

RESIDENTIAL SELLER DISCLOSURE ADVISORY

Document updated:
October 2017



WHEN IN DOUBT – DISCLOSE!



Arizona law requires the seller to disclose material (important) facts about the property, even if you are not asked by the buyer or a real estate agent. These disclosure obligations remain even if you and the buyer agree that no Seller's Property Disclosure Statement ("SPDS") will be provided.

The SPDS is designed to assist you, the seller, in making these legally required disclosures and to avoid inadvertent nondisclosures of material facts. To satisfy your disclosure obligations and protect yourself against alleged nondisclosure, you should complete the SPDS by answering all questions as truthfully and as thoroughly as possible. Attach copies of any available Invoices, warranties, and leases, to insure that you are disclosing accurate information. Use the blank lines to explain your answers. If you do not have the personal knowledge to answer a questions, it is important not to guess – use the blank lines to explain the situation.



If the buyer asks you about an aspect of the property, you have a duty to disclose the information, even if you do not consider the information material.* You also have a legal duty to disclose facts when disclosure is necessary to prevent a previous statement from being misleading or misrepresented; for example, if something changes.

If you do not make the legally required disclosures, you may be subject to civil liability. Under certain circumstances, nondisclosure of a fact is the same as saying that the fact does not exist. Therefore, nondisclosure may be given the same legal effect as fraud.

If you are using the Arizona Association of REALTORS® ("AAR") Residential Resale Real Estate Purchase Contract, the seller is required to deliver "a completed AAR Residential SPDS form to the Buyer within three (3) days after Contract acceptance." If the Seller does not provide the SPDS as the Contract requires, the Seller is potentially in breach of the Contract, thereby enabling the Buyer to cancel the transaction and receive the earnest money deposit.

* By law, sellers are not obligated to disclose that the property is or has been: (1) a site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, or diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender. However, the law does not protect a seller who makes an intentional misrepresentation. For example, if you are asked whether there has been a death on the property and you know that there was such a death, you should not answer "no" or "I don't know." Instead you should either answer truthfully or respond that you are not legally required to answer the question.

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RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) (To be completed by Seller)

Document updated:
October 2017



ARIZONA
ASSOCIATION OF
REALTORS®
REAL SOLUTIONS. REALTODAY. REAL SUCCESS.

The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. By signing on page 7, you acknowledge that the failure to disclose known material information about the Property may result in liability.

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as CC&R's, association bylaws, surveys, rules, and the title report or commitment. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

PROPERTY AND OWNERSHIP

1. As used herein, "Property" shall mean the real property and all fixtures and improvements thereon and appurtenances incidental thereto.
2. plus fixtures and personal property described in the Contract.
3. **PROPERTY ADDRESS:** 15,110 W Arivaca Rd Arivaca AZ 85601
(STREET ADDRESS) (CITY) (STATE) (ZIP)
4. Does the property include any leased land? ☒ Yes ☐ No
5. Explain: Leased land is not included in the sale but there is approx 6500 acres of *
6. Is the Property located in an unincorporated area of the county? ☒ Yes ☐ No If yes, and five or fewer parcels of land other than subdivided land
7. are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.
8. **LEGAL OWNER(S) OF PROPERTY:** Rancho Seco LLC Date Purchased: 10/2005
9. The Property is currently: ☒ Owner-occupied ☐ Leased ☐ Estate ☐ Foreclosure ☐ Vacant If vacant, how long?
10. If a rental property, how long? _____ Expiration date of current lease: _____ (Attach a copy of the lease if available.)
11. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____
12. _____
13. Is the legal owner(s) of the Property a foreign person pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)?
14. ☐ Yes ☒ No If yes, consult a tax advisor; mandatory withholding may apply.
15. Is the Property located in a community defined by the fair housing laws as housing for older persons? ☐ Yes ☒ No
16. Explain: _____
17. Approximate year built: 1949 . If Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.
18. **NOTICE TO BUYER:** If the Property is in a subdivision, a subdivision public report, which contains a variety of
19. information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona
20. Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov.

