

SUBDIVISION DISCLOSURE REPORT
(PUBLIC REPORT)

FOR
MARTINEZ LAKE RESORT UNIT NO. 1

Registration No.DM07-054069

SUBDIVIDER

MARTINEZ LAKE DEVELOPMENT INC., an Arizona Corporation
11422 N. Smoketree Road
Yuma, AZ 85365

July 29, 2009
Effective Date

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION NOR AN ENDORSEMENT by the State of Arizona of this land but is provided for informational purposes ONLY. The report reflects information provided by the subdivider and obtained by the Department in its review process in accordance with the provisions of Title 32, Chapter 20, Article 4, of the Arizona Revised Statutes, as amended. **NOTE** that not all of the information in this report has been verified by the Department; certain information has been accepted by the Department as true and accurate based on attestation of the subdivider and/or the subdivider's agents. You should verify all facts before signing any documents. The Department has not passed upon the quality or quantity of any improvement or structure and does not assume responsibility in either event.

THE PROPERTY IS LOCATED UNDER RESTRICTED AIR SPACE. THE STATE LAND DEPARTMENT AND THE STATE REAL ESTATE DEPARTMENT MAINTAIN RESTRICTED AIR SPACE MAPS AVAILABLE TO THE

**PUBLIC. THE RESTRICTED AIR SPACE MAP IS POSTED
ON THE STATE REAL ESTATE DEPARTMENT'S WEB SITE.**

TUCSON OFFICE:
400 West Congress
Suite 523
Tucson, Arizona 85701
(520) 628-6940

PHOENIX OFFICE:
2910 N. 44th Street
Suite 130
Phoenix, Arizona 85018
(602) 771-7750

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THE ARIZONA DEPARTMENT OF REAL ESTATE

REQUIRES THAT:

1. You BE GIVEN this public report;
2. YOU SIGN A RECEIPT indicating that you received this report;

RECOMMENDS:

1. You DO NOT SIGN ANY AGREEMENT before you have read this report;
2. You see the EXACT PROPERTY you are interested in BEFORE SIGNING any document for lease or purchase.

ARIZONA LAW STATES:

1. THE SALE OR LEASE OF SUBDIVIDED LANDS PRIOR TO ISSUANCE OF THIS REPORT OR FAILURE TO DELIVER THIS REPORT TO YOU SHALL RENDER THE SALE OR LEASE RESCINDABLE BY YOU. ACTION TO RESCIND MUST BE BROUGHT WITHIN 3 YEARS FROM DATE OF EXECUTION OF PURCHASE AGREEMENT.
2. CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.
3. IF YOU HAVE SIGNED A PURCHASE AGREEMENT FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* PRIOR TO INSPECTING THE LOT, YOU HAVE SIX MONTHS TO INSPECT AND UPON INSPECTION MAY RESCIND THE PURCHASE AGREEMENT.

*A contract or agreement for purchase of a lot which includes a building or obligates the seller to complete construction of a building within two years from the contract date does not constitute the purchase of an unimproved lot. Therefore, if your purchase includes a lot and a building or a building to be built, you are not entitled to the rescission rights described in paragraphs 2 and 3.

GENERAL

This report includes: Lots 1-10, 12-22, 24-56, 58-71, 71A, 72-77, 79-87, 89-101, 103-129, 131, 132, 132A, 133-140; and Tracts A-U

The map of this subdivision is recorded in Book 25 of Plats, pages 35 through 39, records of Yuma County, Arizona.

The subdivision is approximately 21.2735 acres in size. It has been divided into 135 lots and 21 tracts. Lot boundaries will be permanently staked at all corners, with the exception of those lot corners that fall within the lake.

YOU ARE ADVISED TO OBTAIN A COPY OF THE RECORDED MAP AND CORRECTION DOCUMENTS, IF ANY, AND NOTE ALL EASEMENTS, RESTRICTIONS AND STATEMENTS CONTAINED THEREIN.

SUBDIVISION LOCATION

Location: Approximately 35 miles north of the City of Yuma, Yuma County, Arizona

UTILITIES

Electricity: Wellton Mohawk Irrigation & Power District, (928)785-1111, www.wellton-mohawk.org/power. A connection fee of \$28.00 plus tax. Minimum deposit of \$300.00.

From lot line to dwelling approximately \$300 to \$500 estimated cost. The purchasers will also need to obtain an electrical inspection and permit from Yuma County prior to the provision of electric service.

