

ARIZONA
UNSUBDIVIDED LANDS
PUBLIC REPORT
FOR
WESTWOOD RANCHES PHASE I
REFERENCE NO. 93-01004

DEVELOPER
DIAMOND 7 RANCH, L.L.C.,
an Arizona Limited Liability Company
3140 W. Ironwood Circle
Chandler, AZ 85226

MARCH 23, 1994

Effective Date

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. 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.

Arizona Department of Real Estate
Subdivisions Section
2910 N. 44th Street
Phoenix, Arizona 85018
(602) 468-1414

SPECIAL NOTES:

1. MAP OF THIS DEVELOPMENT IS RECORDED IN BOOK 11 OF LAND SURVEYS, PAGES 28-28I, RECORDS OF COCONINO COUNTY, ARIZONA. YOU ARE ADVISED TO OBTAIN A COPY OF SAID MAPS AND NOTE ALL EASEMENTS, RESTRICTIONS AND STATEMENTS CONTAINED THEREON. THESE INCLUDE, IN PART, "ALL SECTION LINES SHALL HAVE A 30-FOOT ACCESS AND UTILITY EASEMENT LOCATED ADJACENT TO THE SECTION LINE AND ENTIRELY WITHIN THIS SECTION (EXCEPT AS SHOWN AND NOTED HEREON). ALL OTHER PARCEL LINES SHALL HAVE A 60-FOOT ACCESS AND UTILITY EASEMENT CENTERED ON THE PARCEL LINE."
2. THIS REPORT INCLUDES PARCELS 1 THROUGH 18 INCLUSIVE, 20, 21, 23 THROUGH 58 INCLUSIVE, 61 THROUGH 67 INCLUSIVE, 69 THROUGH 76 INCLUSIVE 79 THROUGH 84 INCLUSIVE, 86 THROUGH 103 INCLUSIVE, 105 THROUGH 107 INCLUSIVE, 109 THROUGH 126 INCLUSIVE, AND 128 THROUGH 136 INCLUSIVE **EXCEPTING AND RESERVING ALL OIL, GAS AND OTHER MINERALS, AND HYDRO-CARBONS AND COMMERCIAL UNDERGROUND WATER, AS RESERVED IN INSTRUMENT RECORDED JULY 12, 1993 IN DOCKET 1578, PAGE 386 AND EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT RECORDED SEPTEMBER 15, 1939 IN BOOK 54 OF DEEDS, PAGE 544.** (AFFECTS PARCELS 91, 92, 101, 102, 115 AND 116)
3. EACH PROSPECTIVE PURCHASER IS CAUTIONED TO ASSURE HIMSELF, BY PERSONAL OBSERVATION OR OTHER METHODS OUTSIDE THIS REPORT, OF THE USABILITY FOR HIS NEEDS OF THE PARCEL IN WHICH HE MAY BE INTERESTED.
4. PROSPECTIVE PURCHASERS ARE ADVISED TO READ THE **WATER NOTE.**
5. DEVELOPER ADVISES THAT THIS DEVELOPMENT IS LOCATED IN AN OPEN RANGE OR AREA IN WHICH LIVESTOCK MAY ROAM AT LARGE UNDER THE LAWS OF THIS STATE AND THAT NO PROVISIONS HAVE BEEN MADE FOR THE FENCING OF THE DEVELOPMENT TO PRECLUDE LIVESTOCK FROM ROAMING WITHIN THE UNSUBDIVIDED LANDS.
6. DEVELOPER FURTHER ADVISES PURCHASERS THAT IF THEY WANT TO KEEP THE RANCHERS LIVESTOCK OFF THEIR LAND AND TO KEEP THEIR OWN LIVESTOCK WITHIN THEIR PROPERTY THEN THE PROPERTY MUST BE FENCED ALONG THE INSIDE OF ROAD EASEMENTS AT THEIR OWN EXPENSE.
7. PROSPECTIVE PURCHASERS ARE ADVISED THAT AN ON-SITE INSPECTION BY THIS DEPARTMENT INDICATES THAT ROADS TO A CORNER OF OR ALONG SOME PARCELS HAVE BEEN BLADED IN. HOWEVER, AS INDICATED HEREIN, THE DEVELOPER MAKES NO REPRESENTATION THAT ANY ROADWORK WILL BE PROVIDED AND HAS THEREFORE NOT PROVIDED ANY FINANCIAL ASSURANCES FOR ANY FUTURE ROADWORK.

