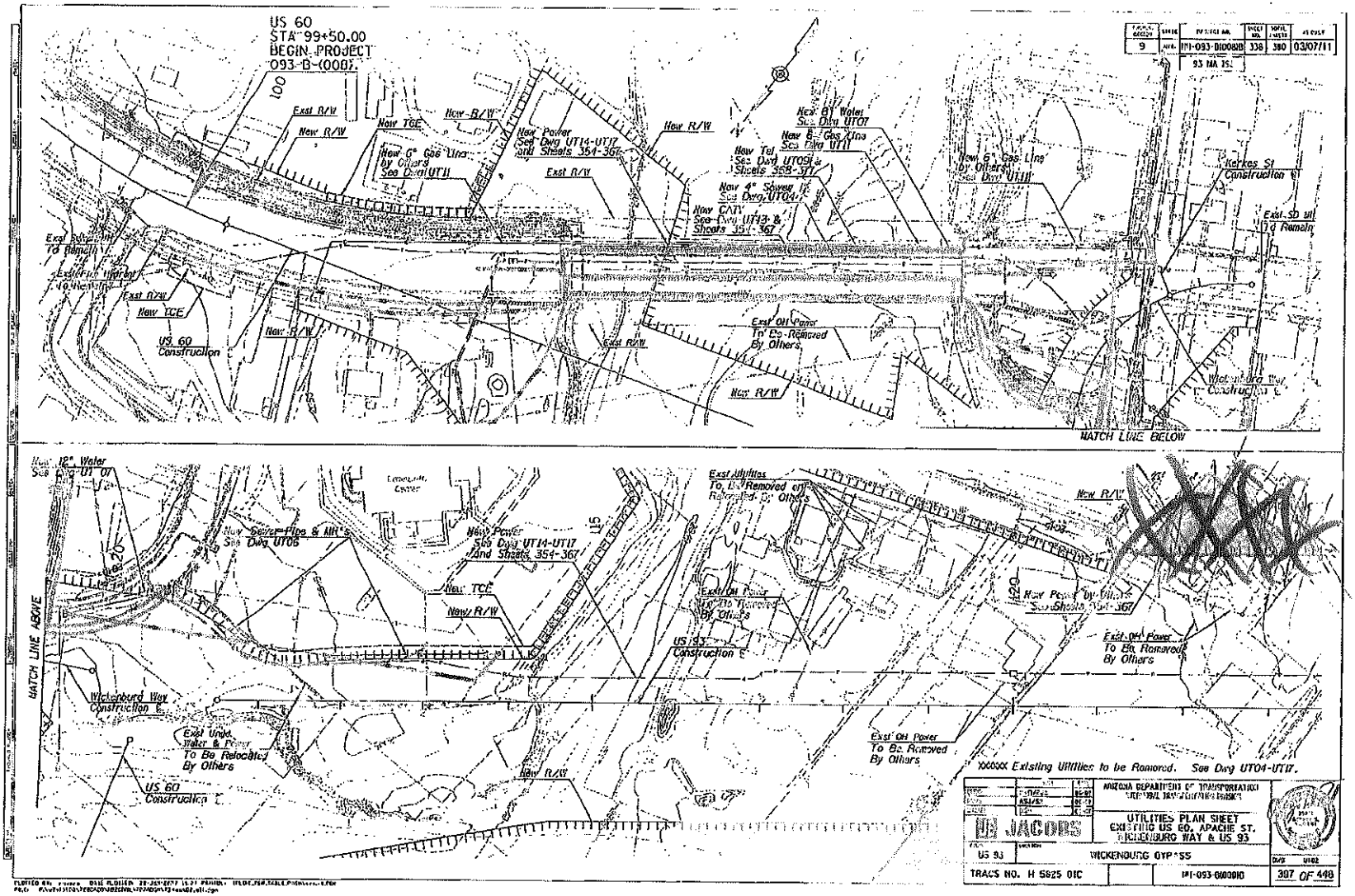
US 93 MEANDERING BYPASS

MACS NO. H 0525 01C

141-093-P0001

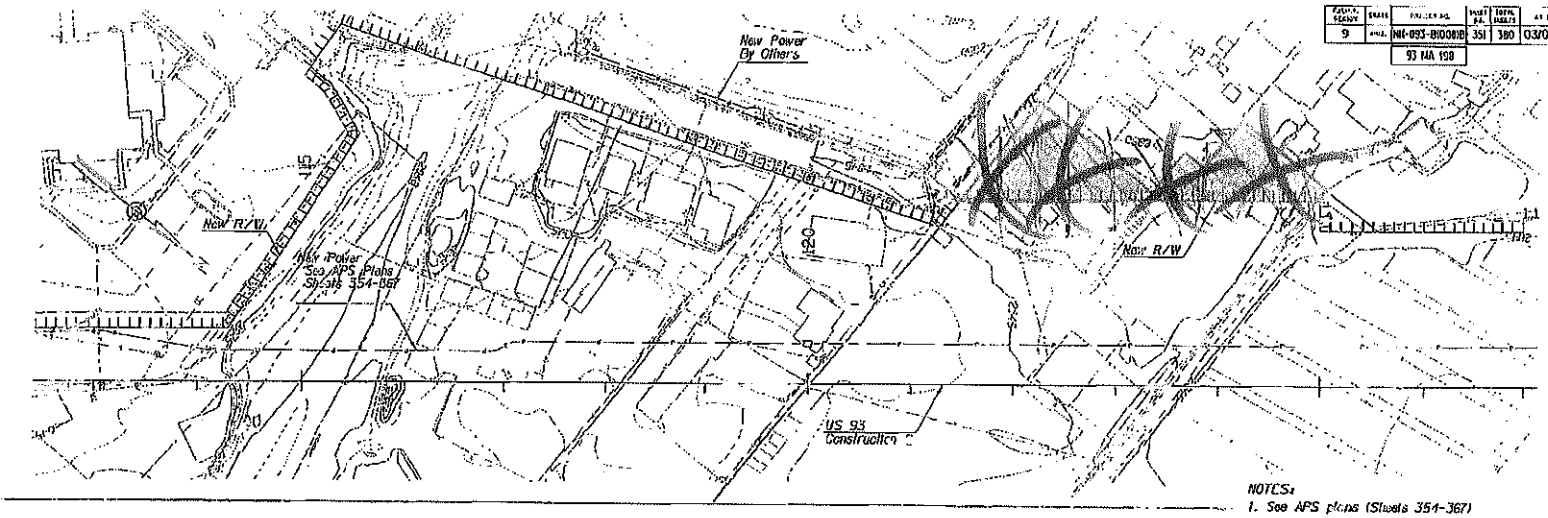
DWG. E-1.0

276 OF 448

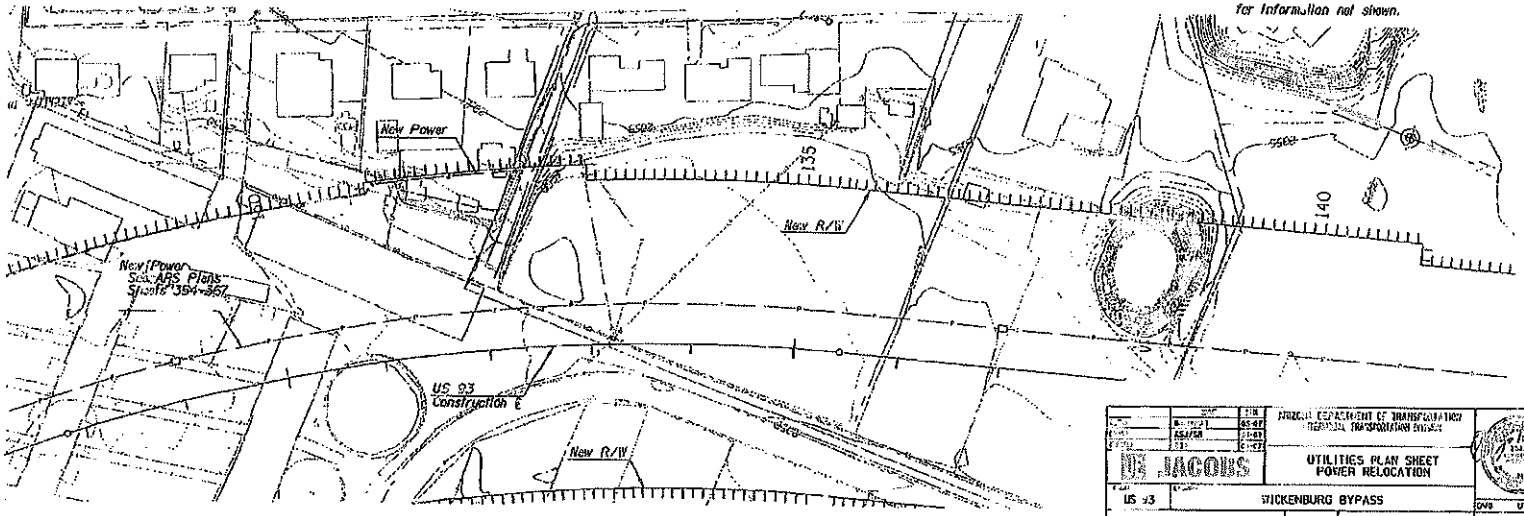

US 60
STA 99+50.00
BEGIN PROJECT
093-B-(008)
Exist R/W
New R/W
New TCE
New 6" Gas Line by Others See Dwg UT11
New Power See Dwg UT14-UT17 and Sheets 354-367
Exist R/W
New R/W
New 8" Water See Dwg UT07
New 8" Gas Line See Dwg UT11
New Tel See Dwg UT09 & Sheets 368-371
New 4" Sewer See Dwg UT04
New CATV See Dwg UT13 & Sheets 354-367
New 6" Gas Line by Others See Dwg UT11
Kerkes St Construction
Exist SD Ill To Remain
Exist Sewer To Remain
Exist Fire Hydrant To Remain
Exist R/W
New TCE
US 60 Construction
New R/W
Exist R/W
Exist OH Power To Be Removed By Others
New R/W
Wickenburg Way Construction
MATCH LINE BELOW
