

UNSUBDIVIDED LANDS**DISCLOSURE REPORT**

(Public Report)

FOR

OLD WEST RANCH - SAHUARITA**Registration No. DM25-062309****DEVELOPER**OWR Sahuarita Partners, LLC
1083 Prickly Pear Place
Colorado Springs, Colorado 80921

Effective Date: May 28, 2025

STATE PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION NOR AN ENDORSEMENT by the State of Arizona of this land but is provided for informational purposes ONLY. This report reflects information provided by the developer and obtained by the Department in its review process in accordance with the provisions of Title 32, Chapter 20, Article 7, of the Arizona Revised Statutes, as amended. NOTE that not all of the information in this document has been verified by the Department; certain information has been accepted by the Department as true and accurate based on attestation of the developer and/or the developer's agents. The purchaser 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.

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 UNSUBDIVIDED 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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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/Parcels 1 through 14.

The map of this development: Record of Survey recorded in Sequence No. 20242980615, records of Pima County, Arizona.

This development is approximately 457.85 acres in size. It has been divided into 14 lots/parcels. Lot/parcel corners have permanent surveyors pins set, as well as 10’ tall PVC Poles to help identify the boundaries.

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.

DEVELOPMENT LOCATION

Location: Cross streets are Avenida Uno, Helmet Peak Road and Mission Road. Addresses for the eleven 36 acre Lots have been issued, and all Lots have been assigned an Assessor’s Parcel Number. The subdivision / lots are located along Helmet Peak Road between Avenida Uno and Mission Road, and along Mission Rd north and south of Helmet Peak Rd. Lots 8-14 are located south of Helmet Peak Rd and are between Avenida Uno Mission Road; Lots 2-7 are located along the west side of Mission Rd and south of Helmet Peak Rd., which terminates at Mission Rd. Lot 1 is located on the west side of Mission Rd. north of where Helmet Peak Rd terminates at Mission Rd.

Approximately 5 miles west from the Town of Sahuarita. West on Sahuarita Road which turns into Helmet Peak Road at La Canada Drive to Avenida Uno / Mission Road.

From South Interstate 19, exit Sahuarita Road, go west approximately 4 miles. Sahuarita Road turns into Helmet Peak Road at La Canada Drive. Continue west on Helmet Peak Road to Avenida Uno / Mission Road.

DEVELOPMENT CHARACTERISTICS

Topography: Gently rolling, mainly flat with desert vegetation. There is no known subsidence or expansive soils.

Flooding and Drainage: There is no known flooding or drainage problems. There will be no flood protection or drainage facilities installed within the development.

In a letter by Mark Lambson, Principal, of Partner Engineering and Science, Inc., dated October 16, 2024, cites in part:

Partner Engineering and Science, Inc. performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to

Community Panel Number 04019C3450L, dated June 16, 2011, the subject property appears to be located in Zone X (unshaded): defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains. As such, the property should have minimal risk of a 100 year flood and flood insurance is not usually required within a Zone X Area.

Though flood insurance may not be legally required by FEMA, it may still be required by an individual, public or private lending institution.

Soils: Preliminary Geotechnical Engineering Evaluation Report (aka Soils Report) prepared by Pattison Engineering, Project Number 24-036 dated May 15, 2024. In their report it specifies that the site's subsurface soil and other conditions are suitable for support of proposed development provided the designers, contractors, and owners follow the report recommendations. The site evaluation showed silty, clayey sands with varied gravel content. Soils are low expansive potential.

Conventional Floor Slabs or Post-Tensioned foundations may be utilized.

It is advised that purchasers follow the recommendations of the Soils Report and any amendments thereto. Purchasers may obtain a copy of the report from the Developer / Subdivider of the property.

Adjacent Lands: Predominately rural residential uses with large areas of Federal, State and mine ownership lands.

North: Mostly unimproved land.

Helmet Peak Road and north is developed with ARSARCO Mission County, Bobcat Proving Grounds and unimproved land.

South: Unimproved land.

Approximately 5 miles is Duval Mine which is an open pit mine operation. Adjacent to the boundary of the subdivision running east and west are power transmission lines.

Approximately 1 ½ mile south running southeast and northwest are power transmission lines.

East: Adjacent South Avenue Uno and beyond is single family rural residential.

West: Adjacent is unimproved land, primarily BLM and State lands.

Approximately 3 miles south and west is Flying Diamond Airpark.