* See explanation on attached sheet.

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Initials>

BUYER	BUYER
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Page 1 of 7



Residential Seller's Property Disclosure Statement (SPDS) >>

YES	NO	
21. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? Explain: _____
23. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware if there are any association(s) governing the Property? _____
24. <input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, provide contact(s) information: Name: _____ Phone #: _____
25. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Name: _____ Phone #: _____
26. <input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, are there any fees? How much? \$ _____ How often? _____
27. <input type="checkbox"/>	<input checked="" type="checkbox"/>	How much? \$ _____ How often? _____
28. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any association fees payable upon transfer of the Property? Explain: _____
29. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any proposed or existing association assessment(s)? Explain: _____
30. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)? Explain: _____
31. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any of the following recorded against the Property? (Check all that apply):
32. <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Judgment liens <input type="checkbox"/> Tax liens <input type="checkbox"/> Other non-consensual liens
33. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Explain: _____
34. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any assessments affecting this Property? (Check all that apply):
35. <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Paving <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Electric <input type="checkbox"/> Other
36. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Explain: _____
37. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any title issues affecting this Property? (Check all that apply):
38. <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Recorded easements <input type="checkbox"/> Use restrictions <input type="checkbox"/> Lot line disputes <input type="checkbox"/> Encroachments
39. <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Unrecorded easements <input type="checkbox"/> Use permits <input type="checkbox"/> Other _____
40. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Explain: _____
41. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?
42. <input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, provide the name of the CFD: _____
43. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any public or private use paths or roadways on or across the Property?
44. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Explain: <u>The dirt road coming into the property is on B.M. Arizona, Pinal Co. Private land.</u> *
45. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any problems with legal or physical access to the Property? Explain: _____
46. <input type="checkbox"/>	<input checked="" type="checkbox"/>	The road/street access to the Property is maintained by the <input type="checkbox"/> County <input type="checkbox"/> City <input type="checkbox"/> Homeowners' Association <input checked="" type="checkbox"/> Privately
47. <input type="checkbox"/>	<input checked="" type="checkbox"/>	If privately maintained, is there a recorded road maintenance agreement? Explain: _____
48. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any violation(s) of any of the following? (Check all that apply):
49. <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Zoning <input type="checkbox"/> Building Codes <input type="checkbox"/> Utility Service <input type="checkbox"/> Sanitary health regulations
50. <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Covenants, Conditions, Restrictions (CC&R's) <input type="checkbox"/> Other _____ (Attach a copy of notice(s) of violation if available.)
51. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Explain: _____
52. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any homeowner's insurance claims having been filed against the Property?
53. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Explain: _____
54. <input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTICE TO BUYER: Your claims history, your credit report, the Property's claims history and other factors may affect the insurability of the Property and at what cost. Under Arizona law, your insurance company may cancel your homeowner's insurance within 60 days after the effective date. Contact your insurance company.

BUILDING AND SAFETY INFORMATION

YES	NO	ROOF / STRUCTURAL:
62. <input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTICE TO BUYER: Contact a professional to verify the condition of the roof.
63. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any past or present roof leaks? Explain: _____
64. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any other past or present roof problems? Explain: _____

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* See further explanation on Page 2 of 7 attached sheet.

