

SUMMARY OF PUBLIC REPORT

Please read thoroughly

LOCATION

SUN SITES RANCHES IS LOCATED AT RUCKER CANYON ROAD, APPROXIMATELY ½ MILE EAST OF ARIZONA HIGHWAY 191 AND 8 MILES NORTH OF ELFRIDA, COCHISE COUNTY, ARIZONA.

WEATHER

EXCELLENT WEATHER WITH AVERAGE OF 70 DEGREES. LOWEST IN THE 50'S AND HIGHEST 90'S. WEATHER IS 10% TO 15% COOLER THAN PHOENIX AND TUCSON IN THE SUMMER.

TOPOGRAPHY

THE SUBDIVISION TERRRAIN IS MOSTLY LEVEL TO GENTLY SLOPING WITH SOME LOWER WASH AREAS AND SANDY LOAM SOIL.

TELEPHONE/CABLE

SUPPLIER IS COPPER VALLEY TELEPHONE COPPERATIVE 1-800-421-5711, WWW.VTC.NET. FACILITIES ARE SCATTERED THROUGHOUT THE SUBDIVISION. THERE IS NO CHARGE TO THE BUYER TO EXTEND TELEPHONE FACILITIES TO EACH RESIDENCE IN THE SUBDIVISION. BUYER'S COSTS FOR CABLE ARE BUNDLED SERVICES, INCLUDING PHONE, VIDEO AND ITNERNET.

ELECTRICITY

SUPPLIER IS SULPHUR SPRINGS VALLEY ELECTRIC COOPERATIVE (SSVEC) 520-515-3460, WWW.SSVEC.ORG. FACILITIES ARE SCATTERED THROUGHOUT THE SUBDIVISION WITH THE FARTHEST LOT APPROXIMATELY 5 MILES DISTANT. A ONE-TIME CREDIT OF \$1,750 TOWARDS CONSTRUCTION OF A RESIDENCE OR \$1,050 TOWARDS A DOMESTIC WELL IS APPLIED TO TOTAL COSTS. GENERALLY, POWER LINES BROUGHT IN UNDERGROUND COST MORE TO INSTALL THAN OVERHEAD LINES. 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.

NATURAL GAS

NATURAL GAS IS NOT AVAILABLE TO THIS SUBDIVISION. BOTTLE GAS IS AVAILABLE FROM M.P. PROPANE INC. OF WILCOX, AZ 1-888-678-2140. RENTAL OF SUCH FACILITIES IS ALSO AVAILABLE.

SEWAGE DISPOSAL

AVAILABLE FROM INDIVIDUAL SEPTIC SYSTEMS. AMMON ENTERPRISES 1-520-826-3522, WWW.AMMON@VTC.NET. WITH SETBACKS OF 50 FT FROM A WELL SITE AND 50 FT FROM ANY PROPERTY LINE ARE THE STANDARD METHOD OF SEWAGE DISPOSAL. THIS PROCESS INVOLVES HAVING A "SITE INVESTIGATION" CONDUCTED AT A COST OF \$600. THE DETERMINATION OF THE COST OF THE SYSTEM IS DEPENDENT ON THE TYPE SOIL, AT THAT SITE, AND THE GALLONS PER DAY OF WATER USAGE. CURRENT COSTS MAY RANGE FROM \$3,200-\$4,800 FOR A 2 AND 3 BEDROOM HOME. ESTIMATED COSTS CAN BE COMPARED ONCE A SITE INVESTIGATION PROVIDES THE SEPTIC SYSTEM DESIGN/TANK SIZE/LEACH LINE LENGTH. A SITE INVESTIGATION IS REQUIRED AND SHALL BE SUBMITTED WITH ANY BUILDING PERMIT APPLICATION.

