



**TO ENSURE THAT YOU HAVE THE MOST
UP-TO-DATE AFFIDAVIT OF DISCLOSURE, PLEASE
CHECK [HTTP://WWW.AARONLINE.COM](http://www.aaronline.com)**



Affidavit of Disclosure

Pursuant to A.R.S. §33-422, a seller of five or fewer parcels of land, other than subdivided land, in an unincorporated area of a county, and any subsequent seller of such a parcel, shall furnish a written affidavit of disclosure, in substantially the same form set forth in the statute, to the buyer at least seven days before the transfer of the property. The buyer shall acknowledge receipt of the affidavit. The buyer has the right to rescind the sales transaction for a period of five days after receipt of the affidavit of disclosure. The seller must record the executed affidavit of disclosure at the same time that the deed is recorded.

Various statutes are referred to in the Affidavit of Disclosure. The seller should review these statutes before completing the Affidavit. Arizona statutes are available at www.azleg.state.az.us/ArizonaRevisedStatutes.asp.

The Affidavit of Disclosure also refers to various maps and information available on the State Real Estate Department's ("ADRE") website at www.azre.gov/.

The Affidavit of Disclosure should be used in conjunction with any other appropriate seller's property disclosure statement or other seller disclosure documentation.

No representation is made as to the legal validity or adequacy of the following Affidavit of Disclosure or the consequences thereof. If you desire legal advice, tax or other professional advice, please contact your attorney, tax advisor or other professional consultant.

The Legislature frequently adds to the Affidavit of Disclosure. The following Affidavit of Disclosure form may not be updated or revised for accuracy as statutory or case law changes.

Review the statutory requirements for the Affidavit at:
www.azleg.state.az.us/FormatDocument.asp?inDoc=/ars/33/00422.htm&Title=33&DocType=ARS

You should not act upon this information without seeking independent legal counsel.

WHEN RECORDED MAIL TO:

AFFIDAVIT OF DISCLOSURE
PURSUANT TO A.R.S. §33-422

I, Ira D. Ernst ("Seller(s)") being duly sworn, hereby make this
Affidavit of Disclosure relating to the real property situated in the unincorporated area of:
Pima County, State of Arizona, located at:
TBD Old Spanish Trail Vail AZ 85747 and
legally described as: W2 E2 NW4 EXC NLY PTN 28.79 AC SEC 17-15-16

(Legal Description attached hereto as Exhibit "A")
("Property")

1. There ☒ is ☐ is not... legal access to the Property, as defined in A.R.S. §11-831. ☐ Unknown
Explain: _____

2. There ☒ is ☐ is not... physical access to the Property. ☐ Unknown
Explain: _____

3. There ☐ is ☒ is not... a statement from a licensed surveyor or engineer available stating whether the
Property has physical access that is traversable by a two-wheel drive passenger motor vehicle.

4. The legal and physical access to the Property ☒ is ☐ is not... the same. ☐ Unknown ☐ Not applicable
Explain: _____

*If access to the parcel is not traversable by emergency vehicles, the county and emergency service
providers may not be held liable for any damages resulting from the inability to traverse the access to
provide needed services.*

August 2019

Rick Sack | Long Realty Company | 520-906-2801 |

Instantly e-Verify

5. The road(s) is/are ☒ publicly maintained ☐ privately maintained ☐ not maintained ☐ not applicable. If applicable, there ☐ is ☐ is not...a recorded road maintenance agreement.

If the roads are not publicly maintained, it is the responsibility of the Property owner(s) to maintain the roads and roads that are not improved to county standards and accepted for maintenance are not the county's responsibility.

6. A portion or all of the Property ☐ is ☒ is not...located in a FEMA designated regulatory floodplain. If the property is in a floodplain, it may be subject to floodplain regulation.

7. The Property ☐ is ☐ is not...subject to ☐ Fissures or ☐ Expansive Soils ☒ Unknown
Explain: _____

8. The following services are currently provided to the Property: ☒ water ☒ sewer ☒ electric ☐ natural gas ☐ single party telephone ☐ cable television services.

