

United Country Real Estate - Arizona Property &
VACANT LAND/LOT SELLER'S PROPERTY
DISCLOSURE STATEMENT (SPDS)
(TO BE COMPLETED BY SELLER)

The printed portion of this FORM has been approved by the Arizona Association of Realtors®. This is NOT intended to be a binding contract.



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 blank lines to explain. By signing below 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, 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).

OWNERSHIP AND PROPERTY

1. THIS DISCLOSURE CONCERNS THE FOLLOWING REAL PROPERTY: THE CLUB AT HIDDEN MEADOW RANCH,
 2. GREER, AZ 85927 LOTS #: 36, 37, 38, 41, 42, 43, 44, 45 & 47
 3. COUNTY: APACHE TAX PARCEL NUMBER: SEE ATTACHED PROPERTY TAX STATEMENTS
 4. ZONING: SINGLE-FAMILY RESIDENTIAL LEGAL OWNER OF PROPERTY: HMR CHARTER LOT PARTNERS LLC
 5. DATE PURCHASED OR ACQUIRED: FEBRUARY 2012
 6. How did you acquire the Property? ☒ Purchase ☐ Inheritance ☐ Foreclosure ☐ Gift ☐ Other: _____
 7. Is the Property located in an unincorporated area of the county? ☒ Yes ☐ No
 8. If yes, and five or fewer parcels of land other than subdivided land are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.
 9. To your knowledge, is the Property within a subdivision approved by the Arizona Department of Real Estate? ☒ Yes ☐ No
 10. If yes, attach a copy of the Subdivision Public Report. ATTACHED
 11. Is the legal owner(s) of the Property a foreign person or a non-resident alien pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)? ☐ Yes ☒ No If yes, consult a tax advisor; mandatory withholding may apply.
 12. Does the Property include any leased land? ☐ Yes ☒ No
 13. If yes, is the land: ☐ State ☐ Federal ☐ Privately owned ☐ Other: N/A
 14. How many acres are leased? N/A
 15. Expiration date of current lease? N/A (Attach a copy of the lease.)
 16. Is the Property currently leased to a tenant? ☐ Yes ☒ No
 17. If yes, expiration date of current lease: N/A (Attach a copy of the lease.)
 18. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: N/A
 - 21.
- YES NO
22. ☐ ☒ Have you entered into any agreement to transfer your interest in the Property in any way, including lease renewals or options to purchase? Explain: _____
23. ☐ ☐ To your knowledge, is the Property subject to Covenants, Conditions and Restrictions or deed restrictions? Explain: YES - OWNERS ASSOCIATION FOR THE CLUB AT HIDDEN MEADOW RANCH



Form VLSPDS 02/08 C

Initials: _____ /
BUYER BUYER



- YES NO
26. ☒ ☐ Are you aware of any association(s) governing this Property?
 27. If yes, provide contact(s) information: Name: Amy Dorset Phone #: 480-216-9111
 28. If yes, are there any fees? How much? \$ 309 How often? MONTHLY
 29. ☐ ☒ Are you aware of any assessments affecting this Property? (Check all that apply):
 30. ☐ Association assessment ☐ Road maintenance ☐ Sewer ☐ Water ☐ Electric ☐ Other _____
 31. If yes, the approximate balance: \$ _____
 32. ☐ ☒ Are you aware of any proposed assessment(s)?
 33. If yes, explain: _____
 34. ☐ ☒ Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
 35. Explain: _____
 36. ☐ ☒ Are you aware of any of the following recorded against the Property? (Check all that apply):
 37. ☐ Judgement liens ☐ Tax liens ☐ Other non-consensual liens
 38. Explain: _____
 39. ☐ ☒ Are you aware of any title issues affecting this Property? (Check all that apply):
 40. ☐ Recorded easements ☐ Use restrictions ☐ Lot line disputes ☐ Encroachments
 41. ☐ Unrecorded easements ☐ Use permits ☐ Conservation easement ☐ Other _____
 42. Explain: See Title Report Attached
 43. ☐ ☒ Are you aware of any pending or anticipated eminent domain or condemnation proceedings regarding the Property?
 44. Explain: _____
 45. ☐ ☒ Are you aware of any development, impact, or similar fees regarding the Property?
 46. Explain: _____