New 12" Water See Dwg UT07
Center
New Sewer Pipe & MH's See Dwg UT06
New Power See Dwg UT14-UT17 And Sheets 354-367
US 93
New TCE
New R/W
Exist Utilities To Be Removed or Relocated By Others
Exist OH Power To Be Removed By Others
US 93 Construction
New R/W
New Power by Others See Sheets 354-367
Exist OH Power To Be Removed By Others
Wickenburg Way Construction
Exist Undg Water & Power To Be Relocated By Others
US 60 Construction
Exist OH Power To Be Removed By Others
New R/W
MATCH LINE ABOVE
XXXXX Existing Utilities to be Removed. See Dwg UT04-UT17.
JACOBS
ARIZONA DEPARTMENT OF TRANSPORTATION
UTILITIES PLAN SHEET
EXISTING US 60, APACHE ST.
WICKENBURG WAY & US 93
US 93
WICKENBURG BYPASS
TRACS NO. H 5825 01C
MPI-093-B(008)B
397 OF 448

FEDERAL FISCAL YEAR	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS OF DATE
9	ARIZ.	NH-093-B(008)B	351	380	03/07/11

93 MA 198



NOTES:
1. See APS plans (Sheets 354-367) for information not shown.



ARIZONA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION BUILDING

DR. JACOBS

UTILITIES PLAN SHEET
POWER RELOCATION

US 93 | WICKENBURG BYPASS

TRACS NO. H 5625 01C | NH-093-B(008)B

CVD | UTLS

412 OF 448

ARIZONA DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY GROUP

RIGHT OF WAY DISPOSAL REPORT

Project: 093 MA 198 H5825 01R

Section: Wickenburg Interim Bypass

Excess Land: L-P-028

Parcel No: 7-10169, 7-10168, 7-10167

The undersigned has examined the title to the property described in EXHIBIT "A" and the FEE owner is:
STATE OF ARIZONA by and through its Department of Transportation
Owner Address:
205 S. 17th Ave, Mail Drop 612E, Phoenix, Arizona 85007

