



Arizona Department of Real Estate (ADRE)
Development Services Division
www.azre.gov

100 N. 15th Ave. Suite 201
PHOENIX, AZ 85007

DOUGLAS A. DUCEY
GOVERNOR

JUDY LOWE
COMMISSIONER

SUBDIVISION DISCLOSURE REPORT

(PUBLIC REPORT)

FOR

TURQUOISE HILLS

Registration No. DM20-060190

SUBDIVIDER

Funds West, Inc.
5040 N Via Gelsomino
Tucson, Arizona 85750

Effective Date

9/4/20

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION OR AN ENDORSEMENT by the State of Arizona of this land but is provided for informational purposes ONLY. The report reflects information provided by the subdivider and obtained by the Department in its review process in accordance with the provisions of Title 32, Chapter 20, Article 4, of the Arizona Revised Statutes, as amended. **NOTE** that not all of the information in this report has been verified by the Department; certain information has been accepted by the Department as true and accurate based on attestation of the subdivider and/or the subdivider's agents. You should verify all facts before signing any documents. The Department has not passed upon the quality or quantity of any improvement or structure and does not assume responsibility in either event.

THIS DEVELOPMENT IS LOCATED WITHIN TERRITORY IN THE VICINITY OF A MILITARY AIRPORT. THE DEPARTMENT MAINTAINS A REGISTRY OF INFORMATION PROVIDED BY THE MILITARY AIRPORT. THE REGISTRY INCLUDES MAPS OF MILITARY FLIGHT OPERATIONS AND A MAP SHOWING THE EXTERIOR BOUNDARIES OF EACH TERRITORY AND HIGH NOISE OR ACCIDENT POTENTIAL ZONE. THIS INFORMATION IS AVAILABLE TO THE PUBLIC ON REQUEST.

THIS SUBDIVISION IS LOCATED UNDER A MILITARY TRAINING ROUTE. THE STATE LAND DEPARTMENT AND THE STATE REAL ESTATE DEPARTMENT MAINTAIN MILITARY TRAINING ROUTE MAPS AVAILABLE TO THE PUBLIC. THE MILITARY TRAINING ROUTE MAP IS POSTED ON THE STATE REAL ESTATE DEPARTMENT'S WEB SITE. SUBDIVIDER HAS NO CONTROL OVER THE MILITARY TRAINING ROUTES AS DELINEATED IN THE MILITARY TRAINING ROUTE MAP OR THE TIMING OR FREQUENCY OF FLIGHTS AND ASSOCIATED LEVELS OF NOISE.



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THE ARIZONA DEPARTMENT OF REAL ESTATE

REQUIRES THAT:

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

RECOMMENDS:

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

ARIZONA LAW STATES:

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

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

GENERAL

This report includes: Lots 1 thru 31 and tract A common Area, drainage and utilities.

The map of this subdivision is recorded in Book 15 page 62, records of Cochise County, Arizona.

The subdivision is approximately 10 acres in size. It has been divided into 31 Lots and Common Area "A". Lot boundaries will be staked with 1/2 inch rebar.

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

SUBDIVISION LOCATION

Location: Benson, Cochise, Arizona

Heading East on I-10 from Tucson exit on I-10 Bus Rout also known as US Highway 80. Continue on US Highway 80 as road turns Southerly approximately 2.1 miles. Continue Southerly approximately 2 miles to Saguaro Dr. and turn West (right). Travel West approximately .2 miles and subdivision will be on the North side of the road.

UTILITIES

Electricity:

Provider is Sulphur Springs Valley Electric Cooperative, Inc. 520-586-2238 www.ssvvec.org. Developer is responsible for cost to lot line which is complete. Cost from lot line to dwelling will be approximately \$8.00 per foot which will be paid by the purchaser and added into the price of the cost of new home construction. In order to receive service Purchasers cost is a deposit of \$150.00 plus membership fee of \$5.00. Facilities will be maintained to the lot line by provider and from lot line to dwelling by purchaser.

Telephone:

Qwest Communications, 1-800-244-1111 or <http://www.qwest.com>. Due to all of the different bundles and various prices offered it is recommended that purchaser call provider to find out which bundle will best suit their needs. Purchaser will be responsible for all cost to receive service. Facilities from lot line to dwelling are approximately \$10. There could be an \$80 connection fee depending on the type of bundle requested by purchaser. Facilities will be maintained by provider.

LICENSE NO.

(subdivision name)

Cable:

Provider is Cox Cable TV (520) 458-4705 email www.connectmycable.com. Purchaser is responsible for cost to receive service. Cost from lot line to dwelling is approximately \$6.00 per foot and fees in order to receive service are \$34.95 Base Hook-up Rate. Monthly rate would depend on the type of service purchaser would like Cox to provide. Facilities will be maintained by the provider. Conduit is to the lot line only.

