

**Market Data No. 1  
Sale Information**

<b>Address:</b>	10507 Martinez Lake Road Fisher's Landing/Martinez Lake Area		
<b>Warranty Deed:</b>	2006 - 29583		
<b>APN:</b>	107-64-061	<b>View Orientation:</b>	Fisher's Lagoon - Southwest Distant River - Southwest
<b>Improvements</b>		<b>Size:</b>	
<b>Year Built</b>	1963	<b>Acres:</b>	0.11 acres
<b>Size SF:</b>	736 SF	<b>Square Feet:</b>	4,792 square feet
<b>Bedrooms:</b>	1 bedroom	<b>Water Front Foot:</b>	None
<b>Bath:</b>	3/4 bath 2 carports		
<b>Site Improvements:</b>		<b>Utilities:</b>	
<b>Dock:</b>	Private dock with easement access	<b>Septic:</b>	Septic in place
<b>Seawall:</b>	None	<b>Water:</b>	Fisher's Private Water Co.
<b>Ramp:</b>	None	<b>Phone:</b>	Above ground
		<b>Electric:</b>	Above ground
<b>Recording Date:</b>	July 20, 2006	<b>Topography:</b>	Level
<b>Document No.:</b>	2006-29583	<b>Shape:</b>	Irregular triangular
<b>Terms:</b>	CTNL	<b>Street Access:</b>	Paved road access
<b>Sale Price:</b>	\$580,000	<b>Water Access:</b>	Dock easement access
<b>Sources:</b>	Sales Agent: Pattie Tinsley with Martinez Lake Sales (928) 329-1033; Warranty Deed; Yuma County Assessor; Physical Inspection: June 2007		
<b>Comments:</b>	This property was purchased as a secondary home site. Improvements include original river cabin construction built in 1963. A new septic system was installed in 2001. Dock access is via a common area easement which allows legal access to waterfront dock. A portion of the lot lies within the public road right-of-way.		

**Market Data No. 2  
Sale Information**

<b>Address:</b>	10580 Martinez Lake Road Fisher's Landing/Martinez Lake Area		
<b>Warranty Deed:</b>	2006 - 18936		
<b>APN:</b>	107-64-049	<b>View Orientation:</b>	Desert - Easterly
<b>Improvements</b>		<b>Size:</b>	0.28 acres
<b>Year Built</b>	1954 - Remodeled 1997	<b>Acres:</b>	0.28 acres
<b>Size SF:</b>	1,514 SF	<b>Square Feet:</b>	12,196 square feet
<b>Bedrooms:</b>	3 bedroom	<b>Water Front Foot:</b>	None
<b>Bath:</b>	3 bath		
<b>Site Improvements:</b>		<b>Utilities:</b>	
<b>Dock:</b>	Private Dock with easement access	<b>Septic:</b>	Septic in place
<b>Seawall:</b>	None	<b>Water:</b>	Fisher's Private Water Co.
<b>Ramp:</b>	None	<b>Phone:</b>	Above ground
<b>Add. Structures:</b>	Screened Patio & Workshop	<b>Electric:</b>	Above ground
<b>Recording Date:</b>	May 5, 2006	<b>Topography:</b>	Level
<b>Document No.:</b>	2006-18936	<b>Shape:</b>	Rectangular
<b>Terms:</b>	CTNL	<b>Street Access:</b>	Dirt road access - Two roads
<b>Sale Price:</b>	\$650,000	<b>Water Access:</b>	Dock easement access
<b>Sources:</b>	Sales Agent: Pattie Tinsley with Martinez Lake Sales (928) 329-1033; Warranty Deed; Yuma Country Assessor; Physical Inspection: June 2007		
<b>Comments:</b>	This property was purchased as a secondary home site. Improvements include an older single family home remodeled in 1997. Dock access is via a common area easement which allows legal access to waterfront dock. Site has frontage along North Fishers Landing Road and Lake View Place.		