REFERENCE NO. 93-01004 - UNSUBDIVIDED - WESTWOOD RANCHES PHASE I

LOCATION AND SIZE: The development is located approximately 15 miles northeast of Seligman in Coconino County, Arizona.

This development is located on a development of unsubdivided land approximately 5,123.3596 acres in size. This unit has been divided into 125 parcels.

TOPOGRAPHY: Wm. Ross Nelson, R.L.S. reports: **SEE EXHIBIT "A" ATTACHED**

PROPERTY BOUNDARY LINES: Developer advises parcels are staked at all four corners. Registered Land Survey 18214 Randy S. Delbridge reports on February 22, 1994: "This letter is to certify that between the months of October 1989 and June 1990 all the property corners for Westwood Ranches, Phase I, were set according to the plat."

RESTRICTIONS AND OTHER MATTERS OF RECORD: Conditions, reservations and restrictions that may run with the land including 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 Coconino County Recorder. Information about zoning may be obtained at the office of the County Planning and Zoning Commission.

TITLE: Title to this development is vested in FIRST AMERICAN TITLE INSURANCE COMPANY OF ARIZONA, a California corporation as Trustee under Trust No. 7950.

Developer's interest in the development is evidenced by developers beneficial interest in above cited Trust No. 7950.

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 your title are listed in a Preliminary Title Report dated December 29, 1993 issued by FIRST AMERICAN TITLE INSURANCE COMPANY. As a prospective purchaser, you should understand the effect of the listed exceptions.

EXCEPTIONS: **SEE EXHIBIT "B" ATTACHED**

EXHIBIT "A"

Wm. Ross Nelson, R.L.S.
Registered Land Surveyor
4222 E. McLellan Road, No. 16
Mesa, Az 85205

August 10, 1993

Mr. Steve Manes
CARMICHAEL AND POWELL, PC
7301 N. 16th Street, Suite 103
Phoenix, Arizona 85020

Dear Mr. Manes:

Please find as follows my report on the proposed WESTWOOD RANCHES, PHASE I subdivision consisting of Section 3, T. 23 N., R. 4 W., and Sections 22, 23, 27, 28, 33, 34, 35 and the East $\frac{1}{2}$ of Section 21, T.24 N., R.4 W., G.&S.R.B.&M., Coconino County, Arizona:

1. Section 3, Township 23 North, Range 4 West.

The terrain ranges from flat thru the center of the Section to gently rolling with several hills and valleys. The elevations range from 6,060 feet to 6,300 feet.

Drainage patterns are well defined by several washes and draws generally sloping from west to northeast.

The soil is predominately silty loam and clay with some limestone outcropping.

The predominant vegetation consists of rangeland grasses with some cacti and wildflowers. Juniper tree coverage ranges from sparse to dense.

There is currently a dirt road traversing the section from the south to the north. (See results of survey by Randy Delbridge Surveying Services Inc.).

2. East $\frac{1}{2}$, Section 21, Township 24 North, Range 4 West.

The terrain ranges from gently rolling to moderately sloping. Elevations range from 6,180 feet to 6,280 feet.

Drainage patterns are well defined by several washes and draws generally sloping to the south.

The soil is predominately silty loam and clay with some limestone outcropping.

The vegetation consists of rangeland grasses with some cacti and wildflowers. Juniper tree coverage is moderate to dense.

There is currently a dirt road traversing the section from the south boundary to the north west corner. (See results of survey by Randy Delbridge Surveying Services, Inc.).

EXHIBIT "A" (CONT.)

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3. Section 22, Township 24 North, Range 4 West.