Note: Owners of the adjacent lands, may seek to rezone their property, may seek zoning variances for their property or may modify their site plan within existing zoning. No assurance can be given that the zoning or use for the adjacent lands will not change from that described above. Purchasers should contact the Town of Sahuarita and Pima County directly for zoning matters.

Developer / Subdivider recommends that purchasers visit the community and drive around the general vicinity surrounding the community on at least several occasions on different days and at different times to familiarize yourself with physical and other conditions to determine whether there are additional material factors that might affect your decision to purchase a home in this subdivision. Since Subdivider cannot predict every circumstance that may be material to you as a purchaser, it is imperative that you satisfy yourself about the decision to purchase by investigating matters of concern to you.

Note: There are wild animals known to inhabit the area, such as coyotes, bobcat, deer, mountain lions and javelina. Cockroaches, rattlesnakes, black widow spiders, scorpions and other pests and animals are common in parts of Arizona. Most pests can be controlled. If purchasers have a concern, they should seek the advice of a pet control company.

Note: for the period of time that there is building in the community, there will be construction traffic and other development-related activities, which may result in additional traffic, noise and dust for the period of development.

AIRPORTS

Military Airport: Davis Monthan Air Force Base is approximately 19 miles northeast of the subdivision. Though not within the territory in the vicinity of a military airport as defined in A.R.S. 28-8461, residence of the property may experience noise when aircraft passes in the vicinity of the subdivision.

Public Airport: Tucson International Airport 7250 S. Tucson Blvd., approximately 15 miles northeast of the subdivision. Though not within the vicinity as defined in A.R.S. 28-8486, homeowners may experience noise when aircraft passes in the vicinity of the subdivision.

Airport: Flying Diamond Airpark, W. Calle Siete, Sahuarita, Arizona 85629, is a private airpark. Residences of the property may experience noise when aircraft passes in the vicinity of the subdivision.

UTILITIES

Electricity: Trico electric Coop, 8600 W. Tangerine Road, Marana, Arizona 85658, 520-744-2944, www.tricocoop.com. Facilities are at the property and developer / subdivider will complete the facility to the lot/parcel lines by September 1, 2025, with costs included in the purchase price of the lot/parcel. Cost and completion from the lot/parcel line to the dwelling will be the purchaser's responsibility. Estimated costs of completion from the lot line to the dwelling is approximately \$20 per linear foot. A transformer and cabinet may be required.

Once facilities to the dwelling are completed, costs are an establishment fee of \$50.00, and possible deposit of \$250.00 may be required. The monthly service fee is \$20.00, plus the usage costs of the electrical service on the property.

Telephone: Centurylink, (833) 985-4056, www.centurylink.com. Current facilities are along Helmet Peak Road, approximately ½ mile north from furthest lot/parcel. Purchasers are to arrange with Centurylink for line extension to their parcel if traditional land line service is desired.

Costs may be prohibitive to run lines. Centurylink will visit the site and determine costs. Satellite options and cell phones are the most cost effective options. Parcel purchasers should contact service providers directly as service availability, service options and costs vary depending upon individual services needs and programs being offered and available. Cost for completion is variable – an average costs should run approximately \$8.75 per linear foot.

Should the facilities be available and completed to a dwelling, costs are \$50 per month for telephone service, \$149 one-time installation and turn-on fee, and some costs for phone and equipment, if needed.

Purchasers may want to seek alternative services such as cellular or satellite.

Gas: No natural gas facilities are available to the lots/parcels. Propane gas may be used. Through the service provider Amerigas, current requirements and estimated costs to receive service is \$225.82 site survey is required to determine the property placement of the tank and to confirm its serviceability. The estimated tank rent is \$167.17 annually. The first fill price of the tank is \$2.219/gal and \$2.449/gal thereafter. Additional fees and costs may apply. The purchaser should contact the service provider of their choice for services provided and costs.

Water: The property is located in the service areas of Sahuarita Water Company. However, they have no infrastructure in this area at this time. Lot/parcel purchasers are to drill a well on their parcel.

Drilling a well in Pima County, Arizona and at Old West Ranch – Sahuarita will follow the basic process as outlined below:

A well drilling company is recommended to drill the well and is familiar with the requirements, paperwork and process of drilling a well, and usually handles all of the details for the landowner.