9. The Property ☐ is ☒ is not...served by a water supply that requires the transportation of water to the Property.

10. The Property is served by ☐ a private water company ☐ a municipal water provider ☒ a private well ☐ a shared well ☐ no well. If served by a shared well, the shared well ☐ is ☐ is not...a public water system, as defined by the Safe Drinking Water Act (42 United States Code §300f).

Notice to buyer: If the property is served by a well, a private water company or a municipal water provider the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, contact the water provider.

11. The Property or the water used on the Property ☐ is ☐ is not the subject of a statement of claimant for the use of water in a general adjudication of water rights. ☒ Unknown
This is a lawsuit to determine the use of and relative priority of water rights. A map of adjudicated areas is available at the website of the Department of Water Resources.

12. The Property ☐ does have ☒ does not have...an on-site wastewater treatment facility (i.e., standard septic or alternative system to treat and dispose of wastewater). ☐ Unknown. If applicable: a) the Property ☒ will ☐ will not...require installation of an on-site wastewater treatment facility; b) The on-site wastewater treatment facility ☐ has ☐ has not...been inspected.

13. The Property ☐ has been ☒ has not been...subject to a percolation test. ☐ Unknown

August 2019

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Instructions:

14. The Property ☒ does have ☐ does not have one or more solar energy devices that are ☐ leased ☒ owned.
Notice to buyer: If the Property contains solar energy devices, it is the responsibility of the buyer to verify the proper replacement and disposal method for the devices, as applicable. If the solar energy devices are leased, the seller or property owner shall disclose the name and contact information of the leasing company.
Leasing company name: FOR WELL ONLY Phone: _____

15. The Property ☒ does ☐ does not...meet the minimum applicable county zoning requirements of the applicable zoning designation.

16. The sale of the Property ☒ does ☐ does not... meet the requirements of A.R.S. §11-831 regarding land divisions. If those requirements are not met, the property owner may not be able to obtain a building permit. The seller or property owner shall disclose each of the deficiencies to the buyer.
Explain: _____

17. The Property ☐ is ☒ is not located in the clear zone of a military airport or ancillary military facility, as defined in A.R.S. §28-8461. (Maps are available at the State Real Estate Department's website.)

18. The Property ☐ is ☒ is not located in the high noise or accident potential zone of a military airport or ancillary military facility, as defined in A.R.S. §28-8461. (Maps are available at the State Real Estate Department's website.)

19. Notice: If the Property is located within the territory in the vicinity of a military airport or ancillary military facility the Property is required to comply with sound attenuation standards as prescribed by A.R.S. §28-8482. (Maps are available at the State Real Estate Department's website.)

20. The Property ☐ is ☒ is not located under military restricted airspace. ☐ Unknown.
(Maps are available at the State Real Estate Department's website.)

21. The Property ☐ is ☒ is not located in a military electronics range as defined in A.R.S. §9-500.28 and A.R.S. §11-818. ☐ Unknown. (Maps are available on at the state real estate department's website).

22. Use of the Property ☐ is ☒ is not limited in any way relating to an encumbrance of title due to a lis pendens, a court order or a state real estate department order or a pending legal action. If the use of the property is limited due to an encumbrance of title, the seller or property owner shall disclose the limitations to the buyer.
Explain: _____

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This Affidavit of Disclosure supersedes any previously recorded Affidavit of Disclosure.

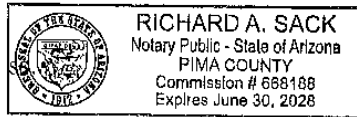
I certify under penalty of perjury that the information contained in this affidavit is true, complete and correct according to my best belief and knowledge.