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Instagram: @rob_lamb

Residential Seller's Property Disclosure Statement (SPDS) >>

	YES	NO	
68.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any roof repairs? Explain: <u>I have lived here for 30 years and have been responsible for all the property since 2006. Whenever problems, they were addressed.</u>
69.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there a roof warranty? (Attach a copy of warranty if available.)
70.	<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the roof warranty transferable? Cost to transfer:
71.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any interior wall/ceiling/door/window/floor problems? Explain:
72.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain: <u>Main house had a problem where new addition met the old one; it has been resolved</u>
73.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any chimney or fireplace problems, if applicable? Explain: <u>Would suggest guest house chimney be inspected before using. We have not used it.</u>
74.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):
75.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Flood <input type="checkbox"/> Fire <input type="checkbox"/> Wind <input type="checkbox"/> Expansive soil(s) <input type="checkbox"/> Water <input type="checkbox"/> Hail <input type="checkbox"/> Other
76.	<input type="checkbox"/>	<input type="checkbox"/>	Explain:
77.	WOOD INFESTATION:		
78.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any of the following:
79.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Past presence of termites or other wood destroying organisms on the Property?
80.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current presence of termites or other wood destroying organisms on the Property?
81.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Past or present damage to the Property by termites or other wood destroying organisms?
82.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Explain: <u>Evidence of termites over the years. Have a contract so treatments have been done. No damage or repairs.</u>
83.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms?
84.	<input type="checkbox"/>	<input type="checkbox"/>	If yes, date last treatment was performed: <u>October 2019</u>
85.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name of treatment provider(s): <u>Bill's Home Service 625-2381</u>
86.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there a treatment warranty? (Attach a copy of warranty if available.) - <u>annual renewal</u>
87.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, is the treatment warranty transferable? <u>Buyer must call them.</u>
88.	NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history.		
89.	HEATING & COOLING:		
90.	Heating: Type(s) _____		
91.	Approximate Age(s) _____		
92.	Cooling: Type(s) _____		
93.	Approximate Age(s) _____		
94.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any past or present problems with the heating or cooling system(s)?
95.	Explain: _____		
96.	PLUMBING:		
97.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?
98.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, identify: <u>Mostly PVC, replaced in 2017, see attached map*</u>
99.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any past or present plumbing problems? Explain: <u>Over 30 years have resolved problems as they occurred</u>
100.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any water pressure problems? Explain: <u>Just replaced main house pump & tank,</u>
101.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Type of water heater(s): <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Solar Approx. age(s): _____
102.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any past or present water heater problems? Explain: <u>Have replaced when necessary.</u>
103.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there a landscape watering system? If yes, type: <input checked="" type="checkbox"/> automatic timer <input type="checkbox"/> manual <input type="checkbox"/> both
104.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, are you aware of any past or present problems with the landscape watering system?
105.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Explain: <u>Have replaced timer several times (lightning), check periodically</u>
106.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any water treatment systems? (Check all that apply):
107.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> water filtration <input type="checkbox"/> reverse osmosis <input type="checkbox"/> water softener <input type="checkbox"/> Other <u>3 pressure tanks + pumps</u>
108.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is water treatment system(s) <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased (Attach a copy of lease if available.)
109.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any past or present problems with the water treatment system(s)?
110.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Explain: <u>Just replaced system at main house.</u>

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Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