ACCESS

- YES NO
47. ☒ ☐ To your knowledge, is there legal access to the Property?
 48. ☒ ☐ To your knowledge, is there physical access to the Property?
 49. ☒ ☐ To your knowledge, is the physical and legal access the same?
 50. To your knowledge, is the road/street access to the Property maintained by: ☐ County ☐ City ☒ Homeowners' association
 51. ☐ Privately ☐ Not maintained Explain: _____
 52. ☐ ☒ Are you aware of any problems with legal or physical access to the Property?
 53. Explain: _____
 54. ☐ ☒ Are you aware of any public or private use paths or roadways on or across the Property?
 55. Explain: _____

USE

56. What is the current use of the Property? VACANT LOTS
 57. What prior uses of the Property are you aware of? RANCH
- YES NO
58. ☒ ☐ To your knowledge, does the current use conform with current zoning?
 59. ☐ ☒ Are you aware of any improvements on the Property?
 60. Explain: _____
 61. ☐ ☒ Are you aware of any crops being grown on the Property?
 62. If yes, are the crops ☐ Owner operated ☐ Tenant operated
 63. If yes, who has the right to harvest the crops and for what period of time? Explain: _____
 64. _____
 65. ☐ ☒ Are you aware of any livestock on the Property?
 66. If yes, are the livestock ☐ Owner operated ☐ Tenant operated ☐ Open range



UTILITIES

67. Are the following services available to the Property?

	YES	NO		PROVIDER
68.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity	<u>SEE PUBLIC REPORT</u>
69.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fuel <input type="checkbox"/> Natural gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil	
70.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cable	
71.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telephone	<u>SEE PUBLIC REPORT</u>
72.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage collection	
73.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire.....	<u>SEE PUBLIC REPORT</u>
74.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any alternate power systems installed on the Property? If yes, indicate type (Check all that apply):	
75.			<input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Generator <input type="checkbox"/> Other _____	
76.			If yes, are you aware of any past or present problems with the alternate power system(s)? Explain: _____	
77.			_____	

WATER

	YES	NO	
78.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there a domestic water source to the Property?
79.			If yes, water source is: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private water company <input type="checkbox"/> Private well <input type="checkbox"/> Shared well <input type="checkbox"/> Hauled water
80.			If water source is a private or shared well, or water can be used from springs, streams, lakes, ponds, reservoirs, canyons, or ravines, complete and attach the DOMESTIC WATER WELL/WATER USE ADDENDUM.
81.			
82.			If water source is public, a private water company, or hauled water, Provider is: <u>SEE PUBLIC REPORT</u>
83.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any past or present drinking water problems? Explain: _____
84.			
85.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	To your knowledge, is the Property in one of the following districts or areas? (Check all that apply):
86.			<input type="checkbox"/> Central Arizona Project (CAP) District <input type="checkbox"/> Irrigation Non-Expansion Area <input type="checkbox"/> Active Management Area
87.			<input type="checkbox"/> Central Arizona Groundwater Replenishment District <input type="checkbox"/> Other: _____
88.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any grandfathered water rights associated with the Property?
89.			If yes, <input type="checkbox"/> Type I <input type="checkbox"/> Type II <input type="checkbox"/> Irrigation
90.			Grandfathered Water Rights Certificate # _____
91.			What is the allotment? _____ acre feet
92.			Number of irrigated acres _____
93.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	To your knowledge, does the Property have surface water rights? If yes, Certificate # _____

