

## SUMMARY OF PUBLIC REPORT ARIZONA SUN SITES

Please read thoroughly.

### **LOCATION**

Sun Sites is located approximately 7 miles to the community of Pearce.

### **WEATHER**

Excellent weather with average of 70 degrees. Lowest in the 50's and highest in the 90's. Weather is 10% to 15% cooler than Phoenix and Tucson in the summer.

### **TOPOGRAPHY**

Mostly level, some lower wash areas. Soils are loose, sandy soil.

### **TELEPHONE**

Supplier is Copper Valley Cooperative 1-888-271-2881. Extension costs vary with location and the co-op is able to estimate actual costs. Valley telephone 1-800-421-5711/520-384-2231, the parent company, also has a cellular division with coverage in the area. Satellite dishes for high-speed internet are also available from several suppliers in the county.

### **ELECTRICITY**

Supplier is Sulphure Springs Valley Electric Cooperative (SSVEC) 520-384-2221. The cost of overhead power extensions are based on actual cost of construction. Currently overhead lines cost average \$5.20 per linear foot. A one-time credit of \$1,750 towards construction is applied for total costs. The co-op has permanency requirements and any questions are best handled by contacting SSVEC.

Possible alternate means of generating limited power are by sun, wind or gas/diesel generators.

### **GAS**

Natural gas is not available to this subdivision. Various propane companies services the area, with lease options on various size propane tanks. Tanks are available for purchase, which allows the owner to select the supplier with the best rates.

### **SEWAGE DISPOSAL**

Individual septic systems, with setbacks of 50ft from a well site and 50ft from any property line are the standard method of sewage disposal. This process involves having a "site evaluation" conducted by a county approved individual at a cost of \$350. And a county permit of \$350. The site evaluation will consider proposed building layouts, set-backs, driveways, and potential out buildings, with a primary and secondary location for the leach lines. Two, ten foot soil profiles are then classified by soil type, and from the estimated water use units. Combine to provide a system design for that particular site. Soil types vary, affecting the length of different sized systems, however, current costs may range from \$3,00 - \$4,800 for a 2/3 bedroom home. Estimated costs can be compared once a site evaluation provides the septic system design/tank size/leach line with any building permit application.

## **WATER**

This area is blessed with abundant water coming from an aquifer which must be jealously guarded. Water is drawn from individual wells approximately \$20 per foot, drilled and cased. Normally, when water is struck, the well is drilled and cased another 100 feet. Water at 300 feet is approximately \$11,500.00, for a 600 foot well approximately \$21,000.00.

Water can be purchased and hauled by several water companies such as Clear Springs Utility Company 520-623-5172

The above costs are subject to change by service providers. You should contact the above providers regarding extension rules and regulations, service connections and costs involved. Purchasers are to make all arrangements and pay all costs for the above services.

## **STREETS, ROADS AND DRAINAGE OWNER'S ASSOCIATION**

Access to the subdivision: Exterior streets are surfaces with dirt, except for U.S. Highway 292 which is paved with asphalt. Highway 191 is publicly maintained, but the remainder of the streets are maintained by property owners.

Access within the subdivision: Interior streets are dirt. They are maintained by an annual assessment of property owners. All weather access is not available in this subdivision.

## **FLOOD AND DRAINAGE**

Culverts, ditches, etc., have been constructed currently with roads.

## **LOCAL SERVICES AND FACILITIES**

Schools: Pearce Elementary, approximately 11 miles and Valley Union High School is approximately 34 miles from the subdivision.

School Facilities and bus service may charge. You should contact the school board regarding schools and bus service.

Shopping Facilities: Approximately 7 miles in Sun Sites; full facilities in Willcox, approximately 27 miles.

Public Transportation: Roadrunner Bus Service, approximately 7 miles.

Medical Facilities: Available in Willcox, approximately 27 miles.

Fire Protection: Pearce/Sun Sites volunteer fire department.

Ambulance Service: Available by calling 911.

Police Protection: Cochise county Sheriff's department.

Garbage Service: Buyer responsible for refuse disposal at county transfer station in Elfrida, AZ. Costs approximately \$1.00 per trash bag, \$5.00 for level pick up truck load and %5.00 each for tires, batteries, TV, ETC.

**SUBDIVISION USE AND RESTRICTIONS**

Unimproved lots for single family residential use.

**REAL PROPERTY TAXES**

Annual amount approximately \$20.00 per year for unimproved vacant lot. Amount taxes and assessments are approximate and subject to change.

**PROPERTY OWNERS ASSOCIATION**

Name and Assessment: Hawaiian Arizona Corporation Sun Sites Property owners association, with annual assessment of \$30.00.

Payments to property owners association are subject to change in accordance with recorded restrictions. Said association may also impose special assessments.

Membership: Mandatory for all lot owners.

**MISCELLANEOUS**

Monthly installments shall be forwarded to concord servicing corporation, 4725 N. Scottsdale Rd. Ste 300, Scottsdale, AZ 85251