

WHEN RECORDED MAIL TO:

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

I, Matt Tooley & Carla Sussart ("Seller(s)") being duly sworn, hereby make this Affidavit of Disclosure relating to the real property situated in the unincorporated area of:

Pima County, State of Arizona, located at:
13819 N Gecko Canyon Trail, Tucson, AZ 85755 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. §11-809. 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.

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

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).

Notice to buyer: if the property is served by a well, 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 does 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.

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

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



14. The sale of the Property does does not... meet the requirements of A.R.S. §11-809 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: _____

15. 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.)

16. 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.)

17. 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.)

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

19. The Property is is not located in a military electronics range as defined in A.R.S. §9-500.28 and A.R.S. §11-812. Unknown. (Maps are available at the State Real Estate Department's website.)

20. 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 of 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.

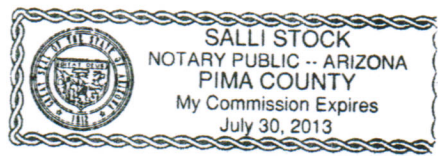
I certify under penalty of perjury that the information contained in this affidavit is true, complete and correct according to my best belief and knowledge.

Dated this May 25 day of 2010 by:
(DATE) (YEAR)

Seller's name (print): CARLA SURRATT Signature: [Signature]

Seller's name (print): Matthew Tooley Signature: [Signature]

STATE OF ARIZONA)
County of Pima) ss.



SUBSCRIBED AND SWORN before me this May 25 day of 2010,
(DATE) (YEAR)

by Carla Surratt and Matthew Tooley

Notary Public Salli Stock [Signature]

My commission expires: July 30, 2013
(DATE)

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

_____ day of _____
(DATE) (YEAR)

Buyer's name (print): _____

Signature: _____

Buyer's name (print): _____



Signature: _____



Thompson's Realty

**DOMESTIC WATER WELL/WATER USE ADDENDUM
SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS")
(TO BE COMPLETED BY SELLER IF PROPERTY IS SERVED BY A WATER WELL)**

Document updated:
February 2010

 <p>ARIZONA association of REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS</p>	<p>The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.</p>	 <p>REALTOR® EQUAL HOUSING OPPORTUNITY</p>
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1. This is an Addendum to the SPDS dated: _____
2. Seller: MATT TOOLEY & CARLA SURRATT
3. Premises Address: 13819 N Gecko Canyon Trail, Tucson, AZ 85755

YES NO

4. Is the well currently registered in Seller's name? Explain: didn't know, application in process
5. Well Registration number: 55- 211830
6. The well is: Solely owned or Seller owns a _____ % interest in the well and the well is shared by _____ households
7. If a shared well, is a well agreement in effect?
8. If yes, is the well agreement recorded?
9. Well is located: On the Property or Off site
10. If off site, describe location: _____
11. Is the Property within an Active Management Area (AMA)? If yes, AMA name is: _____
12. Are you aware of any tests, past or present, that indicate the well water may contain excessive levels of coliform, e-coli, nitrates or other elements considered a health hazard?
13. Explain: _____
14. Are you aware of the results of last documented well flow test for yield/recovery?
15. If yes, Date: _____ Gallons per minute: _____
16. Are you aware of any occasion when the well failed to produce adequate water for domestic use?
17. Explain: _____
18. Are you aware of any existing problems with water pressure, well pump, pressure tank or other well equipment?
19. Explain: _____
20. _____

21. **NOTICE:** You are advised to investigate current water use laws that may affect the Property if you intend to use water from a well, springs, streams, lakes, ponds, reservoirs, canyons or ravines. You are encouraged to consult independent legal counsel regarding any water use/water rights issues.

22. _____

23. _____

24. **GENERAL STREAM ADJUDICATIONS:** General Stream Adjudications are court proceedings to determine the extent and priority of water rights in an entire river system. Arizona is undertaking a general stream adjudication of both the Gila River and the Little Colorado River systems. A river system means all water appropriable by law and all water subject to claims based upon federal law.