Dated this 9/10 day of 2024 by:
(DATE) (YEAR)

Seller's name (print): Ira D. Ernst Signature: [Signature]

Seller's name (print): _____ Signature: _____

STATE OF ARIZONA)
County of PIMA)



SUBSCRIBED AND SWORN before me this 9/10 day of 2024
(DATE) (YEAR)

by [Signature]

Notary Public

My commission expires: JUNE 30, 2028
(DATE)

Buyer(s) hereby acknowledges receipt of a copy of this Affidavit of Disclosure this

_____ day of _____
(DATE) (YEAR)

Buyer's name (print): _____ Signature: _____

Buyer's name (print): _____ Signature: _____

August 2019

Rick Sack | Long Realty Company | 520-906-2801 |

InstantNotary.com

VACANT LAND/LOT SELLER ADVISORY

Document updated:
August 2024



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, inspection reports, and leases, to ensure 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 question, 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") Vacant Land/Lot Purchase Contract, the seller is required to deliver "a completed AAR Vacant Land/Lot SPDS form to the Buyer within five (5) 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.

VACANT LAND/LOT SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) (To be completed by Seller)

Document updated:
August 2024



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 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).

PROPERTY AND OWNERSHIP

1. THIS DISCLOSURE CONCERNS THE FOLLOWING REAL PROPERTY: TBD Old Spanish Trail
2. Vail AZ 85747
3. COUNTY: PIMA TAX PARCEL NUMBER: 305-81-0055
4. ZONING: SA DATE PURCHASED OR ACQUIRED: 1980
5. How did you acquire the Property? ☒ Purchase ☐ Inheritance ☐ Foreclosure ☐ Gift ☐ Other:
6. LEGAL OWNER OF PROPERTY: LIDA ERNST REVOC. LIVING TRUST
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
9. with a written Affidavit of Disclosure in the form required by law.
10. To your knowledge, is the Property within a subdivision approved by the Arizona Department of Real Estate? ☐ Yes ☒ No
11. Is the legal owner(s) of the Property a Foreign Person pursuant to the Foreign Investment in Real Property
12. Tax Act (FIRPTA)? ☐ Yes ☒ No If yes, consult a tax advisor; mandatory withholding may apply.
13. Does the Property include any leased land? ☐ Yes ☒ No
14. If No, skip to line 22
15. If yes, is the land: ☐ State ☐ Federal ☐ Privately owned ☐ Other:
16. How many acres are leased? _____
17. Expiration date of current lease? _____ (Attach a copy of the lease.)
18. Is the Property currently leased to a tenant? ☐ Yes ☐ No
19. If yes, expiration date of current lease: _____ (Attach a copy of the lease.)
20. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____
21. _____

YES NO

22. ☐ ☒ Have you entered into any agreement to transfer your interest in the Property in any way, including lease renewals
23. or options to purchase? Explain: _____
24. ☐ ☒ To your knowledge, is the Property subject to Covenants, Conditions and Restrictions or deed restrictions?
25. Explain: _____

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Vacant Land/Lot Seller's Property Disclosure Statement (SPDS) • August 2024
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Initials>

BUYER BUYER

Vacant Land/Lot Seller's Property Disclosure Statement (SPDS) >>

- YES NO
26. ☐ ☒ Are you aware of any association(s) governing this Property?
27. If yes, membership in the association(s) is ☐ Mandatory ☐ Voluntary
28. Association Name: _____ Contact Person: _____ Phone #: _____
29. Association Name: _____ Contact Person: _____ Phone #: _____
30. If yes, are there any fees? How much? \$ _____ How often? _____
31. How much? \$ _____ How often? _____
32. ☐ ☒ Are you aware of any assessments affecting this Property? (Check all that apply):
33. ☐ Association assessment ☐ Road maintenance ☐ Sewer ☐ Water ☐ Electric ☐ Other _____
34. If yes, the approximate balance: \$ _____
35. ☐ ☒ Are you aware of any proposed assessment(s)?
36. If yes, explain: _____
37. ☐ ☒ Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
38. Explain: _____
39. ☐ ☒ Are you aware of any of the following recorded against the Property? (Check all that apply):
40. ☐ Judgment liens ☐ Tax liens ☐ Other non-consensual liens
41. Explain: _____
42. ☐ ☒ Are you aware of any title issues affecting this Property? (Check all that apply):
43. ☐ Recorded easements ☐ Use restrictions ☐ Lot line disputes ☐ Encroachments
44. ☐ Unrecorded easements ☐ Use permits ☐ Conservation easement ☐ Other _____
45. Explain: _____
46. ☐ ☒ Are you aware of any pending or anticipated eminent domain or condemnation proceedings regarding the Property?
47. Explain: _____
48. ☐ ☒ Are you aware of any development, impact, or similar fees regarding the Property?
49. Explain: _____
50. ☐ ☒ Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?
51. If yes, provide the name of the CFD: _____