SEWER/WASTEWATER TREATMENT

	YES	NO	
94.			NOTICE TO BUYER: CONTACT THE APPROPRIATE GOVERNMENTAL OR PRIVATE PROVIDER REGARDING THE AVAILABILITY AND COST OF SEWER CONNECTION.
95.			
96.			Type of sewer: <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Planned and approved sewer system, but not connected <input checked="" type="checkbox"/> None
97.			Name of Provider: _____
98.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 110.)
99.			If yes, the Facility is: <input type="checkbox"/> Conventional septic system <input type="checkbox"/> Alternative system; type: _____
100.			
101.	<input type="checkbox"/>	<input type="checkbox"/>	If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
102.			If yes, name of contractor: <u>N/A</u> Phone #: _____
103.			Approximate year Facility installed: _____ (Attach copy of permit)
104.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any repairs or alterations made to this Facility since original installation?
105.			Explain: <u>N/A</u>
106.			
107.			Approximate date of last Facility inspection and/or pumping of septic tank: _____
108.			<u>N/A</u>



- YES NO
109. ☐ ☐ Are you aware of any past or present problems with the Facility? Explain: N/A
110. ☐ ☐ Are you aware of any site/soil evaluation (percolation or other tests) having been performed on the Property?
111. ☐ ☐ If yes, when and by whom? See Public Report
112. **NOTICE TO SELLER AND BUYER: THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIRES A**
113. **PRE-TRANSFER INSPECTION OF ON-SITE WASTEWATER TREATMENT FACILITIES ON RE-SALE PROPERTIES.**

ENVIRONMENTAL INFORMATION

- YES NO
114. ☐ ☒ Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
115. ☐ Asbestos ☐ Radon gas ☐ Mining operations ☐ Pesticides
116. ☐ Underground storage tanks ☐ Fuel/oil/chemical disposal or storage
117. Explain: _____
118. ☐ ☒ Are you aware of the presence of any of the following in close proximity to Property, past or present? (Check all that apply):
119. ☐ Asbestos ☐ Radon gas ☐ Pesticides ☐ Underground storage tanks
120. ☐ Fuel/oil/chemical disposal or storage ☐ Other: _____
121. Explain: _____
122. ☐ ☒ Are you aware if the Property is located within any of the following? (Check all that apply):
123. ☐ Superfund ☐ Water Quality Assurance Revolving Fund ("WQARF")
124. ☐ Comprehensive Environmental Response Compensation and Liability Act ("CERCLA")
125. ☒ ☐ Are you aware of any environmental assessments or studies having been performed on the Property?
126. If yes, was the study a (Check all that apply): ☐ Phase I ☐ Phase II ☐ Phase III ☐ Other _____
127. (Attach copies of the environmental assessment or study.) COPY OF REPORT NOT AVAILABLE
128. ☐ ☒ Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
129. ☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Other _____
130. Explain: _____
131. **NOTICE TO BUYER: THE ARIZONA DEPARTMENT OF REAL ESTATE PROVIDES EARTH FISSURE MAPS TO**
132. **ANY MEMBER OF THE PUBLIC IN PRINTED OR ELECTRONIC FORMAT UPON REQUEST AND ON ITS WEB SITE**
133. **AT www.azre.gov.**
134. ☐ ☒ Are you aware of any past or present issues or problems in close proximity to the Property related to any of the following? (Check all that apply):
135. ☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Other _____
136. Explain: _____
137. ☐ ☒ Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
138. ☐ Airport noise ☐ Traffic noise ☐ Rail line noise ☐ Neighborhood noise ☐ Toxic waste disposal
139. ☐ Odors ☐ Nuisances ☐ Sand/gravel operations ☐ Other _____
140. Explain: _____
141. ☐ ☒ Are you aware of any portion of the Property being situated on or in close proximity to a closed landfill?
142. Explain: _____
143. ☐ ☒ Are you aware of any conditions that make the Property subject to any of the following ordinances or regulations?
144. (Check all that apply):
145. ☐ Hillside ☐ Erosion control ☐ Native plant/animal species preservation ☐ Natural area open space requirements
146. ☐ Wetlands area ☐ Critical habitat
147. ☐ ☒ Are you aware if the Property is located in the vicinity of an airport (military, public, or private)?
148. Explain: _____
149. **NOTICE TO SELLER AND BUYER: PURSUANT TO ARIZONA LAW A SELLER SHALL PROVIDE A WRITTEN**
150. **DISCLOSURE TO THE BUYER IF THE PROPERTY IS LOCATED IN TERRITORY IN THE VICINITY OF A MILITARY**
151. **AIRPORT OR ANCILLARY MILITARY FACILITY AS DELINEATED ON A MAP PREPARED BY THE STATE LAND**
152. **DEPARTMENT. THE DEPARTMENT OF REAL ESTATE ALSO IS OBLIGATED TO RECORD A DOCUMENT AT THE**
153. **COUNTY RECORDER'S OFFICE DISCLOSING IF THE PROPERTY IS UNDER RESTRICTED AIR SPACE AND TO**
154. **MAINTAIN THE STATE LAND DEPARTMENT MILITARY AIRPORT MAP ON ITS WEBSITE AT www.azre.gov.**
155. ☐ ☒ Are you aware if any portion of the Property is in a flood way or flood plain?
156. Explain: _____
157. ☐ ☒ Are you aware of any portion of the Property ever having been flooded?
158. Explain: _____
159. Explain: _____