The terrain ranges from gently rolling to moderately sloping with several hills and valleys. Elevations range from 6,140 feet to 6,530 feet.

Drainage patterns are well defined by several washes and draws generally sloping to the south.

The soil is predominately silty loam and clay with some limestone outcropping.

The vegetation consists of rangeland grasses with some cacti and wildflowers. Juniper tree coverage is moderate to dense.

4. Section 23, Township 24 North, Range 4 West.

The terrain ranges from gently rolling to moderately sloping with several hills and valleys. Elevations range from 6,040 feet to 6,270 feet.

Drainage patterns are well defined by several washes and draws generally sloping to the south and the northeast.

The soil is predominately silty loam and clay with some limestone outcropping.

The vegetation consists of rangeland grasses with some cacti and wildflowers. Juniper tree coverage is moderate to dense.

5. Section 27, Township 24 North, Range 4 West.

The terrain ranges from gently rolling to moderately sloping with several hills and valleys. There are some steep slopes along the north boundary line and confined to a small area. Elevations range from 6,000 feet to 6,220 feet.

Drainage patterns are well defined by several washes and draws generally sloping east and into Partridge Creek.

The soil is predominately silty loam and clay with some limestone outcropping.

The vegetation consists of rangeland grasses with some cacti and wildflowers. Juniper tree coverage is moderate to dense.

An underground natural gas pipeline crosses the south half of the section from west to east.

EXHIBIT "A" (CONT.)

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There is currently a dirt road traversing from the southwest to the northeast. (See results of survey by Randy Delbridge Surveying Services, Inc.).

6. Section 28, Township 24 North, Range 4 West.

The terrain ranges from flat to moderately sloping. At the western boundary the slope is moderately steep where several hills exist. Elevation range from 6,120 feet to 6,425 feet.

Drainage patterns are well defined by several washes and draws generally sloping east. The southern wash is Partridge Creek.

The soil is predominately silty loam and clay with some limestone outcropping.

The vegetation consists of rangeland grasses with some cacti and wildflowers. Juniper tree coverage is moderate to dense.

An underground natural gas pipeline crosses at the southeast corner of the section.

There is currently a dirt road traversing the section from the south to the north. (See results of the survey by Randy Delbridge Surveying Services, Inc.).

7. Section 33, Township 24 North, Range 4 West.

The terrain ranges from flat to gently sloping. A portion of a moderately steep hill is at the northwest corner of the section. Elevation range from 6,100 feet to 6,380 feet.

Drainage patterns are well defined by several washes and draws generally sloping to the east. Partridge Creek crosses the section at the northeast corner.

The soil is predominately silty loam and clay with some limestone outcropping.

The vegetation consists of rangeland grasses with some cacti and wildflowers. Juniper tree coverage is sparse to dense.

An underground natural gas pipeline crosses at the northwest corner of the section.

There is currently a dirt road following the natural gas pipe line in the northwest quarter. There is another dirt road that continues to the southeast corner. (See results of survey by Randy Delbridge Surveying Services, Inc.).

EXHIBIT "A" (CONT.)

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8. Section 34, Township 24 North, Range 4 West.

The terrain ranges from gently rolling to moderately sloping. There are some steep slopes at the northeast corner of the section. Elevations range from 5,980 feet to 6,120 feet.

Drainage patterns are well defined by several washes and draws generally sloping north and east into Partridge Creek.

The soil is predominately silty loam and clay with some limestone outcropping.

The vegetation consists of rangeland grasses with some cacti and wildflowers. Juniper tree coverage is moderate to dense.

There is currently a dirt road traversing the section diagonally at the southwest corner.

There is another dirt road that traverses the section from the northeast corner to a stopping point in the southwest quarter. (See results of survey by Randy Delbridge Surveying Services, Inc.).

9. Section 35, Township 24 North, Range 4 West.

The terrain ranges from flat to gently rolling to moderately sloping with several hills and valleys. Moderately steep slopes can be found in the northwest corner of the section. Elevations range from 5,900 feet to 6,060 feet.