ACCESS

52. There ☒ is ☐ is not...legal access to the Property, as defined in A.R.S. §11-831 ☐ unknown
53. Explain: _____
54. _____
55. There ☒ is ☐ is not...physical access to the Property ☐ unknown
56. Explain: _____
57. _____
58. There ☐ is ☒ is not...a statement from a licensed surveyor or engineer available stating whether the Property has
59. physical access that is traversable by a two-wheel drive passenger motor vehicle
60. The legal and physical access to the Property ☐ is ☐ is not...the same ☐ unknown ☐ not applicable
61. Explain: _____
62. _____
63. The road(s) ☒ is publicly maintained ☐ privately maintained ☐ not maintained ☐ not applicable. If applicable, there
64. ☐ is ☐ is not...a recorded road maintenance agreement.
65. **If the roads are not publicly maintained, it is the responsibility of the Property owner(s) to maintain the roads and roads that**
66. **are not improved to county standards and accepted for maintenance are not the county's responsibility.**

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Vacant Land/Lot Seller's Property Disclosure Statement (SPDS) >>

USE

67. What is the current use of the Property? VACANT LAND
68. What prior uses of the Property are you aware of? NONE

YES NO

69. ☒ ☐ To your knowledge, does the current use conform with current zoning?
70. If no, Explain: _____
71. ☐ ☒ Are you aware of any improvements on the Property?
72. Explain: _____
73. ☐ ☒ Are you aware of any crops being grown on the Property?
74. If yes, are the crops ☐ Owner operated ☐ Tenant operated
75. If yes, who has the right to harvest the crops and for what period of time? Explain: _____
76. _____
77. ☒ ☐ Are you aware of any livestock on the Property?
78. If yes, are the livestock ☐ Owner operated ☒ Tenant operated ☐ Open range

UTILITIES

79. ARE THE FOLLOWING SERVICES AVAILABLE TO THE PROPERTY?
- | YES | NO | PROVIDER |
|--|----|--|
| 80. <input checked="" type="checkbox"/> <input type="checkbox"/> | | Electricity: _____ |
| 81. <input type="checkbox"/> <input type="checkbox"/> | | Fuel: <input type="checkbox"/> Natural gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil _____ |
| 82. <input type="checkbox"/> <input type="checkbox"/> | | Cable: _____ |
| 83. <input type="checkbox"/> <input type="checkbox"/> | | Internet: _____ |
| 84. <input type="checkbox"/> <input type="checkbox"/> | | Telephone: _____ |
| 85. <input type="checkbox"/> <input type="checkbox"/> | | Garbage Collection: _____ |
| 86. <input type="checkbox"/> <input type="checkbox"/> | | Fire: _____ |
| 87. <input type="checkbox"/> <input type="checkbox"/> | | Irrigation: _____ |
| 88. <input type="checkbox"/> <input type="checkbox"/> | | Are there any alternate power systems serving the Property? (If no, skip to line 99) |
| 89. | | If yes, indicate type (Check all that apply) |
| 90. | | <input checked="" type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Generator <input type="checkbox"/> Other <u>ALWAYS THE WELL</u> |
| 91. <input type="checkbox"/> <input checked="" type="checkbox"/> | | Are you aware of any past or present problems with the alternate power system(s)? |
| 92. | | Explain: _____ |
| 93. <input type="checkbox"/> <input checked="" type="checkbox"/> | | Are any power systems serving the Property leased? |
| 94. | | Explain: _____ |
| 95. | | If yes, provide name and phone number of the leasing company (Attach copy of lease if available) _____ |
| 96. | | _____ |
| 97. | | |
| 98. | | |
- NOTICE TO BUYER:** If the Property is served by a solar system, Buyer is advised to read all pertinent documents and review the cost, insurability, operation, and value of the system, among other items.

