

## SUMMARY OF PUBLIC REPORT ARIZONA SUN SITES RANCHES

Please read thoroughly.

### **LOCATION**

Sun Sites Ranches is located on both North and South sides of Rucker Canyon Road, approximately ½ miles 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 in the 90's. Weather is 10% to 15% cooler than Phoenix and Tucson in the summer.

### **AIRPORTS**

The subdivision is located approximately 45 miles Northeast of the city of Douglas Airport and Approximately 80 miles to Tucson International Airport

### **ELECTRICITY**

Supplier is Sulphur Springs Valley Electric Cooperative (SSVEC) 520-384-2221. Facilities are scattered throughout the subdivision with the farthest lot approximately 5 miles distant. The closest service is currently on Bell Ranch Road and Rucker Canyon Road, along the Western most property line of several parcels in unit four. 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.

### **STREET LIGHTS**

Developer does not intend to install such facilities

### **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.

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

### **GAS**

Natural gas is not available to this subdivision. M.P. Propane Inc. of Willcox, AZ estimated the

purchase of a 250 gallon tank with 100 gallons of gas installed, excluding trenching and exterior tubing to be \$450.00. Rental of such facilities is also available.

## **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.

## **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 \$3,200 - \$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.

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

Access to the subdivision: Exterior road access is Rucker Canyon Road off of highway 191 at Milepost 29.8. Rucker Canyon Road is native gravel and dirt and maintained by Cochise County.

Access within the subdivision: Interior streets will not be constructed or maintained. Lot purchasers will be responsible for construction streets accessing their lot. Road grading costs are \$150 per hour.

## **FLOOD AND DRAINAGE**

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

## **LOCAL SERVICES AND FACILITIES**

Schools: Elfrida Elementary and Intermediate School is approximately 13 miles; and Valley Union High School is approximately 14 miles from the subdivision. School buses are available to students of the above schools.

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

Shopping Facilities: In Elfrida, approximately 6.5 miles from the subdivision. In Pearce-Sunsites, approximately 21 miles from the subdivision.

Public Transportation: None.

Medical Facilities: Chiricahua Community Health Center is approximately 7 miles. Northern Cochise Community Hospital, Willcox, is approximately 51 miles; and Southeast Arizona Medical Center, Douglas, is approximately 45 miles from the subdivision.

Fire Protection: Elfrida fire department, with cost to buyers included in their ad valorem taxes.

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**

Annual assessment of \$40.00 per lot. Membership is mandatory.

#### **MISCELLANEOUS**

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