Telephone: Qwest Communications, (928)343-8943 doug.bowman@quest.com \$29.50 Standard hook-up fee with basic unlimited local plan charge of \$16.18 plus tax.

From lot line to dwelling approximately \$300 to \$500 estimated cost.

Cable: N/A

Internet or Fiber Optic: N/A

Natural Gas: N/A

Water: Shepard Water Company, (928)783-9589 ext. 2, no website. Meters are installed. Service establishment fee of \$25 plus monthly usage charge of \$14.75 plus gallon usage charge

of \$1.25 per 1,000 gallons between 0 to 3,000 gallons, \$1.80 per 1,000 gallons between 3,001 to 10,000 gallons and \$2.30 per 1,000 gallons above 10,001 gallons.

From lot line to dwelling approximately \$300 to \$500 estimated costs.

Sewage Disposal: Martinez Lake Sewer Company, (928)783-9589 ext. 2, no website; Service establishment fee of \$30 plus usage charge of \$32.12 monthly.

From lot line to dwelling approximately \$300 to \$500 estimated costs.

Garbage Services: C & D Disposal LLC, (928)782-2460 and Allied Waste (928) 343-7300/ Both service the immediate area. Fees are approximately \$20 per month. Individual lot purchasers will be billed directly by service provider.

Subdivider has completed the extension of the utilities to the lot lines.

PURCHASERS ARE ADVISED TO CONTACT THE ABOVE LISTED PROVIDERS REGARDING EXTENSION RULES, REGULATIONS, SERVICE CONNECTIONS, INSTALLATION CHARGES, ACCOUNT SET-UP FEES AND THE COSTS INVOLVED. COSTS ARE SUBJECT TO CHANGE BY THE SERVICE PROVIDERS.

STREETS, ROADS AND DRAINAGE

Access to the Subdivision is complete. Maintenance provided by Yuma County. Purchasers cost is included in property taxes.

Access within the Subdivision is complete. Maintenance provided by Yuma County Improvement District No. 09-03. Purchasers estimated cost to be \$5 to \$7.50 per month, included in Improvement District assessments.

Street Lights Complete. Electricity paid for by Yuma County Improvement District No. 09-03. Purchasers cost is included in Improvement District assessments which is approximately \$2.00 per month.

Flood and Drainage: Concrete curbs, gutters, catch basins, piping and stormceptors are complete. Maintenance will be provided by Yuma County Improvement District 09-03. Purchasers cost is included in Improvement District assessments.

Arizona State Trust Land: The Arizona State Land Department administers over 9.3 million acres of State Trust Land. This is not public land. Trust land may be subject to future development and may not be preserved or saved for open space without compensation.

A person must have prior approval to use State Trust Land. Temporary recreational use is allowed with certain restrictions and conditions through purchase of a recreational permit. Use of State Trust Land without proper approval is a trespass.

MANY ROADS ON RURAL TRUST LANDS ARE NOT LEGAL TRAVEL ROUTES, EXCEPT FOR STATE LESSEES AND HUNTERS, AND DO NOT PROVIDE LEGAL ACCESS TO PRIVATE LAND. STATE TRUST LAND MAY BE SOLD OR LEASED FOR USES WHICH MAY EXCLUDE RECREATION. RECREATION IS A TEMPORARY USE THAT MAY BE TERMINATED AT ANY TIME.

For additional information, visit the State Land Department web page at www.land.state.az.us, or call (602) 542-4631.

LOCAL SERVICES AND FACILITIES

Schools:

Elementary:

James D. Price School
1010 Barranca Road
Yuma Proving Grounds
Yuma, Arizona 85365
(928) 329-4279

Driving distance: 19 ± miles

Bus Transportation: School bus transportation currently provided.

Bus transportation provided to students residing outside the schools designated walking distance of 1 mile.

Junior High:

Castle Dome Middle School
2353 South Otondo Drive
Yuma, Arizona 85365
(928) 341-1600

Driving distance: 27.3 ± miles

Bus Transportation: School bus transportation currently provided.

Bus transportation provided to students residing outside the schools designated walking distance of 1 mile.

High School:

Gila Ridge High School
7150 East 24th Street
Yuma, Arizona 85365
(928) 502-6400

Driving distance: 33.9 ± miles

Bus Transportation: School bus transportation currently provided.

Bus transportation provided to students residing outside the schools designated walking distance of 1 ½ miles.