WATER

YES NO

99. ☒ ☐ Is there a domestic water source to the Property?
100. If yes, water source is: ☐ Public ☐ Private water company ☒ Private well ☐ Shared well ☐ Hauled water
101. If water source is a private or shared well, or water can be used from springs, streams, lakes, ponds, reservoirs,
102. canyons, or ravines, complete and attach the DOMESTIC WATER WELL/ WATER USE ADDENDUM.
103. If water source is public, a private water company, or hauled water, Provider is: _____

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Initials>

BUYER BUYER

Vacant Land/Lot Seller's Property Disclosure Statement (SPDS) >>

YES NO

104. ☐ ☒ Are you aware of any past or present drinking water problems?
105. Explain: _____
106. _____
107. ☒ ☐ To your knowledge, is the Property in one of the following districts or areas? (Check all that apply):
108. ☐ Central Arizona Project (CAP) District ☐ Irrigation Non-Expansion Area ☒ Active Management Area
109. ☐ Central Arizona Groundwater Replenishment District ☐ Other: _____
110. ☐ ☒ Are you aware of any grandfathered water rights associated with the Property?
111. If yes, ☐ Type I ☐ Type II ☐ Irrigation
112. Grandfathered Water Rights Certificate # _____
113. What is the allotment? _____ acre feet
114. Number of irrigated acres _____
115. ☐ ☒ To your knowledge, does the Property have surface water rights? If yes, Certificate # _____
116. **NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water**
117. **provider, the Arizona Department of Water Resources may not have made a water supply determination.**
118. **For more information about water supply, or any of the above services, contact the provider.**

SEWER/WASTEWATER TREATMENT

YES NO

119. Type of sewer: ☒ Public ☐ Private ☐ Planned and approved sewer system, but not connected ☐ None
120. Name of Provider: PINAL COUNTY SEWER
121. ☐ ☒ Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 136)
122. If yes, the Facility is: ☐ Conventional septic system ☐ Alternative system; type: _____
123. _____ or;
124. Other: _____
125. **NOTICE TO BUYER: Contact the appropriate governmental or private provider regarding the availability**
126. **and cost of sewer connection.**
127. ☐ ☐ If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
128. If yes, name of contractor: _____ Phone #: _____
129. Approximate year Facility Installed: _____ (Attach copy of permit)
130. ☐ ☐ Are you aware of any repairs or alterations made to this Facility since original installation?
131. Explain: _____
132. _____
133. Approximate date of last Facility inspection and/or pumping of septic tank: _____
134. _____
135. ☐ ☐ Are you aware of any past or present problems with the Facility? Explain: _____
136. ☐ ☒ Are you aware of any site/soil evaluation (percolation or other tests) having been performed on the Property?
137. If yes, when and by whom? _____
138. **NOTICE TO SELLER AND BUYER: The Arizona Department of Environmental Quality (ADEQ) requires a**
139. **pre-transfer inspection of on-site wastewater treatment facilities on re-sale properties.**

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Initials>

BUYER BUYER

140.
141.
142.

NOTICE TO BUYER: Cesspools have not been approved for use in Arizona since 1976. Current Arizona Department of Environmental Quality regulations on cesspools specifically prohibit their use for sewage disposal [R18-9-A309(A)(4) and R18-5-408(D)].

