

BAKER, PETERSON, BAKER & ASSOCIATES, INC.
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April 30, 2013

City of Yuma
c/o Ms. Deb Vining
Right of Way Agent
One City Plaza
Yuma, Arizona 85364

RE: A summary appraisal report of the market value range of 49.012 acres of agricultural land located at the northwest corner of Eighth Street and Pacific Avenue, Yuma, Yuma County, Arizona

<i>Owner:</i>	John J. and Yvonne C. Peach
<i>Tax Parcel No.:</i>	180-22-017
<i>C.I.P. No.:</i>	TBD
<i>Project:</i>	City of Yuma Land Purchase
<i>Date of Report:</i>	April 30, 2013
<i>Effective Date of Appraisal:</i>	April 25, 2013

Dear Ms. Vining:

In response to your authorization, I have conducted the required inspection, gathered the necessary data, and made certain analyses that have enabled me to form an opinion of the market value range of the fee simple interest in the above-named property. The purpose of this appraisal report is to provide the client with a current estimate of the market value range of the identified subject property as a basis for a potential purchase of the subject property by the City of Yuma. It is not intended for any other use. This report is intended for use only by the intended user, the City of Yuma, and its designees. Use of this report by other than the City of Yuma and its designees is not intended by the appraiser.

As of April 25, 2013, there were \$2,343.74 in delinquent tax payments and interest due on the subject property. In addition, delinquent taxes for the Full Year 2010 and the Full Year 2011 were purchased from Yuma County by a third party(ies). This constitutes a lien that is due no more than ten years from the initial delinquent tax payment. These conditions are considered to be liabilities against the subject property and, if passed on to a potential purchaser of the property, it would have the effect of decreasing the value of the property by an equal amount. This has not been taken into consideration in estimating the market value

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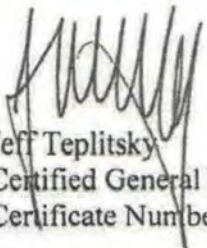
range of the subject property; thus, the appraisal assumes that all delinquent taxes (and interest) are paid in full.

I have formed the opinion that, as of the effective date of the appraisal, April 25, 2010, in its "as is" condition, based on a 6 to 18 month market period, and subject to the assumptions and limiting conditions set forth in the report, the subject property has a market value range of:

\$1,470,000 to \$1,840,000

This is a summary appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report (USPAP) and the appraisal guidelines of the City of Yuma. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the intended user and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

Respectfully submitted,


Jeff Teplitsky
Certified General Real Estate Appraiser
Certificate Number 30151

C136625