Drainage patterns are well defined by several washes and draws including Partridge Creek which slopes from west to east in the north half of the section.

The soil is predominately silty loam and clay with some limestone outcropping.

The vegetation consists of rangeland grasses with some cacti and wildflowers. Juniper tree coverage is sparse to dense.

There is currently a dirt road traversing the section from the west to the east in the upper one quarter. (See results of survey by Randy Delbridge Surveying Services, Inc.).

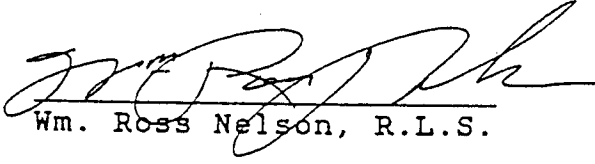
Concerning the aforementioned parcels, the existing easements are over land on which roads could be established to accommodate conventional vehicles.



EXHIBIT "A" (CONT.)

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Respectfully submitted,



Wm. Ross Nelson, R.L.S.

EXHIBIT "B"

- A. 1993 taxes, a lien not yet due or payable.
1. Declaration of Easements dated October 9, 1989, recorded October 13, 1989 in Docket 1304, Page 555.
 2. All matters as set forth in that certain Certificate of Water Rights recorded March 23, 1990 in Docket 1329, Page 249.
 3. An easement for pipeline and rights incident thereto as set forth in instrument recorded June 12, 1967 in Docket 280, Page 9.
 4. Terms and Conditions of Arizona State Land Department Sale No. 16-95519, recorded September 6, 1989 in Docket 1298, Page 132, and thereafter assigned and corrected in instrument recorded October 24, 1990 in Docket 1364, Page 715, and further assigned in instrument recorded May 3, 1993 in Docket 1559, Page 477.

NOTE: Said instrument governs access to the within described property.

5. Easements, restrictions, reservations, conditions and set-back lines as set forth on the Result of Survey recorded in Book 11 of Surveys, Pages 28-28I.
6. All matters as set forth in the Covenants, Conditions, and Restrictions in instrument recorded September 24, 1993 in Docket 1600, Page 391.
7. The right to prospect for, mine and remove coal and other minerals as reserved in Patent recorded September 15, 1939 in Book 54 of Deeds, Page 544. (Affects Parcels 91, 92, 101, 102, 115 and 116).

TITLE (CONT.):

NOTE: DEVELOPER IS REQUIRED TO NOTIFY THE DEPARTMENT OF REAL ESTATE OF ANY FUTURE PLACEMENTS OF LIENS OR ENCUMBRANCES TO ENSURE COMPLIANCE WITH A.R.S. 32-32-2195 ET SEQ.

AGREEMENT FOR DEED: Said contract contains, in part, "The Buyer agrees to pay all costs and expenses of any action commenced by the Seller to enforce this Agreement, including reasonable attorney's fees. In the event judgement is rendered in favor of the Seller, reasonable attorney's fees may be fixed by the Court.

In the event a forfeiture is enforced, Buyer shall forfeit any and all rights and interest hereunder in and to the Property and appurtenances thereto, and Buyer shall surrender to seller, forthwith, peaceable possession of the Property, and shall forfeit to the Seller, as liquidated damages, any and all payments made hereunder, together with any and all improvements placed on or in the Property. None of the provisions of this paragraph shall affect any other lawful rights or remedies which the Seller may have against the Buyer."

THE CONTRACT IS A BINDING AGREEMENT. READ THOROUGHLY BEFORE SIGNING. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE PRIOR TO COMMITMENT TO PURCHASE. THE CONTRACT GIVES YOU CERTAIN RIGHTS AND REMEDIES. IN ADDITION, THE CONTRACT MAY CONTAIN CERTAIN WAIVERS, DISCLAIMERS AND/OR LIMITATIONS TO YOUR RIGHTS, REMEDIES AND WARRANTIES. CONTRARY TO THE TERMS AND PROVISIONS OF THE CONTRACT YOU MAY HAVE ADDITIONAL RIGHTS, REMEDIES AND WARRANTIES.