**Market Data No. 3  
Sale Information**

<b>Address:</b>	10511 Lake View Place Fisher's Landing Area		
<b>Warranty Deed:</b>	2006 - 16846		
<b>APN:</b>	107-64-038	<b>View Orientation:</b>	Fisher's Lagoon - Easterly
<b>Improvements</b>		<b>Size:</b>	
<b>Year Built</b>	1965	<b>Acres:</b>	0.33 acres
<b>Size SF:</b>	1,482 SF	<b>Square Feet:</b>	14,374 square feet
<b>Bedrooms:</b>	2 bedroom	<b>Water Front Foot:</b>	200 Front Feet
<b>Bath:</b>	1 & 3/4 bath		
<b>Site Improvements:</b>		<b>Utilities:</b>	
<b>Dock:</b>	Private Dock - Large	<b>Septic:</b>	Septic in place
<b>Seawall:</b>	Seawall	<b>Water:</b>	Fisher's Private Water Co.
<b>Ramp:</b>	None	<b>Phone:</b>	Above ground
<b>Add. Structures:</b>	Two covered patios &	<b>Electric:</b>	Above ground
<b>Recording Date:</b>	May 7, 2007	<b>Topography:</b>	Level with gentle slope
<b>Document No.:</b>	2007 - 16846	<b>Shape:</b>	Irregular
<b>Terms:</b>	CTNL	<b>Street Access:</b>	Dirt road access
<b>Sale Price:</b>	\$985,000	<b>Water Access:</b>	Private waterfront access
<b>Sources:</b>	Sales Agent: Pattie Tinsley with Martinez Lake Sales (928) 329-1033 (Did not represent buyer or seller); Warranty Deed; Yuma County Assessor; Physical Inspection: June 2007		
<b>Comments:</b>	This property was purchased as a secondary home site. Improvements include an older single family home built in 1965. The site improvements include a large dock, two large covered patios and a covered spa area. This sale was not exposed to the market or listed for sale with a sales agent.		

**Market Data No. 4  
Sale Information**

<b>Address:</b>	10800 Swede Lane Fisher's Landing Area		
<b>Warranty Deed:</b>	2007 - 16848		
<b>APN:</b>	107-64-020	<b>View Orientation:</b>	Desert - Easterly
<b><u>Improvements</u></b>		<b><u>Size:</u></b>	
<b>Year Built</b>	1975 - Remodeled	<b>Acres:</b>	0.26 acres
<b>Size SF:</b>	1,164 SF	<b>Square Feet:</b>	11,325 square feet
<b>Bedrooms:</b>	3 bedroom	<b>Water Front Foot:</b>	None
<b>Bath:</b>	1 & 3/4 bath		
<b><u>Site Improvements:</u></b>		<b><u>Utilities:</u></b>	
<b>Dock:</b>	Private dock with easement access	<b>Septic:</b>	Septic in place
<b>Seawall:</b>	None	<b>Water:</b>	Fisher's Private Water Co.
<b>Ramp:</b>	None	<b>Phone:</b>	Above ground
	Deck area	<b>Electric:</b>	Above ground
<b>Recording Date:</b>	May 7, 2007	<b>Topography:</b>	Level
<b>Document No.:</b>	2007-16848	<b>Shape:</b>	Rectangular
<b>Terms:</b>	CTNL	<b>Street Access:</b>	Dirt road access
<b>Sale Price:</b>	\$650,000	<b>Water Access:</b>	Dock & pedestrian common
<b>Sources:</b>	Sales Agent: Pattie Tinsley with Martinez Lake Sales (928) 329-1033; Warranty Deed; Yuma County Assessor; Physical Inspection: June 2007		
<b>Comments:</b>	This property was purchased as a secondary home site. Improvements include an older single family home that had been remodeled. Dock access is via a common area easement which allows legal pedestrian access to waterfront dock.		