A Well Permit is required. To get a Well Permit, an application (*Notice of Intention to Drill, Deepen, Replace or Modify a Well*) is first required to be filed with the Arizona Department of Water Resources ('ADWR'): 1802 W. Jackson St., Box 79, Phoenix, AZ 85007, 602.771.8527, www.azwater.gov The application may be found on this website and must include the salient information requested on the application, which includes the

location of the proposed well. Once approved by ADWR, they will issue a Well Permit. The well driller is then free to drill the well. Once the well is completed, another form is required (*Registration of Existing Wells*) to document certain information about the well, including the location, size, depths of water and gallons per minute, to list a few items.

The depth to water in the area of Old West Ranch varies as water generally flows from the mountains down to the valley through fractures in the geologic structure underground. This is technically known as a *Fracture Flow Aquifer System*. Water depths in the area range from less than 100' to over 500'.

The going rate for drilling a well in this location can vary, but generally speaking runs around \$50 per foot, which includes the casing. The pump, any storage tank and piping to the residence are additional costs. Two estimates were obtained from Mike's Drilling, who drilled at least two wells on the Old West Ranch property. One Quote is for the well, casing, the pump and related accessory items; the other Quote includes these items plus a fully functioning 2,500 gallon storage tank and related accessories. Both Quotes are for a depth of 550'. The Estimated costs for a completed well is \$45,000 to \$58,000.

Purchasers should contact the service provider of their choice for services provided and costs.

Sewage Disposal: Individual sewage disposal system (septic tank) to be installed by the parcel purchaser.

Pursuant to information obtained from Pima County Government website: www.pima.gov/433/Onsite-Wastewater-Treatment-Facilities,

Onsite wastewater treatment facilities, commonly known as septic systems, are used in Pima County to dispose of household liquid waste when a home is not connected to a municipal sewer system. As these systems pose a risk for surface water and groundwater contamination, Pima County regulates the construction (including replacement), ownership transfer, and closure of septic systems. Regulations require that a septic system design conforms to the [Arizona Administrative Code's Arizona State Aquifer Protection Permit \(APP\) Rules \(PDF\)](#) and the [Pima County Code Title 7](#), and that homeowners receive permits to build and use their septic system.

Pima County must first issue a **Construction Authorization** for the facility before it can be constructed or replaced. Then, after the facility passes a final field inspection, Pima County must issue a **Discharge Authorization** before the facility can be buried and put into use.

An essential component of the permitting process involves performing a site investigation, which determines what type of septic system is needed for your home - Conventional or Alternative. Pima County DEQ works with Pima County Development Services Department (DSD) to control the permitting process and has organized the permitting

process into the following categories. Choose the category in the Onsite tab below and follow the instructions for permitting on that webpage.

According to a Google Search: The cost to install a conventional septic system (what is referenced in the Property Soils Report) in Arizona is \$2,500 to \$9,000.

THE ABOVE REQUIREMENTS ARE SUBJECT TO CHANGE BY THE GOVERNMENTAL AGENCIES AND SERVICE PROVIDERS. YOU SHOULD CONTACT THE PARTY(IES) DIRECTLY REGARDING REQUIREMENTS AND COSTS INVOLVED.

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.

ROADS AND DRAINAGE

Access to the Development: Helmet Peak and Mission Road are completed public paved roads. Avenida Uno is a completed dirt road. Pima County is responsible for maintenance of the roads with costs included in property taxes.

Access within the Development: Each lot/parcel has frontage on & access from public exterior roads.

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.state.az.us, or call (602) 542-4631.

Flood and Drainage: Natural drainage. There will be no flood and drainage facilities install on the lots/parcels by the Developer / Subdivider.

COMMON, COMMUNITY AND/OR RECREATIONAL FACILITIES

Additional Facilities: Mail Kiosk structure, community monument, community signs at ~ 5 locations, trails along perimeter and interior areas, to be completed by the Developer / Subdivider by July 1, 2025. Costs are included in the purchase prices of the lot/parcel.

The parcel owners will be responsible for the maintenance and each lot/parcel owner will be responsible for 1/14th of the costs.

Estimated costs of:

- Community Fencing: annual maintenance 1/14 of \$500
- Community Signs: annual maintenance 1/14 of \$100
- Mail Kiosk: annual maintenance 1/14 of \$250
- Trails: annual maintenance 1/14 of \$500
- Community Monument: annual maintenance 1/14 of \$500
- Annual Total Cost of \$1,850 ÷ 14 = \$132 per lot/parcel, annually.