25. _____

26. ALL AFFECTED PROPERTY TRANSFERS SHOULD INCLUDE ASSIGNMENT OF STATEMENT OF CLAIMANT FORMS FROM SELLERS TO BUYERS.

27. _____

28. For details regarding water uses and the watersheds affected by these adjudications or to obtain necessary forms, contact the Arizona Department of Water Resources at 1-800-352-8488, 1-866-246-1414 or log on to the website www.azwater.gov.

29. _____

30. _____

31. _____

YES NO

32. To your knowledge has a Statement of Claimant been filed?
33. If yes, Statement of Claimant number is: 39- _____ . (Attach a copy of Statement of Claimant if available)
34. Are there water uses on the Property other than from a domestic well, such as irrigation, stockponds, springs, streams, lakes, ponds, reservoirs, canyons, and ravines? Explain: _____
35. _____
36. _____

37. Seller certifies that the information contained herein is true and complete to the best of Seller's knowledge as of the date signed,

38. Matt Tooley 5/25/10 Carla Surritt 5/25/10
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

39. By signing below, Buyer is only acknowledging receipt of a copy of this Addendum.

40. _____ MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

Domestic Water Well/Water Use Addendum ("SPDS") • Updated: February 2010
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Thompson's Realty
Residential Seller Advisory
When in doubt - disclose!



Sellers are obligated by law to disclose all known material (important) facts about the property to the buyer. Arizona law requires that you disclose material facts about the property whether or not you are asked by the buyer or a real estate agent, or when asked to complete a disclosure form. There are also some very specific seller disclosures that you are required by statute to make. For example, sellers are required to disclose information on lead based paint in homes built prior to 1978, and if the property is in the vicinity of a military or public airport. You may also be required to complete and record an affidavit of disclosure if you are selling property in an unincorporated area of a county.

If the buyer asks you about an aspect of the property, you have a duty to disclose the information, regardless of whether or not you consider the information material. You also have a legal duty to disclose facts when disclosure is necessary to prevent a previous statement from being misleading or misrepresented: for example, if something changes. However, a seller does not generally have a legal obligation to correct defects in the property, as long as the defects are disclosed. Any correction of the defects is a matter of contract negotiation between you and the buyer.

If you do not make the legally required disclosures, you may be subject to civil liability. Under certain circumstances, nondisclosure of a fact is the same as saying that the fact does not exist. Therefore, nondisclosure may be given the same legal effect as fraud.

The Arizona Association of REALTORS® Seller's Property Disclosure Statement ("SPDS") is designed to assist you in making these legally required disclosures and to avoid inadvertent nondisclosures of material facts.

You should complete the SPDS by answering all questions as truthfully and as thoroughly as possible. Attach copies of any available invoices, warranties, inspection reports, and leases, to insure that you are disclosing accurate information. Also, use the blank lines to explain your answers. If you do not have the personal knowledge to answer a question, it is important not to guess — use the blank lines to explain the situation.

The SPDS is divided into six general sections:

- 1) **Ownership and Property:** This section asks for general information about the property, such as location, ownership and occupancy. Any seller, whether or not that seller has actually lived in the property, should be able to answer most, if not all, of the questions in this section.
- 2) **Building and Safety Information:** This section asks for information regarding the physical aspects of the property. You should disclose any past or present problems with the property and any work or improvements made to the property. You are also asked specifically to disclose any knowledge of past or current presence of termites or other

wood destroying organisms on the property, and whether scorpions or other possible "pests" have ever been present on the property. Although many sellers will answer affirmatively to these questions, they were necessitated by lawsuits involving the alleged non-disclosure of these natural inhabitants.