WATER

THIS AREA IS BLESSED WITH ABUNDANT WATER COMING FROM AN AQUIFER WHICH MUST BE JEALOUSLY GUARDED. AMMON ENTERPRISES, 1-520-826-3522, WWW.AMMON@VTC.NET. WATER IS DRAWN FROM INDIVIDUAL WELLS AT APPROXIMATELY \$25-\$30 PER FOOT, DRILLED AND CASED. NORMALLY, WHEN WATER IS STRUCK, THE WELL IS DRILLED AND CASED ANOTHER 100 FEET. WATER DEPTHS IN THE ABOVE MENTIONED AREAS, RANGE FROM APPROXIMATELY 400 FEET AND IS APPROXIMATELY \$10,000.00, FOR A 600 FOOT WELL APPROXIMATELY \$15,000.00

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 ROAD ACCESS IS SURFACED WITH DIRT AND MAINTAINED BY COCHISE COUNTY.

ACCESS WITHIN THE SUBDIVISION: INTERIOR ROADS ARE SURFACED WITH DIRT. BUYERS ARE RESPONSIBLE FOR ROAD MAINTENANCE.

FLOOD AND DRAINAGE

SUBDIVIDER ADVISES THAT PORTIONS OF THE SUBDIVISION MAY BE SUBJECT TO FLOODING OR DRAINAGE PROBLEMS. LARRY K. ROBERTS, P.E., IN A LETTER DATED JUNE 22, 1996, CITES THE FOLLOWING, IN PART: ACCORDING TO THE 1984 FLOOD INSURANCE RATE MAPS (FIRMS) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NONE OF THE SUBJECT LOTS LIE IN A 500-YEAR, OR LESS, FLOOD PLAIN. IN ADDDITION, THESE

FEMA MAPS DO NOT SHOW (1) ANY APPARENT HAZARDS RESULTING FROM A 500-YEAR, OR LESS, FLOOD; OR (2) ANY NOTED FLOOD AND DRAINAGE CONDITIONS OF THESE LOTS. THIS FLOOD-ZONE DETERMINATION WAS CONDUCTED USING THE 1984 FEMA FIRM MAPS EXCLUSIVELY.

LOCAL SERVICES AND FACILITIES

SCHOOLS: ELFRIDA ELEMENTARY AND INTERMEDIATE SCHOOL IS APPROXIMATELY 13 MILES; AND VALLEY UNION HIGH SCHOOL IS APPROXIMATELY 14 MILES. SCHOOL BUSES ARE AVAILABLE TO STUDENTS OF THE ABOVE SCHOOLS.

SCHOOL FACILITIES AND BUS SERVICE MAY CHANGE. YOU SHOULD CONTACT THE SCHOOL BOARD REGARDING SCHOOLS AND BUS SERVICE.

SHOPPING FACILITIES: IN ELFRIDA, APPROXIMATELY 7 MILES FROM THE SUBDIVISION.

PUBLIC TRANSPORTATION: NONE AVILABLE TO THIS SUBDIVISION.

MEDICAL FACILITIES: CHIRICAHUA COMMUNITY HEALTH CENTER IN ELFRIDA, APPROXIMATELY 7 MILES. FULL MEDICAL FACILITIES IN WILCOX, AZ., APPROXIMATELY 51 MILES AND SOUTHEAST ARIZONA MEDICAL CENTER IN DOUGLAS, APPROXIMATELY 45 MILES.

FIRE PROTECTION: ELFRIDA 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 \$25.00 PER YEAR FOR UNIMPROVED VACANT LOT. AMOUNT OF TAXES AND ASSESSMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE.

PROPERTY OWNERS ASSOCIATION

ANNUAL ASSESSMENT OF \$55.00 PER LOT. MEMBERSHIP IS MANDATORY.

MISCELLANEOUS

MONTHLY INSTALLMENTS SHALL BE FORWARDED TO CONCORD SERVICING CORPORATION, 4725 N. SCOTTSDALE RD, STE 300, SCOTTSDALE, AZ 85251