119. ☐ ☒ **SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:**
 120. ☐ ☒ Does the Property contain any of the following? (Check all that apply):
 121. ☐ ☒ Swimming pool ☐ Spa ☐ Hot tub ☐ Sauna ☐ Water feature
 122. ☐ ☐ If yes, are either of the following heated? ☐ Swimming pool ☐ Spa If yes, type of heat: _____
 123. ☐ ☐ Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
 124. ☐ ☐ Explain: _____
125. ☐ ☒ **ELECTRICAL AND OTHER RELATED SYSTEMS:**
 126. ☐ ☒ Are you aware of any past or present problems with the electrical system? Explain: Upgraded electrical at
 127. ☐ ☒ all houses when remodeling
 128. ☐ ☒ Is there a security system? If yes, is it (Check all that apply):
 129. ☐ ☒ Leased (Attach copy of lease if available.) ☒ Owned ☐ Monitored ☐ Other _____
 130. ☐ ☒ Are you aware of any past or present problems with the security system? Explain: Replace when necessary -
 131. ☐ ☒ motion detectors and cameras outside
 132. ☐ ☒ Does the Property contain any of the following systems or detectors? (Check all that apply):
 133. ☒ Smoke/fire detection ☐ Fire suppression (sprinklers) ☐ Carbon monoxide detector
 134. ☐ ☒ If yes, are you aware of any past or present problems with the above systems? Explain: Replace when
 135. ☐ ☒ necessary
136. ☐ ☒ **MISCELLANEOUS:**
 137. ☐ ☒ Are you aware of any animals/pets that have resided ^{on} in the Property? If yes, what kind: horses, cattle, dogs &
 138. ☐ ☒ cars
 139. ☐ ☒ Are you aware of or have you observed any of the following on the Property? (Check all that apply):
 140. ☒ Scorpions ☐ Rabid animals ☒ Bee swarms ☒ Rodents ☒ Reptiles ☐ Bed Bugs ☐ Other: _____
 141. ☐ ☒ Explain: This is a ranch in the desert - all things live here
 142. ☐ ☒ Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: 6 Times a yr.
 143. ☐ ☒ Name of service provider(s): Bill's Home Service Date of last service: 3-3-2021
 144. ☐ ☒ Are you aware of any work done on the Property, such as building, plumbing, electrical or other improvements or
 145. ☐ ☒ alterations or room conversions? (If no, skip to line 156.)
 146. ☐ ☒ Explain: In 30 yrs we have remodeled all houses one or two
 147. ☐ ☒ times, rebuilt the Bunk House, painted several times,
 148. ☐ ☒ reconstructed the entire water pipe system - an ongoing
 149. ☐ ☒ process.
 150. ☐ ☒ Were permits for the work required? Explain: Last remodel had permits - added 950 sq ft
 151. ☐ ☒ If yes, were permits for the work obtained? Explain: Pima County
 152. ☐ ☒ Was the work performed by a person licensed to perform the work? Explain: Yes, R+F Contracting
 153. ☐ ☒ Was approval for the work required by any association governing the property? Explain: no 246931
 154. ☐ ☒ If yes, was approval granted by the association? Explain: _____
 155. ☐ ☒ Was the work completed? Explain: _____
 156. ☐ ☒ Are there any security bars or other obstructions to door or window openings? Explain: Only one window in main the
 157. ☐ ☒ Are you aware of any past or present problems with any built-in appliances? Explain: Sub-zero refrigerator
 158. ☐ ☒ in main house has had repairs
 159. ☐ ☒ Are there any leased propane tanks, equipment or other systems on the Property? (Attach a copy of lease if available.)
 160. ☐ ☒ Explain: Owned outright, Buyer can choose any supplier
 161. ☐ ☒

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Residential Seller's Property Disclosure Statement (SPDS) >>

UTILITIES

162. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?

YES NO

PROVIDER

163. ☒ ☐ Electricity: Trico Electric Co-op
164. ☒ ☐ Fuel: ☐ Natural gas ☒ Propane ☐ Oil Barnett Propane
165. ☒ ☐ Cable / Satellite: Dish Network
166. ☒ ☐ Internet: Dish Network
167. ☒ ☐ Telephone: CenturyLink
168. ☐ ☒ Garbage Collection: Take to dump in Arivaca - free
169. ☐ ☒ Fire: Voluntary, Arivaca
170. ☒ ☐ Irrigation: front patio of main house on drip irrigation, timer.
171. ☒ ☐ Water Source:
172. ☒ ☐ ☐ Public ☐ Private water co. ☐ Hauled water
173. ☒ ☐ Private well ☐ Shared well If water source is a private or shared well complete and attach
174. Domestic Water Well/Water Use Addendum.

175. NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider,
176. the Arizona Department of Water Resources may not have made a water supply determination.
177. For more information about water supply, or any of the above services, contact the provider.