- 3) **Utilities:** You are asked whether the property currently receives the listed utilities, and if so, to identify the provider. The water source and any known information about drinking water problems should also be disclosed.
- 4) **Environmental Information:** A variety of environmental information is requested. In addition to questions regarding environmental hazards, you are asked to disclose any issues relating to soil settlement/expansion, drainage/grade, or erosion; noise from the surrounding area including airport and traffic noise; and any odors or other nuisances. As a result of recent lawsuits and potential health concerns, you are asked specifically if you are aware of any past or present mold growth on the property. Mold spores are everywhere and when mold spores drop in places where there is water damage or excessive moisture, or where there has been flooding, mold will grow. Thus, you are asked to disclose any conditions conducive to mold growth, such as past or present dampness/moisture, flooding, and water damage or water leaks of any kind.
- 5) **Sewer/Wastewater Treatment:** There are many questions dealing with the topic of sewer or wastewater treatment as a result of claims involving alleged misrepresentations that the property was connected to a sewer, when in fact it was not. You are asked if the entire property is connected to a sewer and if so, whether the sewer connection has been professionally verified. If the property is served by an on-site wastewater treatment facility, i.e., a septic or alternative wastewater system, a variety of additional information is required.
- 6) **Other Conditions and Factors-Additional Explanations:** These blank lines provide space for you to disclose any other important information concerning the property that might affect the buyer's decision-making process, the value of the property, or its use, and to make any other necessary explanations.

Please note: By law, sellers are not obligated to disclose that the property is or has been: (1) the site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, or diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender. However, the law does not protect a seller who makes an intentional misrepresentation. For example, if you are asked whether there has been a death on the property and you know that there was such a death, you should not answer "no" or "I don't know"; instead you should either answer truthfully or respond that you are not legally required to answer the question.



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Gecko Canyon

Thompson's Realty

RESIDENTIAL SELLER'S PROPERTY

DISCLOSURE STATEMENT (SPDS)

(TO BE COMPLETED BY SELLER)



The printed portion of this FORM has been approved by the Arizona Association of Realtors®. This is NOT intended to be a binding contract.

MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as CC&R's, association bylaws, rules, and the title report or commitment. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

OWNERSHIP AND PROPERTY

1. As used herein, "Property" shall mean the real property and all fixtures and improvements thereon and appurtenances incidental thereto, plus fixtures and personal property described in the Contract.

3. **PROPERTY ADDRESS:** 13819 N Gecko Canyon Trail Tucson AZ 85755
(STREET ADDRESS) (CITY) (STATE) (ZIP)

4. Is the Property located in an unincorporated area of the county? Yes No **If yes, and five or fewer parcels of land other than subdivided land are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.**

6. **LEGAL OWNER(S) OF PROPERTY:** Matthew Tooley / CARLA SURRAT Date Purchased: May 8, 2009

7. Is the legal owner(s) of the Property a foreign person or a non-resident alien pursuant to the Foreign Investment in Real Property

8. Tax Act (FIRPTA)? Yes No **If yes, consult a tax advisor; mandatory withholding may apply.**

9. Is the property located in a community defined by the fair housing laws as housing for older persons? Yes No

10. Explain: _____

11. Approximate year built: 1987 **If Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.**

12. **NOTICE TO BUYER: IF THE PROPERTY IS IN A SUBDIVISION, A PUBLIC REPORT, WHICH CONTAINS A VARIETY OF INFORMATION ABOUT THE SUBDIVISION AT THE TIME THE SUBDIVISION WAS APPROVED, MAY BE AVAILABLE BY CONTACTING THE ARIZONA DEPARTMENT OF REAL ESTATE OR THE HOMEBUILDER. THE PUBLIC REPORT INFORMATION MAY BE OUTDATED.**

15. The Property is currently: Owner-occupied Leased Estate Foreclosure Vacant **If vacant, how long?** _____

16. If a rental property, how long? _____ Expiration date of current lease: _____ (Attach a copy of the lease if available.)

17. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____

18. _____

YES NO

19. Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? Explain: _____

21. Are you aware if there are any association(s) governing this Property?
If yes, provide contact(s) information: Name: _____ Phone #: _____

23. If yes, are there any fees? How much? \$ _____ How often? _____

24. Are you aware of any transfer fees or other fees due upon transfer of the Property? Explain: _____

25. _____



Initials: _____ / _____
BUYER BUYER



- YES NO
26. Are you aware of any proposed or existing association assessment(s)? Explain: _____
27. _____
28. Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
29. Explain: _____
30. Are you aware of any of the following recorded against the Property? (Check all that apply):
31. Judgment liens Tax liens Other non-consensual liens
32. Explain: _____
33. Are you aware of any assessments affecting this Property? (Check all that apply):
34. Paving Sewer Water Electric Other _____
35. Explain: _____
36. Are you aware of any title issues affecting this Property? (Check all that apply):
37. Recorded easements Use restrictions Lot line disputes Encroachments
38. Unrecorded easements Use permits Other _____
39. Explain: _____
40. Are you aware of any public or private use paths or roadways on or across this Property?
41. Explain: _____
42. Are you aware of any problems with legal or physical access to the Property? Explain: _____
43. The road/street access to the Property is maintained by the County City Homeowners' Association Privately
44. If privately maintained, is there a recorded road maintenance agreement? Explain: NO, voluntary donations, \$100/yr
45. Are you aware of any violation(s) of any of the following? (Check all that apply):
46. Zoning Building Codes Utility Service Sanitary health regulations
47. Covenants, Conditions, Restrictions (CC&R's) Other _____ (Attach a copy of notice(s) of violation if available.)
48. Explain: _____
49. _____
50. Are you aware of any homeowner's insurance claims having been filed against the Property?
51. Explain: _____

52. NOTICE TO BUYER: YOUR CLAIMS HISTORY, YOUR CREDIT REPORT, THE PROPERTY'S CLAIMS HISTORY

53. AND OTHER FACTORS MAY AFFECT THE INSURABILITY OF THE PROPERTY AND AT WHAT COST. UNDER

54. ARIZONA LAW, YOUR INSURANCE COMPANY MAY CANCEL YOUR HOMEOWNER'S INSURANCE WITHIN 60

55. DAYS AFTER THE EFFECTIVE DATE. CONTACT YOUR INSURANCE COMPANY.

BUILDING AND SAFETY INFORMATION

- YES NO
56. **STRUCTURAL:**
57. Are you aware of any past or present roof leaks? Explain: Leaked around skylights in kitchen and entry when purchased. Repaired in JUNE 2009, fine since then.
58. _____
59. Are you aware of any other past or present roof problems? Explain: _____
60. _____
61. Are you aware of any roof repairs? Explain: Rebuilt flat roof in JUNE 2009
62. _____
63. Is there a roof warranty? (Attach a copy of warranty if available.)
64. If yes, is the roof warranty transferable? Cost to transfer \$0, 5 Years
65. **NOTICE TO BUYER: CONTACT A PROFESSIONAL TO VERIFY THE CONDITION OF THE ROOF.**
66. Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: _____
67. _____
68. Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain: _____
69. _____
70. Are you aware of any chimney or fireplace problems, if applicable? Explain: _____
71. _____



72. YES NO Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):
 73. Flood Fire Wind Expansive soil(s) Water Hail Other _____
 74. Explain: _____

WOOD INFESTATION

75. Are you aware of any of the following:
 76. YES NO Past presence of termites or other wood destroying organisms on the Property?
 77. YES NO Current presence of termites or other wood destroying organisms on the Property?
 78. YES NO Past or present damage to the Property by termites or other wood destroying organisms?
 79. Explain: _____
 80. _____
 81. _____
 82. YES NO Are you aware of past or present treatment of the Property for termites or other wood destroying organisms?
 83. If yes, date last treatment was performed: _____
 84. Name of treatment provider: _____
 85. YES NO Is there a treatment warranty? (Attach a copy of warranty if available.)
 86. YES NO If yes, is the treatment warranty transferrable?