Internet or Fiber Optic:

Developer advises that there are no fiber optics to this subdivision. Provider is Cox High Speed Internet (877) 892-5238 email www.buycox.com Purchaser is responsible for all cost to receive service. Cost from lot line to dwelling is approximately \$6.00 per foot and fees in order to receive service is based on services requested but basic hookup fees start at \$19.95. Monthly rate would depend on the type of service purchaser would like Cox to provide. Facilities will be maintained by provider.

Natural Gas:

Provider is City of Benson (520) 586-9454 email is www.cityofbenson.com. Developer is responsible for cost to lot line which is complete. Cost from lot line to dwelling is \$1052.80 for meter hook up and will be paid by the purchaser and included in cost of new home to be constructed. Purchasers Cost in order to receive service will be \$150.00 deposit. Facilities will be maintained to the lot lines by the provider and from lot line to dwelling by purchaser.

Water:

Provider is City of Benson (520) 586-9454 and email is www.cityofbenson.com. Developer is responsible for cost to lot line, which has been completed. Cost from lot line to dwelling will be \$595.80 for meter hook up which will be included in cost of new home to be constructed and paid by the purchaser. Cost in order to receive service will be a refundable \$30.00 connection fee plus a \$50.00 deposit. Facilities will be maintained to the lot lines by the provider and from lot line to dwelling by purchaser.

Sewage Disposal:

City of Benson (520) 586-9454 email www.cityofbenson.com. Developer is responsible for cost to lot line, which has been completed. Cost from lot line to dwelling is approximately \$650 plus an impact fee of \$500.00 which will be included in cost of new home to be constructed and paid by the purchaser. Initially, \$25.80 monthly as City Average, then will change based on customer usage. Facilities will be maintained to the lot lines by the provider and from lot line to dwelling by purchaser.

Garbage Services:

Provided by City of Benson, there is no deposit-charged. For the fiscal year 2018 cost is \$16.61 monthly.

(Subdivider has completed the extension of the utilities to the lot line by and evidenced by item R in the index labeled Assurance Release.

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

STREETS, ROADS AND DRAINAGE

Access to the Subdivision: Is complete and are Public roads which are known as Highway 80 and Saguaro Dr. These roads are asphalt and are already accepted and maintained by the City of Benson. These roadways are traversable by conventional 2-wheeled vehicles and emergency vehicles. Purchasers cost is included in property taxes.

Access within the Subdivision: Is complete. Public roads within the subdivision can be traversed by conventional 2-wheeled vehicles and emergency vehicles and have been accepted for maintenance by the City of Benson. Roads within the subdivision are known as South Lenora Loop and South Maria Carmela Lane. Purchasers cost to maintain will be included in property taxes.

Street Lights: Developer advises that there will be no street lights provided for this subdivision.

Flood and Drainage: In a letter provided by DELPH ENGINEERING, INC. dated February 25th, 2005 prepared for The Town of Benson Community Development and Funds West, Inc. states in part: Storm water runoff from area B will be conveyed within the street in the north direction where it will exit the roadway through a depressed curb into a channel and into the main watercourse along the north property line.

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

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

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

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

LOCAL SERVICES AND FACILITIES

Schools: Benson Elementary (K-8) and Benson High School (9-12), both located at 360 S. Patagonia, Benson, Arizona (520) 586-2213, approximately 2.5 miles North West of subdivision.

State what transportation is provided for the students, if any. School Bus

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

PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES AND SCHOOL BUS TRANSPORTATION MAY CHANGE. YOU SHOULD CONTACT THE BENSON UNIFIED SCHOOL DISTRICT AT 520-720-6700 REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

Shopping Facilities:

Developer advises that the closest shopping facilities are within a 2.5 miles north west of the subdivision which includes Wal-Mart and Safeway

Public Transportation:

There is no Public Transportation for this area

Medical Facilities:

Benson Hospital, 450 S. Ocotillo Street, Benson, Arizona, approximately 2 miles from subdivision.

Fire Protection:

State the fire protection provider and purchasers cost to receive fire protection.
Benson Volunteer Fire Department. Cost paid via property taxes.

Ambulance Service:

Available by calling 911

Police Services:

Provided by the Benson Police Department. Cost paid via property taxes

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

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

Within the Subdivision:

Common Area "A" is depicted on the plat as easements, drainage channels and open space with wash.

