

WHEN RECORDED MAIL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AFFIDAVIT OF DISCLOSURE  
PURSUANT TO A.R.S. §33-422

I, Sula Investments, LLC (“Seller(s)”) being duly sworn, hereby make this Affidavit of Disclosure relating to the real property situated in the unincorporated area of: Maricopa County, State of Arizona, located at: Tonopah, AZ 85354 and legally described as:

(Legal Description attached hereto as Exhibit “A”)  
 (“Property”)

1. There  is  is not... legal access to the Property, as defined in A.R.S. §11-831.  Unknown  
Explain: \_\_\_\_\_  
\_\_\_\_\_

2. There  is  is not...physical access to the Property.  Unknown  
Explain: \_\_\_\_\_  
\_\_\_\_\_

3. There  is  is not...a statement from a licensed surveyor or engineer available stating whether the Property has physical access that is traversable by a two-wheel drive passenger motor vehicle.

4. The legal and physical access to the Property  is  is not...the same.  Unknown  Not applicable  
Explain: \_\_\_\_\_  
\_\_\_\_\_

*If access to the parcel is not traversable by emergency vehicles, the county and emergency service providers may not be held liable for any damages resulting from the inability to traverse the access to provide needed services.*

5. The road(s) is/are  publicly maintained  privately maintained  not maintained  not applicable. If applicable, there  is  is not...a recorded road maintenance agreement.

*If the roads are not publicly maintained, it is the responsibility of the Property owner(s) to maintain the roads and roads that are not improved to county standards and accepted for maintenance are not the county's responsibility.*

6. A portion or all of the Property  is  is not...located in a FEMA designated regulatory floodplain. If the property is in a floodplain, it may be subject to floodplain regulation.

7. The Property  is  is not . . . subject to  Fissures or  Expansive Soils  Unknown  
Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. The following services are currently provided to the Property:  water  sewer  electric  natural gas  single party telephone  cable television services.  Unknown

9. The Property  is  is not . . . served by a water supply that requires the transportation of water to the Property.  Unknown

10. The Property is served by  a private water company  a municipal water provider  a private well  a shared well  no well. If served by a shared well, the shared well  is  is not...a public water system, as defined by the Safe Drinking Water Act (42 United States Code §300f).  Unknown  
*Notice to buyer: If the property is served by a well, a private water company or a municipal water provider the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, contact the water provider.*

11. The Property or the water used on the Property  is  is not the subject of a statement of claimant for the use of water in a general adjudication of water rights.  Unknown  
*This is a lawsuit to determine the use of and relative priority of water rights. A map of adjudicated areas is available at the website of the Department of Water Resources.*

12. The Property  does have  does not have ... an on-site wastewater treatment facility (i.e., standard septic or alternative system to treat and dispose of wastewater).  Unknown. If applicable: a) the Property  will  will not...require installation of an on-site wastewater treatment facility; b) The on-site wastewater treatment facility  has  has not... been inspected.

13. The Property  has been  has not been ... subject to a percolation test.  Unknown

14. The Property  does have  does not have one or more solar energy devices that are  leased  owned.  
*Notice to buyer: If the Property contains solar energy devices, it is the responsibility of the buyer to verify the proper replacement and disposal method for the devices, as applicable. If the solar energy devices are leased, the seller or property owner shall disclose the name and contact information of the leasing company.*  
Leasing company name: \_\_\_\_\_ Phone: \_\_\_\_\_

15. The Property  does  does not...meet the minimum applicable county zoning requirements of the applicable zoning designation.  Unknown

16. The sale of the Property  does  does not... meet the requirements of A.R.S. §11-831 regarding land divisions. If those requirements are not met, the property owner may not be able to obtain a building permit. The seller or property owner shall disclose each of the deficiencies to the buyer.  
Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. The Property  is  is not located in the clear zone of a military airport or ancillary military facility, as defined in A.R.S. §28-8461. (Maps are available at the State Real Estate Department's website.)  Unknown

18. The Property  is  is not located in the high noise or accident potential zone of a military airport or ancillary military facility, as defined in A.R.S. §28-8461. (Maps are available at the State Real Estate Department's website.)  Unknown

19. Notice: If the Property is located within the territory in the vicinity of a military airport or ancillary military facility the Property is required to comply with sound attenuation standards as prescribed by A.R.S. §28-8482. (Maps are available at the State Real Estate Department's website.)

20. The Property  is  is not located under military restricted airspace.  Unknown.  
(Maps are available at the State Real Estate Department's website.)

21. The Property  is  is not located in a military electronics range as defined in A.R.S. §9-500.28 and A.R.S. §11-818.  Unknown. (Maps are available on at the state real estate department's website).