SALES:

AGREEMENT FOR DEED: Your ownership interest in the property will be evidenced by an Agreement For Deed from First American Title Insurance Company of Arizona as the Trustee for Diamond 7 Ranch L.L.C., an Arizona limited liability company. The installment contract will be recorded and deposited into escrow together with other documents within 60 days from the date of sale. You will not receive a deed to your parcel until you have paid the balance owed on the contract.

UTILITIES: Developer advises that these services are available as follows:

ELECTRICITY:

SUPPLIER: ARIZONA PUBLIC SERVICE

PURCHASERS' COSTS: ALL COSTS NOT BORNE BY SUPPLIER
Purchasers are advised by the developer that electricity is approximately 2.7 miles from the development.

John Cobb of Arizona Public Service states in his letter dated August 12, 1993: "In response to Mr. Davis' question about the availability of power for Section 3 T.23N R.4W, the closest source would be in the SE 1/4 Sec. 17 T.23N R.4W. We are presently serving a repeater station at this location on Mt. Floyd, which is approximately 2.7 miles from Sec. 3.

Electric power will be extended to Sec. 3 T.23N R.4W upon request and after all applicable charges are collected.

All charges will be per Schedule #3, A.C.C. 4545, on file with the Arizona Corporation Commission. I have enclosed a copy for you.

The distances given may vary, due to the availability of rights of way and any permits required.

If you have any questions, please call me at 602-635-2667."

BOTTLED GAS:

SUPPLIER: FERRELLGAS

PURCHASERS' COSTS: Supplier advises: "FERRELLGAS OF KINGMAN includes in your area our delivery service. We will supply your area of Seligman, AZ.

150-155-172 WC.	\$35.00
250-287-288 WC.	\$45.00
320-325 WC.	\$50.00
499-500-573 WC.	\$55.00
999-1000-1144-1150 WC.	\$75.00

UTILITIES (CONT.):

BOTTLED GAS (CONT.):

Our prevailing price per gallon is \$1.00.
Our minimum delivery is 100 gallons.

We have a one time fee of \$25.00 to deliver and set down of tank.

We have pre-formed slabs for \$45.00 if required. We also install lines and equipment at \$25.00 per hour, plus material.

All installations by our company or property owners must comply with local authority having jurisdiction."

TELEPHONE:

SUPPLIER: U.S. WEST COMMUNICATIONS

PURCHASERS' COSTS: ALL COSTS NOT BORNE BY SUPPLIER

Purchasers are advised by the developer that telephone lines are approximately 10 miles from the proposed development and that purchaser must pay rates per tariffs on file with the Regulatory Agencies, provided that trenching and/or conduit for the placement of telephone facilities is furnished by applicant (purchaser).

Supplier advises on July 12, 1993 as follows: "Westwood Ranches, a large residential undertaking to be located approximately 10 miles east of Seligman located in portions of Section 22, 23, 27, 28 and 33-35 and the east 1/2 Section 21, T-24-N, R-4-W, G&SRB&M, Coconino County; consisting of 40-acre parcels with no improvements.

The following information is provided in accordance with the rules and regulations of the Office of Interstate Land Sales Registration, Section 1710.105, part VIII, Subparagraph D:

1. The above described property is outside the operating area of U S WEST Communications, Inc. which is subject to regulation by the Arizona Corporation Commission and the Federal Communication Commission.

2. Per existing tariffs, all costs to provide telephone facilities for the above mentioned development, located outside the Seligman Exchange Boundary, would be absorbed by the developer and or property owners.

UTILITIES (CONT.):

TELEPHONE (CONT.):

3. Telephone service to the Exchange Boundary would be provided pursuant to the terms, conditions, rates and charge, including Zone Connection Charges, where applicable, as set forth in Telephone Company tariffs on file with the applicable regulatory agencies and will be provided to the above described property in accordance with said tariffs upon applications being made therefore; provided the developer furnishes trenching and/or conduit for the placement of telephone facilities. Furthermore, said facilities will be extended on a contractual basis.