**Market Data No. 5  
Sale Information**

<b>Address:</b>	9695 Swede Lane Fisher's Landing		
<b>Warranty Deed:</b>	2007 - 15655		
<b>APN:</b>	107-64-018	<b>View Orientation</b>	Fisher's Lagoon - North
<b><u>Improvements</u></b>		<b><u>Size:</u></b>	
<b>Year Built</b>	1998 - Manufactured	<b>Acres:</b>	0.28 acres
<b>Size SF:</b>	1,566 SF	<b>Square Feet:</b>	12,196 square feet
<b>Bedrooms:</b>	3 bedroom	<b>Water Front Foot:</b>	99.95
<b>Bath:</b>	1 & 3/4 bath		
<b><u>Site Improvements:</u></b>		<b><u>Utilities:</u></b>	
<b>Dock:</b>	Private Dock	<b>Septic:</b>	Septic in place
<b>Seawall:</b>	Rock Seawall	<b>Water:</b>	Fisher's Private Water Co.
<b>Ramp:</b>	None	<b>Phone:</b>	Above ground
<b>Recording Date:</b>	4/27/07	<b>Topography:</b>	Level
<b>Document No.:</b>	2007 - 15655	<b>Shape:</b>	Rectangular
<b>Terms:</b>	CTNL	<b>Street Access:</b>	Dirt road access
<b>Sale Price:</b>	\$900,000	<b>Water Access:</b>	Private waterfront access
<b>Sources:</b>	Sales Agent: Pattie Tinsley with Martinez Lake Sales (928) 329-1033; Warranty Deed; Yuma Country Assessor; Physical Inspection: June 2007		
<b>Comments:</b>	This property was purchased as a secondary home site. Improvements include a newer manufactured home and oversized 3-car garage. There is a dock easement along the southerly 10 feet of this site providing access to APN:107-64-020. At the time of sale, appraised value of \$800,000 was ignored by the buyer. The property sold at the initial agreed upon price of \$900,000.		

**Market Data No. 6  
Sale Information**

<b>Address:</b>	9713 Dove Lane North Shore/Martinez Lake Area		
<b>Warranty Deed:</b>	2007 - 24575		
<b>APN:</b>	107-63-017	<b>View Orientation:</b>	Martinez Lake - Southwest
<b><u>Improvements</u></b>		<b><u>Size:</u></b>	
<b>Year Built</b>	1960's - Remodeled	<b>Acres:</b>	0.42 acres
<b>Size SF:</b>	1,524 SF	<b>Square Feet:</b>	18,443 square feet
<b>Bedrooms:</b>	2 bedroom	<b>Water Front Foot:</b>	253 front feet
<b>Bath:</b>	1 & 1/2 bath		
<b><u>Site Improvements:</u></b>		<b><u>Utilities:</u></b>	
<b>Dock:</b>	Dock - Two	<b>Septic:</b>	Septic in place
<b>Seawall:</b>	200 Lineal Feet	<b>Water:</b>	Well water
<b>Ramp:</b>	Launch Ramp	<b>Phone:</b>	Above ground
<b>Recording Date:</b>	June, 2007	<b>Topography:</b>	Level
<b>Document No.:</b>	2007 - 24575	<b>Shape:</b>	Rectangular
<b>Terms:</b>	CTNL	<b>Street Access:</b>	Dirt road access - 1± mile
<b>Sale Price:</b>	\$985,000	<b>Water Access:</b>	Private water access
<b>Sources:</b>	Sales Agent: Pattie Tinsley with Martinez Lake Sales (928) 329-1033; Warranty Deed; Yuma County Assessor; Physical Inspection: June 2007		
<b>Comments:</b>	This property was purchased as a secondary home site. Improvements include an older single family home that had been remodeled. In addition, an office and game room less than 300 square feet had been constructed. RV hook-up with 30 amp and 50 amp electrical service was in place. At the time of sale, back-up offers had been accepted to purchase the property.		