The undersigned has examined the title to the property described in EXHIBIT "A" and the Easement owner is:
Not Applicable
Owner Address:
Not Applicable

Please see the attached forms containing vesting information, resolutions information, and the requirement required for this parcel to be disposed of:
SEE ATTACHED FORMS

SCHEDULE A-1:
SEE EXHIBIT "A" ATTACHED

REMARKS:
ADOT records only searched
Schedule B items not searched at this time

Search Date: May 8, 2012 UPDATED March 7, 2013-No Change-SJS

Examiner: J. Valinski

Reviewer:

Assessor's #: 505-15-029B, -034, -033, -037, -038

County: Maricopa

SCHEDULE A

First American Title Insurance Company

Name and Address of the Issuing Title Insurance Company:
First American Title Insurance Company
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

File No.: **NCS-468144-PHX1** Policy No.: **468144**

Amount of Insurance: $443,500.00

Date of Policy: December 30, 2010 at to and including 3584001

1. Name of Insured:

   The State of Arizona

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   State of Arizona, by and through it Department of Transportation

4. The Land referred to in this policy is described as follows:

   Real property in the City of Sedona, County of Coconino, State of Arizona, described as follows:

   PARCEL NO. 1

   LOT 74, OAK CREEK KNOLLS, ACCORDING TO THE PLAT RECORDED IN CASE 1, MAP 12, AND AMENDED IN INSTRUMENT NO. 3015067, RECORDS OF COCONINO COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER (SE¼) OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA;

   EXCEPT: ALL URANIUM OR ANY OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

   PARCEL NO. 2

   THAT PORTION OF THE GRANTOR'S PROPERTY THAT IS DESCRIBED IN THE FOLLOWING PROPERTY DESCRIPTION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼) OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, WHICH LIES EASTERLY OF THE FOLLOWING DESCRIBED NEW RIGHT OF WAY LINE:

   PROPERTY DESCRIPTION: (PARCEL NO. 2 OF DOCUMENT 2005-3305035, RECORDS OF COCONINO COUNTY, ARIZONA)

   THAT PART OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89° 53' WEST, A DISTANCE OF 1035.6 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00° 56' EAST, A DISTANCE OF 93.8 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00° 56' EAST, A DISTANCE OF 227.2 FEET;

THENCE SOUTH 89° 26' WEST, A DISTANCE OF 57.15 FEET TO A POINT ON THE EASTERLY 33 FOOT RIGHT OF WAY LINE OF SEDONA-BIG PARK COUNTY HIGHWAY (SIC, NOW STATE ROUTE 179, RIM ROCK - SEDONA HIGHWAY);

THENCE NORTH 01° 36' WEST, A DISTANCE OF 238.8 FEET ALONG SAID 33 FOOT RIGHT OF WAY LINE;

THENCE NORTH 80° 06' EAST, A DISTANCE OF 61.2 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL URANIUM, OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

NEW RIGHT OF WAY LINE DESCRIPTION:

COMMENCING AT A BUREAU OF LAND MANAGEMENT (B.L.M.) BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 18, BEING NORTH 89°38'35" WEST 2807.68 FEET FROM A B.L.M. BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 18, SOUTH 89°38'35" EAST 968.83 FEET TO THE EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 179 (RIM ROCK-SEDONA HIGHWAY);

THENCE ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 179 NORTH 16°41'37" EAST 175.07 FEET;

THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 179 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1432.38 FEET, A LENGTH OF 245.04 FEET;

THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 179 NORTH 26°29'44" EAST 304.14 FEET;

THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 179 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 572.96 FEET, A LENGTH OF 394.41 FEET;

THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 179 NORTH 12°56'43" WEST 321.60 FEET;

THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 179 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 318.31 FEET, A LENGTH OF 289.16 FEET;

THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 179 NORTH 39°06'17" EAST 86.38 FEET;

THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE

179 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1432.40 FEET, A LENGTH OF 217.50 FEET;

THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 179 NORTH 30°24'17" EAST 134.43 FEET;

THENCE SOUTH 59°35'43" EAST 100.81 FEET TO THE POINT OF BEGINNING ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 179;

THENCE NORTH 12°06'49" EAST 113.47 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 16°12'23" EAST ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 522.46 FEET, A LENGTH OF 165.57 FEET;

THENCE NORTH 01°57'02" WEST 302.60 FEET TO THE POINT OF BEGINNING ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 179.