ASSURANCES FOR COMPLETION

Assurances for Completion of Development Facilities: The Developer / Subdivider will pay for the facilities prior to their completion. There are no documents or requirements in place that they are required to complete any facilities.

Assurances for Maintenance of Development Facilities: The property Covenants provides for the lot/parcel owners to be responsible for the continued maintenance of the facilities.

LOCAL SERVICES AND FACILITIES

Schools: Sahuarita Primary School (grades K-2nd)
Sahuarita Intermediate School (grades 3rd-5th)
Sahuarita Middle School (grades 6th-8th)
Sahuarita High School (grades 9th-12th)
are all located approximately 5.1 miles of the property at 350 W. Sahuarita Road, Building 40, Sahuarita, AZ 85629.

PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES MAY CHANGE AND SCHOOL BUS TRANSPORTATION AVAILABILITY MAY CHANGE. YOU SHOULD CONTACT THE SAHUARITA SCHOOL DISTRICT AT <https://susd30.us> OR 520-625-4609, OR THE SCHOOLS AT 520-625-3502, EXT 1001 REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE AVAILABILITY.

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

Shopping Facilities: Grocery stores, restaurants, gas facilities, bank and various other services are available at 1) the I-19 and Sahuarita Road exit approximately 4.5 miles east of the subdivision; and 2) 1-19 and Duval Mine Road / S. Nogales Highway exit approximate 8.5 miles southeast of the subdivision.

Public Transportation: Sun Shuttle – Dial-A-Ride, (520) 229-4990, and ride share services. Curb to curb public transportation. Provides transportation between Sahuarita, Green Valley and Tucson, also connects to other transit routes in Tucson. La Canada & Helmet Peak, approximately 5 miles east of the subdivision.

Medical: Northwest Medical Center Sahuarita (hospital), 16260 South Rancho Sahuarita Blvd., Sahuarita, AZ 85629, approximately 4.25 miles east of the subdivision. Carondelet St. Mary’s Hospital, 1601 W. St. Mary’s Road, Tucson, AZ 85745, approximately 20 miles north of the subdivision. Banner-University Medical Center South, 2800 E. Ajo Way, Tucson, AZ 85713, approximately 25 miles northeast of the subdivision. There are various medical facilities east, north and south within 11 miles of the subdivision. Purchasers should investigate the various facilities for their needs.

Fire Protection: Helmet Peak Fire Department, (520) 512-5067; also available through 911. Subscription is \$125. per year, per parcel.

Police Service: Town of Sahuarita Police Department, 315 W. Sahuarita Center Way, Sahuarita, AZ 85629, 520-344-7000. Available through 911.

Ambulance: Available through 911.

Garbage Services: Waste Connections of Arizona, 6250 S. Del Moral Blvd., Tucson, AZ 85706, 520-881-4227. Trash and recycle pickup is weekly \$44.99 per month. Costs include one trash bin and one recycle bin per parcel owner.

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

DEVELOPMENT USE AND RESTRICTIONS

Use: Sales are for unimproved, unsubdivided (vacant) lots/parcels. Use is for residential estates only.

Conditions, Reservations and Restrictions: Purchasers will be subject to the provisions of: (1) covenants, conditions, reservations, restrictions and easements set forth on the recorded in Sequence No. 20243120469, in Pima County Recorder’s office; (2) zoning codes and ordinance requirements of Town of Sahuarita and/or Pima County that may be imposed; and (3) Architectural Design by the recorded Covenants, Conditions and Restriction for Old West Ranch - Sahuarita.

YOU ARE ADVISED THAT THE DECLARATION PROVIDES FOR AN ARCHITECTURAL REVIEW.

The parties owning oil gas and associated hydrocarbons and mineral rights in the real property have the rights granted to them by law to commence the extraction of said oil, gas, associated hydrocarbons and mineral rights, subject to restrictions which protect the landowner, the environment and local laws regulating mining and drilling activities.

In Arizona, the primary law protecting landowners from holders of underground mineral rights is the "Stock Raising Homestead Act Amendment of 1993," which stipulates that when selling land, the federal government retains ownership of the mineral estate while the surface land is privately owned, requiring any mineral extraction to be done with significant consideration for the surface owner's rights, including notification and potential mitigation measures before mining activities can begin; this is further regulated by the Bureau of Land Management (BLM) and state laws that mandate specific procedures for accessing minerals beneath private land, often requiring surface owner consent or compensation for damages caused by mining operations.