**Market Data No. 7  
Sale Information**

<b>Address:</b>	9777 Snipe Road North Shore Area		
<b>Warranty Deed:</b>	2007 - 18318		
<b>APN:</b>	107-63-012A	<b>View Orientation:</b>	Martinez Lake - South & Westerly Views; Dessert - Easterly
<b><u>Improvements</u></b>		<b><u>Size:</u></b>	
<b>Year Built</b>	1983	<b>Acres:</b>	1.04 acres
<b>Size SF:</b>	900 SF	<b>Square Feet:</b>	45,302 square feet
<b>Bedrooms:</b>	2 bedroom	<b>Water Front Foot:</b>	180 front feet
<b>Bath:</b>	1 bath		
<b><u>Site Improvements:</u></b>		<b><u>Utilities:</u></b>	
<b>Dock:</b>	Private Dock	<b>Septic:</b>	Septic in place
<b>Seawall:</b>	None	<b>Water:</b>	Well water
<b>Ramp:</b>	None	<b>Phone:</b>	Above ground
<b>Add. Structures:</b>	Deck, Work Room &	<b>Electric:</b>	Above ground
<b>Recording Date:</b>	May 17, 2007	<b>Topography:</b>	Bluff pad area with steep sloped areas
<b>Document No.:</b>	2007 - 18318	<b>Shape:</b>	Rectangular
<b>Terms:</b>	Cash Equivalent	<b>Street Access:</b>	Dirt road access 1±miles
<b>Sale Price:</b>	\$725,000		
<b>Sources:</b>	Sales Agent: Pattie Tinsley with Martinez Lake Sales (928) 329-1033; Warranty Deed; Yuma County Assessor; Physical Inspection: June 2007		
<b>Comments:</b>	This property was purchased as a secondary home site. Improvements include an older single family home. Access road bisects the eastern portion of the site. Water frontage is accessed from both the eastern and western property boundaries.		

**Market Data No. 8  
Sale Information**

<b>Address:</b>	10225 Mallard Road North Shore Area	
<b>Warranty Deed:</b>	2007 - 20660	
<b>APN:</b>	107-63-007	<b>View Orientation:</b> Martinez Lake - Southwest
<b><u>Improvements</u></b>		<b><u>Size:</u></b>
<b>Year Built</b>	1986 - Manufactured	<b>Acres:</b> 0.57 acres
<b>Size SF:</b>	2,320 SF	<b>Square Feet:</b> 24,942 square feet
<b>Bedrooms:</b>	2 bedroom	<b>Water Front Foot:</b> 160 front feet
<b>Bath:</b>	2 bath	
<b>Garage:</b>	3-Car Garage	
<b>Wood Framed:</b>	400 SF Family Room	
<b><u>Site Improvements:</u></b>		<b><u>Utilities:</u></b>
<b>Dock:</b>	Private Dock	<b>Septic:</b> Septic in place
<b>Seawall:</b>	Rock Seawall	<b>Water:</b> Well Water
<b>Ramp:</b>	None	<b>Phone:</b> Above ground
<b>Add. Structures:</b>	Family Room	<b>Electric:</b> Above ground
<b>Recording Date:</b>	June, 2007	<b>Topography:</b> Bluff pad area with steep sloped areas;
<b>Document No.:</b>	2007 - 20660	<b>Shape:</b> Irregular
<b>Terms:</b>	Seller Financing	<b>Street Access:</b> Dirt road access 1±miles
<b>Sale Price:</b>	\$837,500	
<b>Sources:</b>	Sales Agent: Pattie Tinsley with Martinez Lake Sales (928) 329-1033; Warranty Deed; Yuma County Assessor; Physical Inspection: June 2007	
<b>Comments:</b>	This property was purchased as a secondary home site. Improvements include a triple-wide manufactured home plus an attached 400 square foot wood-framed family room. Additionally, there is a 480 square foot patio room with a roof deck and a three car garage. At the time of sale, back-up offers had been accepted to purchase the property.	