ENVIRONMENTAL INFORMATION

YES NO

143. ☐ ☒ Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
144. ☐ Asbestos ☐ Radon gas ☐ Mining operations ☐ Pesticides
145. ☐ Underground storage tanks ☐ Fuel/oil/chemical disposal or storage
146. Explain: _____
147. ☐ ☒ Are you aware of the presence of any of the following in close proximity to Property, past or present? (Check all that apply):
148. ☐ Asbestos ☐ Radon gas ☐ Pesticides ☐ Underground storage tanks
149. ☐ Fuel/oil/chemical disposal or storage ☐ Other: _____
150. Explain: _____
151. ☐ ☒ Are you aware if the Property is located within any of the following? (Check all that apply):
152. ☐ Superfund ☐ Water Quality Assurance Revolving Fund ("WQARF")
153. ☐ Comprehensive Environmental Response Compensation and Liability Act ("CERCLA")
154. ☐ ☒ Are you aware of any environmental assessments or studies having been performed on the Property?
155. If yes, was the study a (Check all that apply): ☐ Phase I ☐ Phase II ☐ Phase III ☐ Other _____
156. (Attach copies of the environmental assessment or study.)
157. ☐ ☒ Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
158. ☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Other _____
159. Explain: _____
160. **NOTICE TO BUYER:** The Arizona Department of Real Estate provides earth fissure maps to any member of the public in printed or electronic format upon request and on its website at: www.azre.gov
- 161.
162. ☐ ☒ 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):
163. ☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Other _____
164. Explain: _____
165. ☒ ☐ Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
166. ☐ Airport noise ☒ Traffic noise ☐ Rail line noise ☐ Neighborhood noise ☐ Toxic waste disposal
167. ☐ Odors ☐ Nuisances ☐ Sand/gravel operations ☐ Other _____
168. Explain: _____
169. ☐ ☒ Are you aware of any portion of the Property being situated on or in close proximity to a closed landfill?
170. Explain: _____
171. ☒ ☐ Are you aware of any conditions that make the Property subject to any of the following ordinances or regulations? (Check all that apply):
172. ☒ Hillside ☐ Erosion control ☐ Native plant/animal species preservation ☐ Natural area open space requirements
173. ☐ Wetlands area ☐ Critical habitat
174. ☐ ☒ Are you aware if the Property is located in the vicinity of an airport (military, public, or private)?
175. Explain: _____
- 176.
- 177.

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Initials>

BUYER BUYER

178.
179.
180.
181.
182.

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

YES NO

183.
184.
185.
186.

☒

Are you aware if any portion of the Property is in a flood way or flood plain?

Explain: _____

☐

☒

Are you aware of any portion of the Property ever having been flooded?

Explain: _____

187.
188.
189.
190.
191.
192.
193.
194.
195.
196.
197.
198.
199.
200.

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

MISCELLANEOUS

YES NO

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Are you aware of any survey of the Property by a licensed surveyor having been performed? If yes, when and by whom? 11/2006 LON CARLSON (Attach surveyor's plat map)

☐

☒

If yes, is the survey recorded?

☐

☒

Are you aware of any archeological features or artifacts on the Property?

Explain: _____

☐

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Are you aware of any archeological study having been performed on the Property?

If yes, when and by whom? _____

☐

☒

Are you aware of any endangered species on the Property? Explain: _____

☐

☒

Are you aware of any endangered species studies having been performed on the Property? If yes, when and by whom? _____

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Are you aware of any mineral rights that transfer with the title? If yes, explain: _____

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Are you aware of any open mine shafts/tunnels, abandoned wells, or other hazards on the Property?

If yes, describe location: _____

(Illustrate location on plat map, if attached.)

>>

Initials>

BUYER

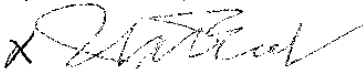
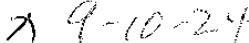
BUYER

ADDITIONAL EXPLANATIONS

YES NO

218. ☐ ☒ Is there any other information concerning the Property that might affect the decision of a buyer to buy, or affect
219. the value of the Property, or affect the Property's use by a buyer? Explain: _____
220. _____
221. _____
222. _____
223. _____
224. _____
225. _____
226. _____
227. _____
228. _____
229. _____
230. _____
231. _____
232. _____
233. _____
234. _____
235. _____

236. **SELLER CERTIFICATION:** Seller certifies that the Information contained herein is true and complete to the best of Seller's
237. knowledge as of the date signed. Seller agrees that any changes in the Information contained herein will be disclosed in writing
238. by Seller to Buyer prior to Close of Escrow, including any information that may be revealed by subsequent inspections.