The existing zoning allows some other than residential use and more residences than are allowed under the Covenants for the lot/parcel.

NOTE: PROSPECTIVE PURCHASERS ARE ADVISED THAT ANY SPLITTING, DIVISION, ETC. OF ANY LOT/PARCEL HEREIN MAY COME UNDER JURISDICTION OF TOWN OF SAHUARITA AND/OR PIMA COUNTY AND/OR THE STATE OF ARIZONA. YOU ARE ADVISED TO CONTACT THE ABOVE AND ANY OTHER APPLICABLE AGENCIES PRIOR TO ANY SUCH ACTIVITY TO DETERMINE ANY APPLICABLE JURISDICTION. The Covenants restrict any further splitting of the lots/parcels.

Restrictions and Other Matters of Record: Conditions, reservations and restrictions that may run with the land including Town or 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 Pima County recorder. Information about zoning may be obtained at the Office of the Town of Sahuarita Planning and Zoning Department and/or Pima County Planning and Zoning Department.. Restrictions are recorded as cited in the following title exceptions and per the survey map.

TITLE

Title to this development is vested in Developer / Subdivider OWR Sahuarita Partners, LLC

Developer's interest in the Development is evidenced by a Special Warranty Deed recorded in Sequence No. 20241590327, on June 7, 2024, records of Pima County Recorder.

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 Title Report dated April 1, 2025, issued by Fidelity National Title Agency, Inc. As a prospective purchaser, you should obtain a title report and examine the effect of the listed exceptions.

EXCEPTIONS: SEE EXHIBIT “A” ATTACHED

Liens and encumbrances: There are no liens record on the property. Developer / Subdivider is unaware of any unrecorded liens.

METHOD OF SALE OR LEASE

Sales: Sales of a lot/parcel is by a licensed sales staff of Danny Roth, Broker, 7445 N. Oracle Road, Suite 201, Tucson, Arizona 85704. Conveyance of title will be by Special Warranty Deed.

PURCHASERS ARE ADVISED THAT EARNEST MONEY, DOWN PAYMENTS AND ALL OTHER ADVANCED MONEY WILL BE PLACED IN A NEUTRAL ESCROW ACCOUNT WITH A TITLE COMPANY. SUCH FUNDS WILL BE RELEASED ACCORDINGLY AT THE CLOSING AND FUNDING OF ESCROW.

Title to a Lot will be conveyed to each homebuyer free and clear of monetary liens and encumbrances.

Use and Occupancy: Purchasers will be able to use and occupy the lot/parcel after close of escrow and recordation of a conveyance deed.

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.

TAXES AND ASSESSMENTS

Real Property Taxes: The combined primary and secondary property tax rate for this subdivision for the year 2024 is \$.1290 per \$100.00 assessed valuation. The estimated property tax for an unsubdivided unimproved (vacant) lot/parcel, based on the above tax rate and average sales price of \$400,000, is \$516.

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

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Currently, there is no property owners' association or an intent to create one for the lots/parcels within the Old West Ranch – Sahuarita.

Control of Association: There is none and no intent for one to be created.

Membership: There is no association, therefore, there is no membership requirements.

Exhibit “A”

Fidelity National Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the interested is vested in: OWR Sahuarita Partners, LLC, a Colorado limited liability company
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:
 1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2025.
 2. Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof recorded in Docket 2220, page 266.
 3. Right of way for Mission Twin Buttes Road as shown in Book 1 of Road Maps at page 20.
 4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: communication facilities
Recording No: Docket 4695, page 206
5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Docket 6179, Page 719
ReRecording No: Docket 6223, Page 67
6. Reservations of all rights to oil, gas and associated hydrocarbons reserved in Docket 7944 at page 306 and 314; re-recorded in Docket 7948 at page 476 and re-recorded in Docket 8017 at page 1383 and thereafter said rights were assigned by instrument recorded in Docket 8499 at page 1664.
7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color,

religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Docket 7948, Page 476

Re-Recording No: Docket 8017, Page 1383

8. The effect of Quit Claim Deed recorded January 20, 1998 in Docket 10715, Page 1417.
9. Any matters arising by reason of Amendment of State of Arizona Patent No. 6845, recorded May 10, 1993 in Docket 9538, Page 1791.
10. Any rights, interest or claim which may exist or arise by reason of the following facts shown by the survey of said land as disclosed in instrument recorded in Docket 8017, Page 1396.