SCHOOL BUS TRANSPORTATION WILL ONLY BE PROVIDED TO STUDENTS RESIDING OUTSIDE THE SCHOOLS DESIGNATED WALKING DISTANCE. PURCHASERS SHOULD CONTACT THE SCHOOLS TO DETERMINE THE AVAILABILITY OF SCHOOL BUS TRANSPORTATION.

PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES AND SCHOOL BUS TRANSPORTATION MAY CHANGE. YOU SHOULD CONTACT Yuma School District

1 AT (928) 502-4300 AND Yuma Union High School District No. 70 AT (928) 502-4600 REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

Shopping Facilities:

Wal-Mart Supercenter – Located approximately 32.5 miles to the south
8151 E 32nd Street
Yuma, AZ 85365
928-344-5974

Fry's Food Store – Located approximately 27 miles to the south
11274 S Fortuna Road
Yuma, AZ 85367
(928) 305-1922

Martinez Lake Store – Located adjacent to the subdivision provides limited sundries.
10430 N. Martinez Lake Road
Yuma, AZ 85365
(928) 783-9589 ext. 1

Public Transportation:

YCAT – Yuma County Area Transport located at 2675 E. 14th Street serves all routes and is located approximately 32 miles to the southwest. Additionally, there is a stop located at Wal-Mart located approximately 32.5 miles to the south. YCAT contact with Yuma Metropolitan Planning Organization is (928) 783-8911 or email emcdaniel@ympo.org.

Medical Facilities:

PrimeCare 24 Hour Urgent Care (928) 341-4563 is located at 11142 S. Scottsdale Drive approximately 32 miles to the south. Additionally, Yuma Regional Medical Center (928) 344-2000 is located at 2400 S. Avenue A approximately 41 miles to the south.

Fire Protection:

Rural-Metro provides Fire Protection service to the Martinez Lake area. Fire Station 6 is located at 10845 Martinez Lake Road approximately 1.5 miles to the south. Contact information for Yuma County Operations is (928) 782-4757 and Yuma County Customer Service is (928) 783-3525. Emergency calls should be made to 911.

Rate Schedule as of July 1, 2009

Rate are based upon square footage of homes including garage areas
0 to 1,399 SF - \$185 annual charge
1,400 SF to 1,699 SF - \$269 annual charge
1,700 SF to 2,099 SF - \$322 annual charge
2,100 SF to 2,599 SF - \$422 annual charge
2,600 SF to 3,199 SF - \$514 annual charge
3,200 SF to 3,699 SF - \$648 annual charge
Above 3,700 SF - \$0.175 per square foot annual charge

Ambulance Service:

Rural-Metro provides Ambulance service to the Martinez Lake area. Contact information for Yuma County Operations is (928) 782-4757 and Yuma County Customer Service is (928) 783-3525. Emergency calls should be made to 911.

Ambulance Coverage annual charge per household is \$112.85.

Police Services:

Yuma County Sheriff’s Office District 4 – Martinez Lake Substation (928) 539-0906 is located at 11478 N. Joe Young Drive approximately 1 mile to the north. Emergency call should be made to 911.

LOCATIONS AND COSTS OF THE ABOVE SERVICES AND FACILITIES MAY CHANGE. YOU SHOULD VERIFY THEIR CURRENT LOCATIONS AND COSTS PRIOR TO PURCHASE.

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

Within the Subdivision: State all common area amenities that are complete or will be completed and the completion date. Maintenance is provided by the city/county of HOA. Purchasers cost for maintenance is included in their property taxes or HOA assessments.

There are no common, community and recreational facilities exclusive to property owners within this subdivision.

Within the Master Planned Community: If you are part of a master planned community, then state all common area amenities that are outside of this subdivision, but that are a part of the master community and can be used by the residents of this subdivision. Include estimated completion dates. State who is responsible for maintenance and purchasers cost for maintenance.

This subdivision is not a part of a master planned community.

ASSURANCES FOR COMPLETION OF IMPROVMENTS

Assurances for Completion of Subdivision Facilities: All subdivision facilities are complete.

Assurances for Maintenance of Subdivision Facilities: Subdivision facilities will be maintained by Yuma County Improvement District No. 09-03.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: There is no Homeowners Association (HOA) for this subdivision

Control of Association: N/A

Title to Common Areas: N/A

Membership: N/A

PAYMENTS TO PROPERTY OWNERS ASSOCIATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH RECORDED RESTRICTIONS. SAID ASSOCIATION MAY ALSO IMPOSE SPECIAL ASSESSMENTS.