22. Use of the Property  is  is not limited in any way relating to an encumbrance of title due to a lis pendens, a court order or a state real estate department order or a pending legal action. If the use of the property is limited due to an encumbrance of title, the seller or property owner shall disclose the limitations to the buyer.  
Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Affidavit of Disclosure supersedes any previously recorded Affidavit of Disclosure.

I certify under penalty of perjury that the information contained in this affidavit is true, complete and correct according to my best belief and knowledge.

Dated this 22nd day of July, 2022 by:  
(DATE) (YEAR)

Seller's name (print): Michelle Bosch Signature: [Signature]  
Managing Director of Orbit Investments, LLC as  
Manager of Sula Investments, LLC

Seller's name (print): \_\_\_\_\_ Signature: \_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )



SUBSCRIBED AND SWORN before me this 22nd day of July 2022,  
(DATE) (YEAR)

by Sarah Pinger  
Notary Public

My commission expires: March 16, 2026  
(DATE)

Buyer(s) hereby acknowledges receipt of a copy of this Affidavit of Disclosure this

\_\_\_\_\_  
(DATE) day of \_\_\_\_\_ (YEAR)

Buyer's name (print): \_\_\_\_\_ Signature: \_\_\_\_\_

Buyer's name (print): \_\_\_\_\_ Signature: \_\_\_\_\_

## **EXHIBIT "A"**

### **Legal Description**

Lot 43, of HARQUAHALA RANCHES UNIT TWO, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 133 of Maps, Page 33 thereof;

Except that certain fence and appurtenances thereto per Docket 3896, Page 270.

**A.P.N.:** 401-57-420  
**File No.:**





U N S U B D I V I D E D

**DEDICATION**  
 STATE OF ARIZONA  
 COUNTY OF MARICOPA  
 KNOW ALL MEN BY THESE PRESENTS: THAT THE FIRST SOUTHWEST SMALL BUSINESS INVESTMENT COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF HARQUAHALA RANCHES UNIT TWO THE EAST HALF OF SECTION SEVEN, T1S, R9W, G&SRB&M, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID HARQUAHALA RANCHES UNIT TWO AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER AND NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT FIRST SOUTHWEST SMALL BUSINESS INVESTMENT COMPANY, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AS SHOWN ON SAID PLAT.

IN WITNESS WHEREOF: THE FIRST SOUTHWEST SMALL BUSINESS INVESTMENT COMPANY, AS TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED, BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED.  
 TRUST OFFICER *[Signature]*

**ACKNOWLEDGMENT**  
 STATE OF ARIZONA  
 COUNTY OF MARICOPA  
 ON THIS, THE 22ND DAY OF SEPTEMBER, 1970, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GEORGE RICE, WHO ACKNOWLEDGED HIMSELF TO BE A TRUST OFFICER OF FIRST SOUTHWEST SMALL BUSINESS INVESTMENT COMPANY AN ARIZONA CORPORATION, AS TRUSTEE, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, BY HIMSELF, AS TRUSTEE.  
 IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 U MY COMMISSION EXPIRES March 21, 1971  
*[Signature]*  
 NOTARY PUBLIC

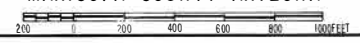
1970 SEP 22  
 First Southwest  
 001270-33  
 133  
*[Signature]*

**APPROVALS**  
 APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA THIS 22nd DAY OF September, 1970  
 ATTEST: *[Signature]* CLERK  
 APPROVED BY THE MARICOPA COUNTY PLANNING AND ZONING COMMISSION THIS 22nd DAY OF September, 1970  
 CHAIRMAN

**LEGEND & NOTES**  
 ● INDICATES CORNERS OF THIS SUBDIVISION - MARKED AS SHOWN  
 ○ INDICATES MONUMENT LINE POINTS - SET IRON PIPE  
 1. NO BUILDING STRUCTURES PERMITTED CLOSER TO ANY STREET R/W LINE OR COMMON PROPERTY LINE THAN 40 FEET.  
 2. INCLUDED IN STREET DEDICATIONS ARE STREET INTERSECTION TURNING CURVES HAVING A 20 FOOT TANGENT.  
 3. SUBDIVISION RESTRICTIONS RECORDED IN DOCKET 8374, PAGE 529, MCR.

**CERTIFICATION**  
 THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLOTTED WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST 1970  
*[Signature]*  
 SURVEYOR, REG. NO. 1378

**HARQUAHALA RANCHES UNIT TWO**  
 A SUBDIVISION OF THE E 1/2 SECTION 7 - T1S - R9W - G&SRB&M  
 MARICOPA COUNTY - ARIZONA



RECEIVED  
 OCT 20 1970  
 MARICOPA COUNTY PLANNING & ZONING COMMISSION  
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