Within the Master Planned Community:

This is not a master planned community

ASSURANCES FOR COMPLETION OF IMPROVMENTS

Assurances for Completion of Subdivision Facilities:

Completion of Assurances is evidenced by release from the City of Benson shown as Item R in index

Assurances for Maintenance of Subdivision Facilities:

The individual providers will be responsible for maintenance to the lot lines and the purchaser will be responsible for maintenance from the lot lines to the dwelling. Streets and roadways will be maintained by the City of Benson and all of Common Area will be maintained by the Homeowners Association.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments:

There has not been a Homeowners Association created at this time but will be established by the new purchaser of the subdivision.

Control of Association:

N/A

Title to Common Areas:

N/A

Membership:

All lot owners will be members upon the creation of the HOA

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

SUBDIVISION CHARACTERISTICS

Topography:

Flat bound by vacant land and wash to the North.

Flooding and Drainage: This subdivision is not within a FEMA 100-year floodplain, as indicated on FEMA Flood Insurance Rate Map (FIRM) No. 04003C1223F, effective date, August 28, 2008. Therefore flood insurance is not required for these lots.

Kent A. Delph of Delph Engineering, Inc. in his letter dated February 25, 2005 states in part that: This Preliminary Report demonstrates that the drainage analysis and design for the proposed development has been designed in accordance with Town of Benson and Cochise County Guidelines relating to analysis and control of on-site flow rates.

Onsite storm water runoff will be conveyed within the streets toward the north and northwest where it will exit the site into an existing watercourse and ultimately into the San Pedro River located downstream from the site.

Soils:

In the Geotechnical Evaluation conducted by Western Technologies Inc. Dated February 1, 2005 States in part: Near-surface soils are of nil to medium plasticity. Silty sand soils exhibit low expansion potentials when re-compacted, confined by loads approximating floor loads and saturated, while on-site clayey soils should exhibit medium to high expansive potentials. Slabs-on-grade supported on re-compacted on-site soils have a low to high potential for heaving if water content of the soil increases.

Shallow spread-type footings may be used to support the proposed structures. Since the on-site soils exhibit collapse and expansive potentials, the foundations should bear on engineered fills achieved by removal and re-compaction of the soils below foundations.

Adjacent Lands and Vicinity:

Lands to the west, north and east is zoned Rural Residential Transitional and south is B-2 Business

: State if there are any natural gas pipelines within 500 feet of the subdivision boundaries.

Natural gas is pumped into the subdivision and available for purchase

High Voltage Lines:

None

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for Vacant Lot, Lot with Dwelling
Zoning: single family residence

Conditions, Reservations and Restrictions: Give full disclosure of other conditions or provisions which may limit the use or occupancy of the property offered in this application. If none, state none.

None

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

Central Arizona Groundwater Replenishment District (“CAGR”): The subdivision is enrolled as a Member Land of the Central Arizona Groundwater Replenishment District (“CAGR”) pursuant to A.R.S. §48-3772 and 48-3774. The CAGR is managed and operated by the Central Arizona Water Conservation District (“CAWCD”), which manages and operates the Central Arizona Project. The CAGR is obligated by statute to replenish the excess groundwater delivered to its members’ by the municipal water provider. CAGR is required to levy an annual replenishment assessment against each parcel of Member Land to pay its replenishment costs and expenses, pursuant to A.R.S. §48-3778. The replenishment assessment is not included in the tax estimates given above. A parcel’s replenishment assessment is based on an assessment rate established annually by the CAWCD Board of Directors, multiplied by the actual volume of excess groundwater reported to be delivered to the parcel in the previous year. Therefore, a parcel’s replenishment assessment will vary from year to year and will likely increase over time. The assessment is included in each parcel owner’s annual property tax statement and is collected by the County Treasurers Office. For further information, you may contact CAGR at (623) 869-2243 or visit their website at www.cagr.com.

CAGR FPN Number: N/A

AIRPORTS

Military Airport:

Developer states that all or a portion of the subdivision is located in the vicinity of a military airport or an ancillary military facility as defined in A.R.S. 28-8461 and as recorded in Document No. 2008-32809.

Public Airport:

Developer states that no part of the subdivision is located in a high noise or accident potential zone as defined in A.R.S. 28-8461

LICENSE NO.

(subdivision name)

Airport:

The Benson Municipal Airport is located 3 miles Northwest of the City. To visit the airport, drive north on Ocotillo for 1 mile past the interstate, then turn left on Aviation Drive 3.2 miles.

TITLE

Title to this subdivision is vested in (name of fee title owner)
Pioneer Title Agency, Inc., an Arizona corporation, as trustee under Trust No. 00954640

Subdivider's interest in this subdivision is evidenced by Special Warranty Deed recorded at Fee no. 060623742, records of Cochise County, Arizona.