NOTICE TO BUYER: CONTACT STATE OF ARIZONA STRUCTURAL PEST CONTROL COMMISSION FOR PAST TERMITE REPORTS OR TREATMENT HISTORY.

HEATING & COOLING:

89. Heating: Type(s) Heat PUMP
 90. Cooling: Type(s) HEAT PUMP
 91. Are you aware of any past or present problems with the heating or cooling system(s)?
 92. YES NO
 93. Explain: _____

PLUMBING:

94. Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?
 95. YES NO
 96. If yes, identify: COPPER
 97. YES NO Are you aware of any past or present plumbing problems? Explain: Leak in 90' Bend for cold water in MBR. Hired professional plumber to repair and inspect all other interior plumbing
 98. Are you aware of any water pressure problems? Explain: _____
 99. YES NO Type of water heater(s): Gas Electric Solar Approx. age(s): 1 yr
 100. Are you aware of any past or present water heater problems? Explain: Heater element broke
 101. Replaced with new 10 yr warranted HOT WATER Heater
 102. Is there a landscape watering system? If yes, type: automatic timer manual both
 103. If yes, are you aware of any past or present problems with the landscape watering system?
 104. Explain: _____
 105. Are there any water treatment systems? (Check all that apply):
 106. water filtration reverse osmosis water softener Other Zeta Rod - Hard water treatment
 107. Is water treatment system(s) owned leased (Attach a copy of lease if available.)
 108. Are you aware of any past or present problems with the water treatment system(s)?
 109. YES NO
 110. Explain: _____

SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:

111. Does the Property contain any of the following? (Check all that apply):
 112. YES NO Swimming pool Spa Hot tub Sauna Water feature
 113. If yes, are either of the following heated? Swimming pool Spa If yes, type of heat: _____
 114. Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
 115. YES NO
 116. Explain: _____



Initials: _____
BUYER BUYER



YES NO

ELECTRICAL AND OTHER RELATED SYSTEMS:

- 117.
- 118. Are you aware of any past or present problems with the electrical system? Explain: _____
- 119. _____
- 120. Is there a security system? If yes, is it (Check all that apply):
 Leased (Attach copy of lease if available) Owned Monitored Other _____
- 121. _____
- 122. Are you aware of any past or present problems with the security system? Explain: _____
- 123. _____
- 124. Does the Property contain any of the following systems or detectors? (Check all that apply):
 Smoke/fire detection Fire suppression (sprinklers) Carbon monoxide detector
- 125. _____
- 126. If yes, are you aware of any past or present problems with the above systems? Explain: No Problems
- 127. _____

MISCELLANEOUS:

- 128.
- 129. Are you aware of or have you observed any of the following on the Property? (Check all that apply):
 Scorpions Rabid animals Bee swarms Rodents Reptiles Other: _____
- 130. Explain: A few scorpions when first moved in, sealed cracks, fixed doors
- 131. How often is the Property serviced or treated for pests, reptiles, insects or animals? _____
- 132. Name of service provider: _____ Date of last service: _____
- 133. _____
- 134. Are you aware of any work done on the Property, such as building, plumbing, electrical or other improvements?
(If no, skip to line 144.)
- 135. Explain: fixed plumbing, retiled bathrooms
- 136. _____
- 137. Are you aware of any rooms added to the Property or converted to bedrooms?
- 138. Were permits for the work required? Explain: _____
- 139. If yes, were permits for the work obtained? Explain: _____
- 140. Was the work performed by a person licensed to perform the work? Explain: Mr. Robert & Rick Morris Tile
- 141. Was approval for the work required by any association governing the property? Explain: _____
- 142. If yes, was approval granted by the association? Explain: _____
- 143. Was the work completed? Explain: _____
- 144. Are there any security bars or other obstructions to door or window openings? Explain: Two Security doors
- 145. Are you aware of any past or present problems with any built-in appliances? Explain: _____
- 146. _____
- 147. Are there any leased propane tanks, equipment or other systems on the Property? Explain: _____
- 148. _____

UTILITIES

DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?