Form VLSPDS 02/08 C

Initials: _____ / _____
BUYER BUYER

MISCELLANEOUS

- YES NO
160. ☒ ☐ Are you aware of any survey of the Property by a licensed surveyor having been performed? If yes, when and by whom? RECORDED PLAT (Attach surveyor's plat map)
161. ☒ ☐ If yes, is the survey recorded?
162. ☐ ☒ Are you aware of any archeological features or artifacts on the Property?
163. ☐ ☒ Explain: _____
164. ☒ ☐ Are you aware of any archeological study having been performed on the Property?
165. ☐ ☒ If yes, when and by whom? ORIGINAL SUBDIVISION PROCESSING 2001-2002
166. ☐ ☒ Are you aware of any endangered species on the Property? Explain: _____
167. ☐ ☒ Are you aware of any endangered species studies having been performed on the Property? If yes, when and by whom? ORIGINAL SUBDIVISION PROCESSING 2001-2002
168. ☐ ☒ Are you aware of any mineral rights that transfer with the title? If yes, explain: _____
169. ☒ ☐ Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
170. ☐ ☒ If yes, describe location: ABANDONED AND PLUGGED WATER WELL ON LOT 42 [TRACT B]
171. ☐ ☒ ADJACENT TO SE CORNER OF LOT 42 (illustrate location on plat map, if attached.)
172. _____
173. _____
174. _____
175. _____

ADDITIONAL EXPLANATIONS

- YES NO
176. ☒ ☐ Is there any other information concerning the Property that might affect the decision of a buyer to buy, or affect the value of the Property, or affect the Property's use by a buyer? Explain: _____
177. _____
178. _____
179. DESIGN GUIDELINES ADMINISTERED BY OWNERS ASSOCIATION.
180. COMMON AREAS AND SERVICES ADMINISTERED BY OWNERS ASSOCIATION.
181. _____
182. _____
183. _____
184. _____
185. _____
186. _____
187. _____
188. _____

189. **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.

192. HTM CHARLTON LOT PARTNERS LLC BY GREENISBERG SOUTHWEST CORPORATION BY T.W. BOLINGER
SELLER MO/DA/YR SELLER MO/DA/YR

193. **Reviewed and updated:** Initials: _____
SELLER SELLER MO/DA/YR

194. **BUYER'S ACKNOWLEDGEMENT:** 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.

197. **NOTICE:** Buyer acknowledges that by law, Seller, Lessors and Brokers are not obligated to disclose that the Property is or has been:
198. (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
199. to HIV, diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or
200. (3) located in the vicinity of a sex offender.

201. **By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer reasonably disapproves of any items provided**
202. **herein, Buyer shall deliver to Seller written notice of the items disapproved as provided in the Contract.**

203. _____
BUYER MO/DA/YR BUYER MO/DA/YR