SUBDIVISION CHARACTERISTICS

Topography: The subdivision lands are located on a promontory hard ridge of rock overlooking the Lower Colorado River and Martinez Lake. Development lands are mostly level. Waterfront lots vary in topography from moderate to sloped hard rock terrain.

Flooding and Drainage: The subdivision is not subject to any known flooding or drainage problems or downstream from any existing flood structure/dam.

Water-front lots include portions of submersed Lake Areas. All 135 lots have developable portions located outside 100 year flood zone area. The flood zone designation for the land area is zone "C" and for the lake area is zone "A" as per firm community panel number 0400099 having an effective date of December 15, 1983.

Six Underground Storage Tanks (UST) were removed from the active marina area of Martinez Lake Resort. Closure were completed on December 4, 1990 and October 11, 2005. Both closures resulted in Arizona Department of Environmental Quality (ADEQ) LUST Corrective Action Plan remediation.

During December 1990, a UST system was removed from the southeast portion of the marina area and a release of gasoline was reported to the ADEQ. The release was assigned the removal and remediation file number LUST File No. 4183.01. Five monitoring wells (MW-1 through MW-5) were installed during 1997 and 1998 to evaluate the degree and extent of groundwater contamination.

ADEQ assigned LUST File No. 4183.02 to the release reported from the underground storage tank located north of the bait shop. Similarly, five groundwater monitoring wells (MW-6 through MW-10) were installed to evaluate the extent and degree of contamination from the release.

Terranext has provided Martinez Lake Resort environmental consulting services related to LUST File #4183.02 release since January 2005 and related to LUST File #4183.01 release since October 2005. These services include UST removal oversight; groundwater monitoring; well installation, abandonments and repairs; remedial excavation and evacuation; remediation system installation and monitoring; and regulatory interface and reporting. Terranext is currently performing remediation and monitoring of both releases in accordance with an ADEQ approved Corrective Action Plan (CAP).

According to Terranext, Martinez Lake Resort is currently in compliance with the ADEQ Tank Program Division requirements with respect to the subject releases.

Norman Bruce Jacobson, P.E. of Jacobson Engineering stated in his letter dated April 21, 2009 that: ...the lots will not be flooded from a 100 year storm event. The storm water generated by the subdivision will be transported using the curb & gutter installed along all streets to catch basins & stormceptor systems, such systems will collect the storm water and will discharge it into the lake. This drainage system has been designed in accordance with the Yuma County Subdivision Regulations and approved by the Yuma County Flood Control Department.

Soils: The subdivision lots are not subject to subsidence or expansive soils.

Courtney M. Arviso, P.E. of Geotechnical Testing Services, Inc. stated in his letter dated May 1, 2009 that: ... this subdivision is not subject to expansive soils, and with proper moisture and compaction the site will not be subject to subsidence.

Adjacent Lands and Vicinity: All surrounding lands are zoned RA-20, which includes, among other uses, single family residences, lakes and game preserves.

Colorado River and Martinez Lake are adjacent to subdivision; Sewer Plant at Fisher's Landing within 2 miles; Martinez Lake commercial component includes Restaurant and Bar within subdivision (Tract Q); Boat Shop, Marina, Convenience Store and Gas service lies adjacent to subdivision; Fisher's Landing commercial component includes Bar, Convenience Store, Boat Shop, Marina, Gas Service and Post Office within 1 mile.

There are no natural gas pipelines within 500 feet of the subdivision boundaries.

High Voltage Lines: There are no existing or proposed high voltage power lines (115kv or greater) or any existing or proposed substations (115kV or greater) within the boundary of the subdivision or within ½ miles of the subdivision boundary.

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for: Vacant residential lots and lots with dwelling.

Zoning: PD (Planned Development) The purpose of the PD is to encourage imaginative and innovative planning, particularly with respect to diversification in the land use and flexibility in site designs, respect to various features, including, but not limited to, spacing, heights, density, open space, circulation, preservation of natural features, and innovative development that results in the availability of a variety of residential/commercial/industrial opportunities.

Conditions, Reservations and Restrictions: Subdivider is aware of no conditions or provisions which may limit the use or occupancy of the property other than those matters covered in the

recorded Conditions, Reservations and Restrictions and in the Yuma County Zoning Regulations.

Restrictions and Other Matters of Record: Conditions, reservations and restrictions that may run with the land including City or County zoning restrictions should be investigated by you. Copies of those items which are recorded may be inspected at the Office of the Yuma County Recorder. Information about zoning may be obtained at the Office of the Yuma Planning and Zoning Department. Restrictions are recorded as cited in the following title exceptions and per the subdivision plat.