**Market Data No. 9  
Sale Information**

<b>Address:</b>	10554 Martinez Lake Road Fisher's Landing/Martinez Lake Area		
<b>Warranty Deed:</b>	2007 - 24108		
<b>APN:</b>	107-64-076	<b>View Orientation:</b>	Desert - Northeasterly
<b>Improvements</b>		<b>Size:</b>	
<b>Year Built</b>	1960 - Remodeled 2001	<b>Acres:</b>	0.93 acres
<b>Size SF:</b>	2,031SF	<b>Square Feet:</b>	40,511 square feet
<b>Bedrooms:</b>	4 bedroom	<b>Water Front Foot:</b>	None
<b>Bath:</b>	1 & 3/4 bath		
<b>Site Improvements:</b>		<b>Utilities:</b>	
<b>Dock:</b>	None	<b>Septic:</b>	Septic in place
<b>Seawall:</b>	None	<b>Water:</b>	Fisher's Private Water Co.
<b>Ramp:</b>	None	<b>Phone:</b>	Above ground
<b>Add. Structures:</b>	Patio & Sun Deck, Fire pit	<b>Electric:</b>	Above ground
<b>Recording Date:</b>	July 3, 2007	<b>Topography:</b>	Level pad area with rear sloped area;
<b>Document No.:</b>	2007 - 24108	<b>Shape:</b>	Rectangular
<b>Terms:</b>	CTNL	<b>Street Access:</b>	Paved road access
<b>Sale Price:</b>	\$645,000		
<b>Sources:</b>	Sales Agent: Pattie Tinsley with Martinez Lake Sales (928) 329-1033; Warranty Deed; Yuma County Assessor; Physical Inspection: June 2007		
<b>Comments:</b>	This property was purchased as a secondary home site. Improvements include an older single family home remodeled in 2001. In addition, there is a patio with roof sun deck, fire pit and large 4-car carport. The rear portion of the lot consisting of approximately 75% of the site is below site grade and possibly located within the floodplain. It appears that the northeast corner of the structure is located within the public road right-of-way.		

**Market Data No. 10  
Sale Information**

<b>Address:</b>	10474 Swede Lane Fisher's Landing/Martinez Lake Area		
<b>Warranty Deed:</b>	2005-207444		
<b>APN:</b>	107-64-004	<b>View Orientation:</b>	Fisher's Lagoon - North
<b><u>Improvements</u></b>		<b><u>Size:</u></b>	
<b>Year Built</b>	1966	<b>Acres:</b>	0.50 acres
<b>Size SF:</b>	982 SF	<b>Square Feet:</b>	21,780 square feet
<b>Bedrooms:</b>	1 BR	<b>Water Front Foot:</b>	157 front feet
<b>Bath:</b>	3/4 Bath		
<b>Garage:</b>	1-Car + Carport		
<b><u>Site Improvements:</u></b>		<b><u>Utilities:</u></b>	
<b>Dock:</b>	Yes	<b>Septic:</b>	Septic in place
<b>Seawall:</b>	None	<b>Water:</b>	Fisher's Private Water Co.
<b>Ramp:</b>	Yes	<b>Phone:</b>	Above ground
<b>Add. Structures:</b>	None	<b>Electric:</b>	Above ground
<b>Recording Date:</b>	May 13, 2005	<b>Topography:</b>	Level
<b>Document No.:</b>	2005-20744	<b>Shape:</b>	Rectangular
<b>Terms:</b>	CTNL	<b>Street Access:</b>	Paved road access
<b>Sale Price:</b>	\$805,000	<b>Water Access:</b>	None
<b>Sources:</b>	Sales Agent: Pattie Tinsley with Martinez Lake Sales (928) 329-1033; Warranty Deed; Yuma County Assessor; Physical Inspection: June 2007		
<b>Comments:</b>	This property was purchased as a secondary home site. Improvements include an older "A" frame home constructed in 1966.		