SCHEDULE B

File No. NCS-468144-PHX1 Policy No. 468144

EXCEPTIONS FROM COVERAGE

This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

Part One:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

Part Two:

1. Any charge upon said land by reason of its inclusion in Oak Creek Knolls Property Owners Association. (All assessments due and payable are paid.)

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Creek Knolls, as recorded in Case 1, Page(s) 12, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 309, Page 647, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Creek Knolls Subdivision recorded January 12, 1996 in Docket 1838, Page 199, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

   A document entitled "First Amendments to "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Creek Knolls Subdivision"" recorded November 9, 1999 as 1999-3029204 of Official Records.

   A document entitled "Second Amendments to "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Creek Knolls Subdivision"" recorded June 20, 2003 as 2003-3206882 of Official Records.

   A document entitled "Third Amendments to "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Creek Knolls Subdivision"" recorded December 24, 2007 as 2007-3470263 of Official Records.

   A document entitled "Fourth Amendments to "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Creek Knolls Subdivision"" recorded June 11, 2008 as 2008-3489477 of Official Records.

   A document entitled "Amendment to Oak Creek Knolls" recorded July 20, 1999 as 1999-3015067 of Official Records.

5. Restriction, conditions and covenants for water, irrigation, ditch and drainage rights; and easements for ingress and egress, pipelines and road; and easement for public utilities; as set forth in Agreement recorded September 6, 1947 in Book 4 of Agreements, Page 540 and Deed of Future Purchasers recorded February 19, 1948 in Book 1 of Official Records, Page 205.

6. An easement for electric lines and incidental purposes in the document recorded June 24, 1948 as Book 3 of Official Records, Page 598.

7. An easement for temporary construction easement and incidental purposes in the document recorded April 26, 2007 as 2007-3436175 of Official Records.