- 149. YES NO PROVIDER
- 150. Electricity: _____ TUCSON Electric Power
- 151. Fuel: Natural gas Propane Oil _____
- 152. Cable: _____
- 153. Telephone: _____ QWEST
- 154. Garbage Collection: _____ WASTE MANAGEMENT
- 155. Fire: _____ RURAL METRO
- 156. Irrigation: _____
- 157. Water Source: Public Private water co. Private well Shared well Hauled water
- 158. If water source is a private or shared well, complete and attach DOMESTIC WATER WELL/WATER USE ADDENDUM.
- 159. If source is public, a private water company, or hauled water, Provider is: _____
- 160. NOTICE TO BUYER: IF THE PROPERTY IS SERVED BY A WELL, PRIVATE WATER COMPANY OR A
- 161. MUNICIPAL WATER PROVIDER, THE ARIZONA DEPARTMENT OF WATER RESOURCES MAY NOT HAVE MADE
- 162. A WATER SUPPLY DETERMINATION. FOR MORE INFORMATION ABOUT WATER SUPPLY,
- 163. CONTACT THE WATER PROVIDER.



164. YES NO Are you aware of any past or present drinking water problems? Explain: _____
165. _____
166. YES NO Are there any alternate power systems serving the Property? If yes, indicate type (Check all that apply):
167. Solar Wind Generator Other _____
168. If yes, are you aware of any past or present problems with the alternate power system(s)? Explain: _____
169. _____

ENVIRONMENTAL INFORMATION

170. YES NO Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
171. Soil settlement/expansion Drainage/grade Erosion Fissures Dampness/moisture Other
172. Explain: _____
173. YES NO Are you aware of any past or present issues or problems in close proximity to the Property related to any of the following? (Check all that apply):
174. Soil settlement/expansion Drainage/grade Erosion Fissures Other _____
175. Explain: _____
176. _____
177. **NOTICE TO BUYER: THE ARIZONA DEPARTMENT OF REAL ESTATE PROVIDES EARTH FISSURE MAPS TO ANY MEMBER OF THE PUBLIC IN PRINTED OR ELECTRONIC FORMAT UPON REQUEST AND ON ITS WEB SITE AT www.azre.gov.**
178. _____
179. _____
180. YES NO Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
181. Airport noise Traffic noise Rail line noise Neighborhood noise Landfill Toxic waste disposal
182. Odors Nuisances Sand/gravel operations Other _____
183. Explain: _____
184. YES NO Are you aware if the Property is located in the vicinity of an airport (military, public, or private)?
185. Explain: _____
186. **NOTICE TO SELLER AND BUYER: PURSUANT TO ARIZONA LAW A SELLER SHALL PROVIDE A WRITTEN DISCLOSURE TO THE BUYER IF THE PROPERTY IS LOCATED IN TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DELINEATED ON A MAP PREPARED BY THE STATE LAND DEPARTMENT. THE DEPARTMENT OF REAL ESTATE ALSO IS OBLIGATED TO RECORD A DOCUMENT AT THE COUNTY RECORDER'S OFFICE DISCLOSING IF THE PROPERTY IS UNDER RESTRICTED AIR SPACE AND TO MAINTAIN THE STATE LAND DEPARTMENT MILITARY AIRPORT MAP ON ITS WEBSITE AT www.azre.gov.**
187. _____
188. _____
189. _____
190. _____
191. _____
192. YES NO Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
193. Asbestos Radon gas Lead-based paint Pesticides Underground storage tanks Fuel/chemical storage
194. Explain: _____
195. YES NO Are you aware if the Property is located within any of the following? (Check all that apply):
196. Superfund/ WQARF/ CERCLA Wetlands area
197. YES NO Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
198. If yes, describe location: _____
199. YES NO Are you aware if any portion of the Property is in a flood plain/way? Explain: _____
200. _____
201. YES NO Are you aware of any portion of the Property ever having been flooded? Explain: _____
202. _____
203. YES NO Are you aware of any water damage or water leaks of any kind on the Property? Explain: _____
204. _____
205. YES NO Are you aware of any past or present mold growth on the Property? If yes, explain: _____
206. _____