178. ☐ ☒ Are you aware of any past or present drinking water problems? Explain: _____
179. _____
180. ☒ ☐ U.S. Postal Service delivery is available at: ☐ Property ☐ Cluster Mailbox ☒ Post Office ☐ Other Mailbox on
181. ☒ ☐ Are there any alternate power systems serving the Property? (If no, skip to line 190.) Arivaca Rd.
182. If yes, indicate type (Check all that apply):
183. ☐ Solar ☐ Wind ☒ Generator ☐ Other _____
184. Are you aware of any past or present problems with the alternate power system(s)? Explain: Generator at the
185. Shirley well has to be maintained, repaired & occasionally replaced.
186. ☐ ☒ Are any alternate power systems serving the Property leased? Explain: _____
187. _____
188. If yes, provide name and phone number of the leasing company (Attach copy of lease if available): _____
189. _____

190. NOTICE TO BUYER: If the Property is served by a solar system, Buyer is advised to read all pertinent
191. documents and review the cost, insurability, operation, and value of the system, among other items.

ENVIRONMENTAL INFORMATION

YES NO

192. ☒ ☐ Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
193. ☐ Soil settlement/expansion ☐ Drainage/grade ☒ Erosion ☐ Fissures ☐ Dampness/moisture ☐ Other
194. Explain: Erosion is always a problem during Monsoons.
195. ☐ ☒ Are you aware of any past or present issues or problems in close proximity to the Property related to any of
196. the following? (Check all that apply):
197. ☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Other _____
198. Explain: _____

199. NOTICE TO BUYER: The Arizona Department of Real Estate provides earth fissure maps to any member
200. of the public in printed or electronic format upon request and on its website at www.azre.gov.

201. ☒ ☐ Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
202. ☐ Airport noise ☐ Traffic noise ☐ Rail line noise ☐ Neighborhood noise ☐ Landfill ☐ Toxic waste disposal
203. ☐ Odors ☐ Nuisances ☐ Sand/gravel operations ☒ Other Fighter jets practice out
204. Explain: here
205. ☐ ☒ Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of,
206. or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?



Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

207. ☐ ☒ Are you aware if the Property is located in the vicinity of a public or private airport?
208. Explain: _____

209. **NOTICE TO SELLER AND BUYER:** Pursuant to Arizona law a Seller shall provide a written disclosure to the Buyer
210. if the Property is located in territory in the vicinity of a military airport or ancillary military facility as delineated
211. on a map prepared by the State Land Department. The Department of Real Estate also is obligated to record
212. a document at the County Recorder's Office disclosing if the Property is under restricted air space and to
213. maintain the State Land Department Military Airport Map on its website at www.azre.gov.

214. ☐ ☒ Is the Property located in the vicinity of a military airport or ancillary military facility?
215. Explain: _____
216. ☐ ☒ Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
217. ☐ Asbestos ☐ Radon gas ☐ Lead-based paint ☐ Pesticides ☐ Underground storage tanks ☐ Fuel/chemical storage
218. Explain: _____
219. ☐ ☒ Are you aware if the Property is located within or subject to any of the following ordinances? (Check all that apply):
220. ☐ Superfund / WQARF / CERCLA ☐ Wetlands area ☐ Natural Area Open Spaces
221. ☐ ☒ Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
222. If yes, describe location: _____
223. ☐ ☒ Are you aware if any portion of the Property is in a flood plain/way? Explain: _____
224. _____

225. **NOTICE TO BUYER:** Your mortgage lender [may] [will] require you to purchase flood insurance in
226. connection with your purchase of this property. The National Flood Insurance Program provides for the
227. availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding
228. in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance
229. Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in
230. changes to flood insurance premiums that are likely to be higher, and in the future may be substantially
231. higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result,
232. purchasers of property should not rely on the premiums paid for flood insurance on this property previously
233. as an indication of the premiums that will apply after completion of the purchase. In considering purchase of
234. this property you should consult with one or more carriers of flood insurance for a better understanding of
235. flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior
236. owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the
237. purchase of flood insurance for the property. You may also wish to contact the Federal Emergency
238. Management Agency (FEMA) for more information about flood insurance as it relates to this property.