By McGovern, MacVittie & Associates, Inc., James L. Dean

Job Number 87017-01-74

Dated February 1987, Amended April 15, 1987

A) An encroachment of two downguys located along the Easterly line of Section 13, one being located approximately 685 feet South of the Northeast corner and the other approximately 1090 feet South of the Northeast corner.

B) A utility line running Easterly to a point on the East line and Southwesterly from a point on the South right of way line of Helmet Peak Road (said point being approximately 600 feet West of the East line of Section 13) to a point on the Easterly right of way line of Mission Twin Buttes Road.

C) Utility lines running Easterly from a point on the East right of way line of Mission Twin Buttes Road to a point on the East line of Section 13, said line being approximately 750 North of the South line of said Section 13.

D) An encroachment of three telephone pedestals located Southerly of the North line of the property lying Easterly of the Easterly right of way line of Mission Twin Buttes Road and Westerly of the conveyor belt and roadway in Section 13.

E) Cattle guard located near the Southeast corner of Section 13.

F) A dirt roadway running Southwesterly from a point on the South right of way line of Helmet Peak Road (which point is approximately 650 feet Easterly from the midsection line of Section 13) to a point intersecting the Easterly line of conveyor belt and roadway shown on survey.

G) A dirt roadway located in Lot 1 of Section 13, running Easterly from Mission Twin Buttes Road to the property lying Easterly and adjacent to subject property.

H) Conveyor belt, roadway and utility lines running in a Southeasterly direction from a point on the South right of way line of Helmet Peak Road (which point is approximately 225 feet Easterly from the midsection line of Section 13) to a point on the South line of Section 13 near the Southeast corner thereof.

I) An encroachment of a fence upon the right of way for Mission Twin Buttes Road as it crosses Section 13.

J) An unimproved road running Southwesterly from Mission Twin Buttes Road across the Southwest quarter of Section 12.

K) An encroachment of a down guy lying Westerly of Mission Twin Buttes Road in Section 12 and in Section 13.

L) An encroachment of a fence upon the right of way for Mission Twin Buttes Road as it crosses both Section 12 and 13.

M) Utility lines lying Southwesterly of Mission Twin Buttes Road running Southerly and Westerly.

11. Matters contained in that certain document

Entitled: Notice of Recording of Letter of Concurrence
Recording Date: October 3, 2024
[Recording No: 2024-2770131](#)

Reference is hereby made to said document for full particulars.

12. Matters contained in that certain document

Entitled: Survey
Recording Date: October 4, 2024
[Recording No: 2024-2980615](#)
Affects: Old West Ranch - Sahuarita

Reference is hereby made to said document for full particulars.

13. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

[Recording No: 2024-3120469](#)

- 14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Pedestrian and Equestrian Trail and Utility
 Recording Date: November 8, 2024
[Recording No: 20243130488](#)

- 15. Note: This report is for informational purposes only and is not to be considered commitment to issue any form of title insurance. It is for the use only of the party who ordered it and liability, if any, is limited to the amount of the fee paid. Receipt and use of this report shall be evidence of the acceptance of the terms hereof.

Tax Note:

Year: 2024
 Tax Parcel No: 303-21-007G
 Total Tax: \$8.88
 First Installment Amount: PAID
 Second Installment Amount: PAID

Year: 2024
 Tax Parcel No: 303-29-001B
 Total Tax: \$11.34
 First Installment Amount: PAID
 Second Installment Amount: PAID

Year: 2024
 Tax Parcel No: 303-29-001A
 Total Tax: \$20.79
 First Installment Amount: PAID
 Second Installment Amount: PAID

Year: 2024
 Tax Parcel No: 303-29-001D
 Total Tax: \$31.33
 First Installment Amount: PAID
 Second Installment Amount: PAID

Year: 2024
 Tax Parcel No: 303-29-001E
 Total Tax: \$336.67
 First Installment Amount: PAID
 Second Installment Amount: PAID

Year: 2024
 Tax Parcel No: 303-29-002A
 Total Tax: \$443.74

First Installment Amount: PAID
Second Installment Amount: PAID

Year: 2024
Tax Parcel No: 303-29-002B
Total Tax: \$9.65
First Installment Amount: PAID
Second Installment Amount: PAID

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

NOTE: This Condition of Title Report does not address General Index matters (such as proceedings, liens, or decrees), which do not specifically describe said Land.