YOU ARE ADVISED THAT THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION PROVIDES FOR AN ARCHITECTURAL REVIEW COMMITTEE.

AIRPORTS

Military Airport: The outside boundary of Yuma Proving Ground & YPG) lies within 1 mile of the subdivision. The subdivision appears to lie within Air Space ID R-2306E on the Restricted Air Space Map.

NOTE: This property is not in a high noise or accident potential zone as defined in A.R.S. 28-8461. Maps on file with the Arizona Department of Real Estate and the State Land Department show only the MCAS facility as being in a high noise or accident potential zone. The Disclosure for Land Under a Restricted Air Space recorded at Fee No. 2006-45373, records of Yuma County Arizona states that this area may be subject to increased noise and accident potential, however, it does not state that it falls within an established high noise and accident potential zone.

Public Airport: None

Airport: Yuma International Airport is at 2191 E. 32nd Street, Yuma, AZ, approximately 35 miles from this subdivision.

TITLE

Title to this subdivision is vested in Citizens Title & Trust, an Arizona corporation under Trust No. 2008-100 and not personally

Subdivider's interest in this subdivision is evidenced by Trust Agreement.

Title is subject, among other things, to all taxes, assessments, covenants, conditions, restrictions, limitations, reservations, rights, obligations, powers, easements, rights of way, liens, and charges of record. **YOU SHOULD INVESTIGATE THE TITLE AND SATISFY YOURSELF AS**

TO WHAT EFFECT, IF ANY, THESE MATTERS MAY HAVE ON THE USE OF THE LAND. Title exceptions affecting the condition of title are listed in the Preliminary Title Report dated July 9, 2009 issued by Citizens Title & Trust. **You should obtain a title report and determine the effect of the listed exceptions.**

EXCEPTIONS: SEE EXHIBIT "A" ATTACHED

METHOD OF SALE OR LEASE

Sales: Your vested interest/ownership interest in the property will be evidenced by the Subdivider delivering a recorded Deed to you and by your signing a Promissory Note and Mortgage or Deed of Trust for the unpaid balance, if any. You should read these documents before signing them.

Release of Liens and Encumbrances: There are no unrecorded liens against the property. Subdivider has advised that arrangements have been made with the Beneficiary of Deed of Trust recorded at Fee No. 2005-57177 and re-recorded at Fee No. 2009-4883 for the release of individual lots.

Use and Occupancy: When will purchasers be able to use and occupy their lot/unit. Close of escrow; however, some purchasers may have existing month-to-month tenancies.

Leasehold Offering: Will any of the property be leased? Yes No

Some properties have month-to-month tenancies. Rental payments on month-to-month tenancies may be adjusted at the end of each month. Assignment and/or subletting month-to-month tenancy is prohibited. Month-to-month tenancy prohibits mortgaging or otherwise encumbering the month-to-month tenancy. Month-to-month tenancy may not remove permanent improvements but may remove personal property, including mobile homes and recreational vehicles.

PROSPECTIVE PURCHASERS ARE ADVISED THAT EARNEST MONEY DEPOSITS, DOWN PAYMENTS AND OTHER ADVANCED MONEY WILL NOT BE PLACED IN A NEUTRAL ESCROW. THIS MONEY WILL BE PAID DIRECTLY TO THE SELLER AND MAY BE USED BY THE SELLER. THIS MEANS THE PURCHASER ASSUMES A RISK OF LOSING THE MONEY IF THE SELLER IS UNABLE OR UNWILLING TO PERFORM UNDER THE TERMS OF THE SALES CONTRACT.

THE PURCHASE CONTRACT IS A BINDING AGREEMENT. CONTRARY TO THE TERMS AND PROVISIONS OF THE CONTRACT, YOU MAY HAVE ADDITIONAL RIGHTS, REMEDIES AND WARRANTIES PROVIDED BY LAW. READ THOROUGHLY BEFORE SIGNING. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE PRIOR TO COMMITMENT TO PURCHASE.

TAXES AND ASSESSMENTS

Real Property Taxes: The combined primary and secondary property tax rate for this subdivision for the year 2009 is 9.7857 per \$100.00 assessed valuation. The estimated property tax for an improved lot (lot with dwelling), based on the above tax rate and average sales price of \$800,000.00, is \$5,984.00.