Questions regarding extension of facilities should be directed to Carol Hilson on (602) 779-4931."

DEVELOPER HAS MADE NO PROVISIONS FOR THE INSTALLATION OR EXTENSION OF UTILITIES. BUYERS WILL BE REQUIRED TO BEAR ALL COSTS FOR INSTALLATION AND EXTENSION OF UTILITIES.

NOTE: CONTACT THE ABOVE UTILITIES REGARDING EXTENSION RULES AND REGULATIONS, SERVICE CONNECTIONS AND COSTS INVOLVED.

WATER:

SUPPLIER: STANDPIPE - HAULED WATER

Water is not available to this development from a municipal or private water company. The Arizona Department of Water Resources in its report of July 14, 1993 states: "We have reviewed the available data relating to the potential for developing a domestic water supply for Westwood Ranches, Phase I, T23N, R4W, Section 3 and T24N, R4W, Sections 21-23, 27, 28, 33-35. Our analysis is as follows:

Westwood Ranches, Phase I, is located approximately 15 miles northeast of Seligman, Arizona. The Coconino Plateau area consists of basalt at the land surface, underlain by sedimentary rocks. The volcanic material is generally non water-bearing, except possibly where porous, fractured, and/or faulted. Groundwater in shallow volcanic rocks, where it occurs, is very drought-sensitive.

UTILITIES (CONT.):

WATER (CONT.):

Although underlying limestones may contain some groundwater, depths of approximately 2000 to 3000 feet below land surface, render wells drilled into these layers economically infeasible. There is very little data available as to the occurrence of groundwater in this area. Depth-to-water, inconsistent well yields, and unpredictable groundwater quality make the potential for domestic supply very limited to non-existent. Many of the deep wells in the western Plateau area are dry. Conditions can only be confirmed by drilling and testing on individual parcels. Depth-to-water greater than 400 feet exceed normal practice for domestic wells in Arizona. By law, all well construction in Arizona must be performed by a licensed well driller and no well legally may be drilled without first filing a Notice of Intent to Drill. Persons wishing further information are urged to contact the Department of Water Resources."

If you have any questions, please contact this Department at (602) 542-1586.

Utility Management & Operation Services, Inc. of Payson, Arizona reports on June 24, 1993: "Utility Management and Operation Services (UMOS) manages the Seligman Water System, known as Aubrey Water Co., for the AT&SF Railway Co.

Aubrey Water Company hereby agrees to serve water to your development of Westwood Ranches. This water comes from the standpipes located at the railway facilities in the Town of Seligman. There is a 4" standpipe that can be metered on a separate account at a cost of \$5.00 per thousand gallons and a coin-op, 2" hose standpipe. The coin-op is operated by quarters and dispenses at a rate of \$5.00 per thousand gallons.

At the present time there is adequate water to service your ranches. Aubrey water is served by two wells at the Canyon Mouth site. These two wells produce approximately 270GPM. The water is pumped to a 30,000 gallon tank for storage, then lifted to the 200,000 gallon storage tank in town through a lift station that has two lift pumps. The water is then stored and dispensed to the system through a booster station that has two booster pumps. This system is adequate for your needs."

SEWAGE DISPOSAL: Developer advises that Individual Sewage Disposal Systems are to be used for sewage disposal. There is no assurance that an individual system can be installed. Prior to purchase, you should contact the state and local Health Department for specifications and requirements. You should satisfy yourself as to the cost of installing the system.

Doug's Backhoe Service (Lic. #084604, 088569) of Paulden, AZ states in its letter dated August 26, 1993: "Regarding installation of 1000 gallon septic systems:

PERC TEST:	Dig two test holes to the specifications of Coconino or Yavapai County, including on site inspection	\$ 750.00
SEPTIC SYSTEM:	1000 gallon septic tank, leach rock, sewer and drain pipe, up to 1200 square feet of leach lines, digging, backfilling and labor, including permit	\$2,000.00
Total price for perc test and septic system		\$2,750.00
	(Tax not included)	

Prices are subject to change and do not include blasting."