Title is subject, among other things, to all taxes, assessments, covenants, conditions, restrictions, limitations, reservations, rights, obligations, powers, easements, rights of way, liens, and charges of record. **YOU SHOULD INVESTIGATE THE TITLE AND SATISFY YOURSELF AS TO WHAT EFFECT, IF ANY, THESE MATTERS MAY HAVE ON THE USE OF THE LAND.** Title exceptions affecting the condition of title are listed in the Preliminary Title Report dated August 7, 2020 issued by Pioneer Title Agency Inc.. **You should obtain a title report and determine the effect of the listed exceptions.**

EXCEPTIONS: SEE EXHIBIT "A" ATTACHED

METHOD OF SALE OR LEASE

Sales:

Sales will be made through an open Escrow at Title Company and conveyance will be made at close of Escrow and recordation of a deed.

Release of Liens and Encumbrances:

Property is unencumbered

Use and Occupancy:

Purchaser will be able to use and occupy their lot upon close of Escrow and recordation of deed.

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

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

LICENSE NO.

(subdivision name)

TAXES AND ASSESSMENTS

Real Property Taxes: The combined primary and secondary property tax rate for this subdivision for the year 2019 is 12.78 per \$100.00 assessed valuation.. The estimated property tax for an unimproved lot (vacant), based on the above tax rate and average sales price of \$45,000.00, is \$650.00

Special District Tax or Assessments: None

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

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

Exhibit A

At the date hereof exceptions to title are:

1. Water Rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
2. Liabilities and Obligations imposed upon said land by reason of its inclusion with the following named district:
San Pedro Valley Hospital District
St. David Irrigation District
3. Easements and rights incident thereto, as set forth in instrument:
Recorded in Book : 111, Deeds of Real Estate
Page : 36
Purpose : Road purposes
4. Easements and rights incident thereto, as set forth in instrument:
Recorded in Docket : 602
Page : 303
Purpose : Drainage ditch and dyke purposes
5. The right of entry to prospect for, mine and remove the minerals in said land, as implied by the reservation of same in instrument:
Recorded in Docket : 1334
Page : 250
6. Matters Shown on Survey:
Recorded in Book : 1 of Surveys
Page : 46
7. Easements and rights incident thereto, as set forth in instrument:
Recorded in Document No. : 8907-14605
Purpose : Electric transmission or distribution line or system
8. Easements and rights incident thereto, as set forth in instrument:
Recorded in Document No. : 8907-14605
Purpose : Electric transmission or distribution line or system
9. Easements and rights incident thereto, as set forth in instrument:
Recorded in Document No. : 8907-14609
Purpose : Access

LICENSE NO.

(subdivision name)

10. Agreement according to the terms and conditions contained therein:

Purpose : Utilities Agreement
Dated : SKP Saguaro Co-op of Arizona, Inc., ("SKP"), Mark M. and Marion Kartchner and the Mark and Marion Kartchner Revocable Trust, dated May 12, 1987
Recorded : August 3, 1989
Document No. : 8908-157771

11. Agreement according to the terms and conditions contained therein:

Purpose : Line Extension Agreement
Dated : Sulphur Springs Valley Electric Cooperative, Inc. and Mark Kartchner
Recorded : June 1, 1995
Document No. : 9506-13580

12. Easements and rights incident thereto, as set forth in instrument:

Recorded in Document No. : 9709-23145; and
Recorded in Document No. : 9804-11008
Purpose : Communications facilities
(Affects Northeast quarter)

13. Matters Shown on Survey:

Recorded in Book : 24 of Surveys
Page : 4

14. 1 foot no access control easement.
(Affects Lots 1, 14, 15 and 31)

15. Easements as shown on the recorded plat of said subdivision.

16. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. : 0606-21804
Purpose : utilities

17. Agreement according to the terms and conditions contained therein:

Purpose : Trust Assurance Agreement for Completion of Subdivision Improvements
Dated : August 29, 2005
Recorded : August 09, 2006
Document No. : 0608-29958

18. Agreement according to the terms and conditions contained therein:

Purpose : Improvement Agreement
Dated : August 29, 2005
Recorded : August 09, 2006
Document No. : 0608-29959

LICENSE NO.

(subdivision name)

19. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:

Recorded in Document No. : 0608-29960

20. Matters contained in the following document, relating to Restricted Air Space and Military Airport recorded in Document No. 2008-32809.

NOTE: There are no further matters affecting this property as of August 07, 2020 at 7:30 a.m.

NOTE: Access is provided by Highway 80 to Saguardo Drive, a dedicated road by Document No. 0606-21803 and recorded in Document No. 0702-03903 to dedicated streets on said plat recorded in Book 15 of Maps, page 62.

End of Exceptions