The estimated property tax for an unimproved lot (vacant), based on the above tax rate and average sales price of \$400,000.00, is \$2,992.00.

Special District Tax or Assessments: Yuma County Improvement and Maintenance District No. 09-03.

AMOUNT OF TAXES AND ASSESSMENTS SET FORTH ABOVE ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE.

YOU ARE ADVISED TO READ THE RECORDED DECLARATION OF (COVENANTS, CONDITIONS AND RESTRICTIONS), ARTICLES OF INCORPORATION, DECLARATION OF CONDOMINIUM, BYLAWS FOR THIS SUBDIVISION TO DETERMINE THE RIGHTS OF LOT/UNIT OWNERS TO PARTICIPATE IN THE CONTROL OF THE PROPERTY OWNERS' ASSOCIATION AND TO DETERMINE THE RIGHTS, DUTIES AND LIMITATIONS OF OWNERS IN AND TO USE OF THEIR LOT/UNITS. FURTHER, YOU SHOULD DETERMINE FOR YOURSELF IF SUBDIVIDER'S ARRANGEMENTS AND PLANS FOR THE PAYMENT OF ASSESSMENTS ON UNSOLD LOTS/UNITS WILL BE SUFFICIENT TO FULFILL THE NEEDS, DEMANDS AND FINANCIAL OBLIGATIONS OF THE ASSOCIATION, AS SET FORTH IN THE DECLARATION AND BYLAWS.

EXHIBIT "A"

1. Taxes and assessments collectible by the County Treasurer not yet due and payable for the year 2009.
2. Any action by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.
3. Liabilities and obligations imposed upon said land by reason of its inclusion within Yuma County Improvement District No. 09-03 (Martinez Lake Resort Unit No. 1).
4. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.

This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.

5. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
6. The rights of the United States of America, the State of Arizona and/or other parties to any portion of the within property lying within the bed, or former bed, of any water course, as that term is defined under Arizona law.
7. Easement for flowage of water, reservoir, seepage and irrigation works and rights incident thereto, as set forth in instrument recorded in Book 54 of Deeds, page 335; Book 54 of Deeds, page 562 and in Docket 188, page 274.
8. All matters as set forth in Warranty Deed recorded in Docket 844, page 385.
9. Easement for driveway, and rights and obligations incident thereto, incident thereto, as set forth in instrument recorded in Docket 1691, page 966.
10. Yuma County Range Disclosure Statement recorded at Fee No. 2005-7829.
11. Yuma County Range Disclosure Statement recorded at Fee No. 2005-7830.
12. Yuma County Range Disclosure Statement recorded at Fee No. 2005-7832.
13. Yuma County Informational Disclosure Statement recorded at Fee No. 2005-7833.

14. Deed of Trust given to secure the original amount of \$2,085,000.00 and \$19,615,000.00, and any other amounts payable under the terms thereof, dated 12-28-05, recorded 12-30-05 at Fee No. 2005-57177 and re-recorded 2-23-09 at Fee No. 2009-4883, Martinez Lake Development, Inc., an Arizona corporation, as Trustor, Citizens Title & Trust, an Arizona corporation, as Trustee, and MLRJ#1, an Arizona limited liability company, as Beneficiary.
15. Recorded Disclosure for Land Under a Restricted Air Space as set forth in instrument recorded at Fee No. 2006-45373.
16. Rights of parties in possession on month-to-month tenancy.
17. Easements, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision.
18. Restrictions, Conditions, Covenants, Reservations, Liabilities and Obligations, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded at Fee No. 2009-19136.
19. Ratification of Plat, Declaration of Covenants, Conditions and Restrictions and Release and Conveyance of Dedication recorded at Fee No. 2009-19137.

NOTE: 2008 Tax Parcel No. [107-64-111 (WOP)]

NOTE: Changed to Parcel No. [107-64-216, 107-64-213 and 107-64-214]

NOTE: 2008 Tax Parcel No. [107-64-103]

NOTE: 2008 Tax Parcel No. [107-64-118]

NOTE:

- (A) Permanent Access is available for roads through A.R.S 32-2101, paragraph No. 19 and 32-2185-02; also access is available through [Martinez Lake Road].
- (B) There are no requirements affecting this report.
- (C) This report as of the issuance date complies with A.R.S. 32-2181(A)(4) which is: "A true statement of the condition of Title to the land, including all encumbrances thereon."
- (D) There are no further matters of record concerning this subdivision through the date of this report.