239.  
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR
Ira D. Ernst

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

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

244. **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has
245. 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
246. exposed to HIV, diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real
247. estate; or (3) located in the vicinity of a sex offender.

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

250. _____
^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

DOMESTIC WATER WELL/WATER USE ADDENDUM SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS") (TO BE COMPLETED BY SELLER IF PROPERTY IS SERVED BY A WATER WELL)

Document updated:
November 2013



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.



1. This is an Addendum to the SPDS dated: 9/10/24
2. Seller: Ira D. Ernst
3. Premises Address: TBD Old Spanish Trail Vail AZ 85747

- YES NO
4. ☒ ☐ Is the well currently registered in Seller's name? If no, explain: _____
5. Well Registration number: 55- 911295
6. The well is: ☒ Solely owned or ☐ Seller owns a _____ % interest in the well and the well is shared by _____ households
7. ☐ ☒ If a shared well, is a well agreement in effect?
8. ☐ ☐ If yes, is the well agreement recorded? If no, does a written agreement exist? ☐ Yes ☐ No
9. Explain: _____
10. Well is located: ☐ On the Property or ☐ Off If off site, describe location: _____
11. ☒ ☐ Does the well equipment include one or more water storage tanks?
12. If yes, Number of tanks 1; Gallons of capacity UNK Tanks are: ☒ above ground ☐ underground
13. ☒ ☐ Is the Property within an Active Management Area (AMA)? If yes, AMA name is: TUCSON
14. ☐ ☒ Are you aware of any tests, past or present, that indicate the well water may contain excessive levels of coliform, e-coli, nitrates, arsenic or other elements considered a health hazard?
15. Explain: _____
16. ☐ ☒ Are you aware of the results of last documented well flow test for yield/recovery?
17. If yes, Date: _____ Gallons per minute: _____ Who performed last test? _____
18. ☐ ☒ Are you aware of any occasion when the well failed to produce adequate water for domestic use?
19. Explain: _____
20. ☐ ☒ Are you aware of any existing problems with water pressure, well pump, pressure tank or other well equipment?
21. Explain: _____
22. ☐ ☒ Are there water uses on the Property other than from a domestic well, such as irrigation, stockponds, springs, streams, lakes, ponds, reservoirs, canyons, and ravines? Explain: _____
23. _____
24. ☐ ☒ To your knowledge has a Statement of Claimant been filed?
25. If yes, Statement of Claimant number is: 39- _____ (Attach a copy of Statement of Claimant if available)

28. **NOTICE TO BUYER:** You are advised to investigate current water use laws that may affect the Property if you intend to use water from a well, springs, streams, lakes, ponds, reservoirs, canyons or ravines. You are encouraged to consult independent legal counsel regarding any water use/water rights issues.

31. **GENERAL STREAM ADJUDICATIONS:** General Stream Adjudications are court proceedings to determine the extent and priority of water rights in an entire river system. Arizona is undertaking a general stream adjudication of both the Gila River and the Little Colorado River systems. A river system means all water appropriable by law and all water subject to claims based upon federal law.

34. **ALL AFFECTED PROPERTY TRANSFERS SHOULD INCLUDE ASSIGNMENT OF STATEMENT OF CLAIMANT FORMS FROM SELLERS TO BUYERS. For details regarding water uses and the watersheds affected by these adjudications or to obtain necessary forms, contact the Arizona Department of Water Resources at 1-800-352-8488, 1-866-246-1414 or log on to the website www.azwater.gov (fees may apply).**

38. Seller certifies that the information contained herein is true and complete to the best of Seller's knowledge as of the date signed.

39. ☒ Ira D. Ernst 9-10-24 X
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR
Ira D. Ernst

40. By signing below, Buyer is only acknowledging receipt of a copy of this Addendum.

41. _____ MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