239. ☐ ☒ Are you aware of any portion of the Property ever having been flooded? Explain: _____
240. _____
241. ☒ ☐ Are you aware of any water damage or water leaks of any kind on the Property? Explain: The old pipes were
242. rusty. Replaced all of them. Have a map of pipes and shut off
243. ☐ ☒ Are you aware of any past or present mold growth on the Property? If yes, explain: valves.
244. _____

SEWER/WASTEWATER TREATMENT

YES NO

245. ☐ ☒ Is the entire Property connected to a sewer?
246. ☐ ☒ If no, is a portion of the Property connected to a sewer? Explain: _____
247. _____
248. ☐ ☒ If the entire Property or a portion of the Property is connected to a sewer, has a professional verified the sewer connection?
249. If yes, how and when: _____

250. **NOTICE TO BUYER:** Contact a professional to conduct a sewer verification test.

251. Type of sewer: ☐ Public ☐ Private ☐ Planned and approved sewer system, but not connected
252. Name of Provider: _____

>>

Initials>

BUYER	BUYER



Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

253. ☐ ☒ Are you aware of any past or present problems with the sewer? Explain: _____
254. ☒ ☐ Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 267.)
255. If yes, the Facility is: ☒ Conventional septic system ☐ Alternative system; type: _____
256. ☐ ☒ If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
257. If yes, name of contractor: _____ Phone #: _____
258. Approximate year Facility installed: _____ (Attach copy of permit if available.)
259. ☐ ☒ Are you aware of any repairs or alterations made to this Facility since original installation?
260. Explain: There are 2 septic tanks for the main house - there is a connection
261. to the new one in case the old one fails. New one installed 8/2011 two on
262. Approximate date of last Facility inspection and/or pumping of septic tank: main house 2011
263. ☐ ☒ Are you aware of any past or present problems with the Facility? Explain: _____
264. _____

NOTICE TO SELLER AND BUYER: The Arizona Department of Environmental Quality requires a Pre-Transfer Inspection of On-Site Wastewater Treatment Facilities on re-sale properties.

OTHER CONDITIONS AND FACTORS

267. What other material (important) information are you aware of concerning the Property that might affect the buyer's decision-making process, the value of the Property, or its use? Explain: Conservation Easement attached*
268. _____
269. Legal Description of 240 deeded acres attached (Polaris Land Surveying Inc)*

ADDITIONAL EXPLANATIONS

270. Rancho Seco LLC has two brands with the AZ Dept of Ag - see attached*
271. Rancho Seco LLC has an FQIP Grant for \$124,000 to drill a new well and*
272. Rancho Seco LLC has the ability to subdivide its 240 acres*
273. Ranch Management Agreement between Pima Co and Rancho Seco LLC*
274. Pima County Sonoran Desert Conservation Plan*
275. _____
276. _____
277. _____
278. _____
279. _____

280. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to the best of Seller's knowledge as of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller to Buyer prior to Close of Escrow, including any information that may be revealed by subsequent inspections. Seller acknowledges receipt of Residential Seller Disclosure Advisory titled *When in Doubt - Disclose*.

X Dorothy N. Rawley 03-11-2021
 SELLER'S SIGNATURE MO/DAY/YR SELLER'S SIGNATURE MO/DAY/YR

285. Reviewed and updated: Initials: _____
 SELLER SELLER MO/DAY/YR

286. **BUYER'S ACKNOWLEDGMENT:** Buyer acknowledges that the information contained herein is based only on the Seller's actual knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts in regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third parties and to consider obtaining a home warranty protection plan.

290. **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1) the site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender.
293. By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer disapproves of any items provided herein, Buyer shall deliver to Seller written notice of the items disapproved as provided in the Contract.

295. _____
 BUYER'S SIGNATURE MO/DAY/YR BUYER'S SIGNATURE MO/DAY/YR

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Initials>

BUYER BUYER