NOTE: IF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM CANNOT BE INSTALLED, NO REFUND OF THE PURCHASE PRICE OF THE PARCEL WILL BE MADE.

SOLID WASTE DISPOSAL: Developer advises that no provisions have been made for solid waste disposal; the responsibility is the purchasers.

PUBLIC ROADWAY EASEMENTS: The developer has advised that the roadway easements have been dedicated for public use. Developer also advised that roadways will not be built.

The developer advises that any improvements will be the responsibility of the adjacent property owners when and if they choose to do so. Unmaintained roads deteriorate and may become impassable requiring alternate routes.

Prospective purchasers are advised that access may be interrupted during periods of heavy moisture.

PUBLIC ROADWAY EASEMENTS (CONT.):

James R. Wise, Yavapai County Public Works Director advises: "You have requested the status of Old Highway 66 in the area of Crookton Road overpass near Seligman.

Arizona Department of Transportation (ADOT) has abandoned to Yavapai County the section of Old Highway 66 from Kingman to Ashfork by Resolution of Abandonment, No. 72-10, dated January 31, 1972, recorded in Book 726, Pages 79-82 of Official Records, in the office of the Yavapai County Recorder.

You have inquired what jurisdiction and control the County has regarding access to our roadways.

We do not have limited access in the same respect as ADOT.

However, if a developer builds a new road, relocates or improves an existing road that would intersect and actually connect with a County roadway, the developer would have to obtain a permit from the County to work within the County's rights of way.

I have received a request from Mr. Steve Manes to clarify the County's acceptance of the ADOT Recommendation of Abandonment #72-10, Kingman-Ashfork Highway/U.S. Highway 66.

The Board of Supervisors makes no formal acceptance of right of way received from ADOT through the abandonment procedure, A.R.S. §28-1902 A 5.

I have received an additional request from Mr. Steve Manes to further clarify the status of Old Highway 66.

Beginning at the time it was abandoned to the County from the Arizona Highway Department in 1972, Old Highway 66 has been considered a part of the Yavapai County roadway system. It is a public road under the control and management of the Board of Supervisors.

It is maintained as similar roadways are maintained in the County."

PROSPECTIVE PURCHASERS ARE ADVISED THAT HIGHWAY 66, AS IT APPLIES TO THIS LAND DEVELOPMENT, IS UNDER YAVAPAI COUNTY'S JURISDICTION. YOU SHOULD CONTACT YAVAPAI COUNTY CONCERNING ITS MAINTENANCE POLICY AND STANDARDS FOR HIGHWAY 66.

PROSPECTIVE PURCHASERS ARE ADVISED THAT THIS LAND DEVELOPMENT IS LOCATED IN COCONINO COUNTY AND ANY INTERIOR ROADWAY IMPROVEMENTS WILL BE UNDER COCONINO COUNTY JURISDICTION.

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FIRE PROTECTION: The developer advises that fire protection is not available to this development.

SCHOOLS: The developer advises it is approximately 18 miles to the Seligman Elementary School; 18 miles to the Seligman Junior High School; 18 miles to the Seligman High School; and that school bus service is not available to the schools.

NOTE: YOU SHOULD CONTACT THE LOCAL SCHOOL BOARD REGARDING SCHOOL FACILITIES AND BUS SERVICE.

SHOPPING FACILITIES: Developer advises that the nearest community shopping center is approximately 18 miles from the development in Seligman.

PUBLIC TRANSPORTATION: Developer advises that public transportation is not available.

USE: Developer advises that the property will be offered for recreational use and that you will be permitted to occupy your parcel upon purchase.

TAXES AND ASSESSMENTS: Developer further advises that you will be obligated to pay approximately:

\$5.8990 Primary
\$2.2128 Secondary
per \$100.00 of assessed valuation annual Property Tax.
Based on 1993 Tax Rate.

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

SPECIAL NOTE: THIS DEPARTMENT RECOMMENDS THAT YOU SEE BEFORE BUYING.

PLW:fod

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