8. A document entitled "Resolution of Establishment" recorded March 12, 2007 as 2007-3429139 of Official Records.

9. Water rights, claims or title to water, whether or not shown by the public records.

END R/W PROJECT
093 MA 198 H5825 01R
U 093-B-701
P.O.C. 899+09.30 (US93)
EXIST R/W ℄

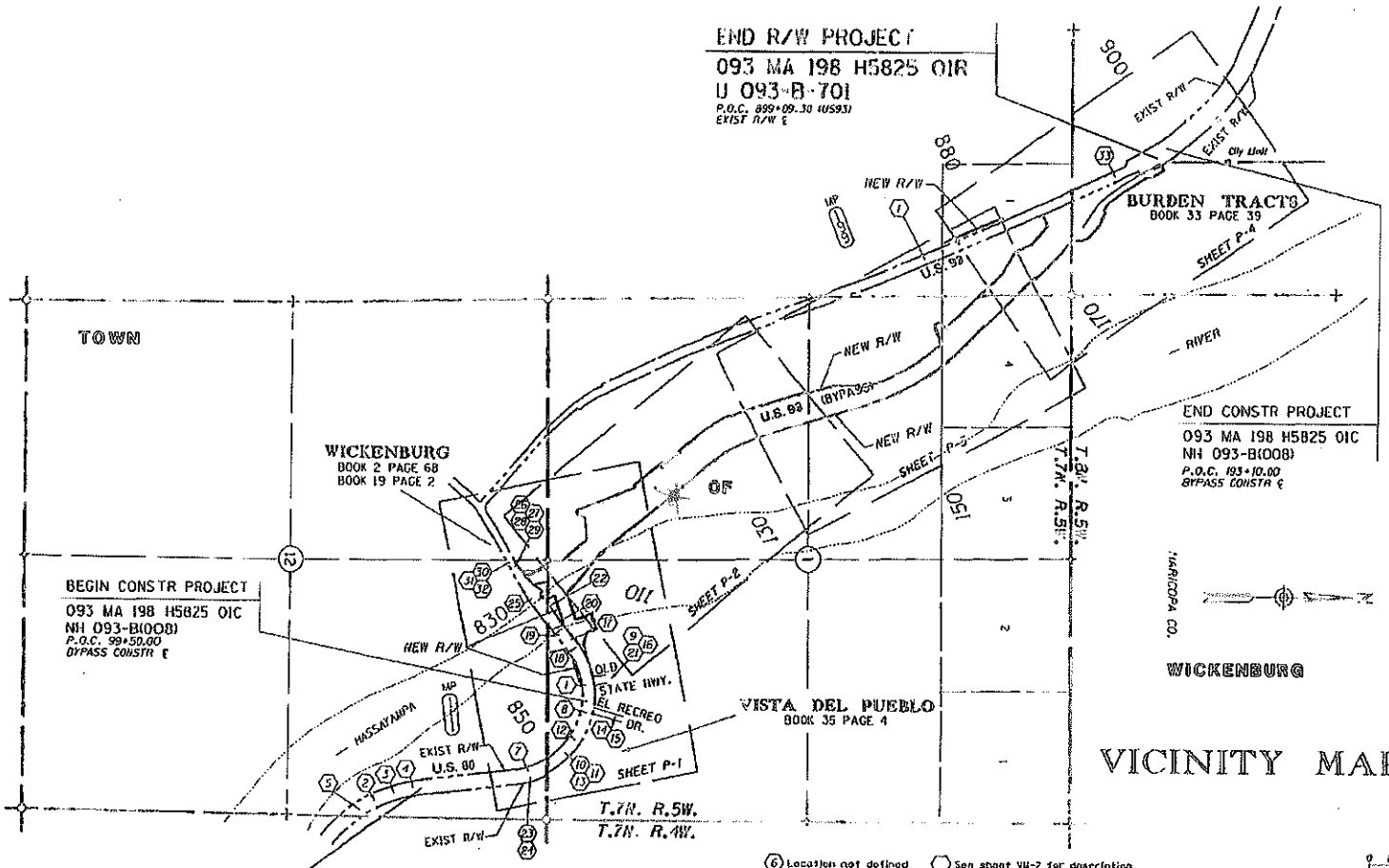
TOWN

WICKENBURG
BOOK 2 PAGE 68
BOOK 19 PAGE 2

BEGIN CONSTR PROJECT
093 MA 198 H5825 01C
NH 093-B(008)
P.O.C. 99+50.00
BYPASS CONSTR ℄

BEG R/W PROJECT
060 MA 111 H5958 01R
U 060-B-702

BEGIN R/W PROJECT
093 MA 198 H5825 01R
U 093-B-701
P.C. 863+84.03 (US60)
EXIST R/W ℄



CHANGE ORDER REVISIONS			
C.O. NO.	DATE	BY	DESCRIPTION OF REVISIONS

DRAWING NO.	B-07-Y-948
SURVEY	See Attached Survey
DRAWN/DATE	J Crouse/Feb 05
ADOT REVIEW	L. Furubotten
HUBBARD ENGINEERING	480-892-7360 Chandler, AZ Joseph Hubbard July 1 2005
ROUTE NO.	U.S. 93
SECTION NAME	Wickenburg Interim Bypass

ARIZONA DEPARTMENT OF TRANSPORTATION
ARCHAEOLOGY INVESTIGATION DIVISION
RIGHT OF WAY PLANS SECTION

HIGHWAY NAME: KINGMAN-WICKENBURG
FEDERAL IDENTIFICATION NO.: U 093-B-701
TRACS NO.: 093 MA 198 H5825 01R

Professional Land Surveyor's Seal
Digitally signed by Jim Cuomo
Date: 2010.01.13 12:49:00 -07'00'
Affix to ADOT ELECTRONIC SEAL for Permanent Record

SHEET VII-1