SEWER/WASTEWATER TREATMENT

207. YES NO Is the entire Property connected to a sewer? Explain: _____

208. YES NO If yes, has a professional verified the sewer connection? If yes, how and when: _____

209. **NOTICE TO BUYER: CONTACT A PROFESSIONAL TO CONDUCT A SEWER VERIFICATION TEST.**

210. Type of sewer: Public Private Planned and approved sewer system, but not connected

211. Name of Provider _____

212. YES NO Are you aware of any past or present problems with the sewer? Explain: _____

213. YES NO Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 226.)

214. If yes, the Facility is: Conventional septic system Alternative system; type: _____

215. YES NO If the Facility is an alternative system, is it currently being serviced under a maintenance contract?

216. If yes, name of contractor: _____ Phone #: _____

217. Approximate year Facility installed: _____ (Attach copy of permit if available.)

218. YES NO Are you aware of any repairs or alterations made to this Facility since original installation?

219. Explain: _____

220. _____

221. Approximate date of last Facility inspection and/or pumping of septic tank: April 20, 2009

222. YES NO Are you aware of any past or present problems with the Facility? Explain: Fixed diverter Box at exit of tank in JUNE 2009

223. _____

224. **NOTICE TO SELLER AND BUYER: THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIRES A PRE-TRANSFER INSPECTION OF ON-SITE WASTEWATER TREATMENT FACILITIES ON RE-SALE PROPERTIES.**

225. _____

OTHER CONDITIONS AND FACTORS

226. What other material (important) information are you aware of concerning the Property that might affect the buyer's decision-making process, the value of the Property, or its use? Explain: _____

227. _____

228. _____

229. _____

ADDITIONAL EXPLANATIONS

230. _____

231. _____

232. _____

233. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to the best of Seller's knowledge as of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller to Buyer prior to Close of Escrow, including any information that may be revealed by subsequent inspections.

236. Matt [Signature] 5/25/10 Carla [Signature] 5/25/10
 SELLER MO/DA/YR SELLER MO/DA/YR

237. **Reviewed and updated:** Initials: _____
 SELLER SELLER MO/DA/YR

238. **BUYER'S ACKNOWLEDGEMENT:** Buyer acknowledges that the information contained herein is based only on the Seller's actual knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts in regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third parties and to consider obtaining a home warranty protection plan.

242. **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1) the site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender.

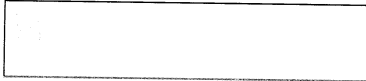
245. **By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer reasonably disapproves of any items provided herein, Buyer shall deliver to Seller written notice of the items disapproved as provided in the Contract.**

247. _____ BUYER MO/DA/YR _____ BUYER MO/DA/YR



Initials: _____
 BUYER BUYER





[Send to Printer](#)

C.L.U.E.[®] Personal Property Report

Account: 503285
CHOICEPOINT

Date of Order: 05 / 24 /
2010

Date of Receipt: 05 / 24 /
2010

Reference #:10544085227546
For questions about your report please visit Customer Support and include your reference number.

Subject Name: TOOLEY, MATTHEW

NO LOSS INFORMATION FOUND BASED ON THE PERSONAL INFORMATION YOU PROVIDED

INQUIRY HISTORY

Date: 04 / 20 / 2009

Requestor: UNITED SERVICES AUTO ASSN

Date: 04 / 23 / 2009

Requestor: CENTRAL MUTUAL INS CO

Prepared by: COMPREHENSIVE LOSS UNDERWRITING EXCHANGE C.L.U.E. Inc., Atlanta, GA.
For additional information contact: C.L.U.E. Inc. Consumer Disclosure Center P.O. Box 105108 Atlanta, Georgia 30348-5108 1-866-820-8976 "C.L.U.E." is a registered trademark of ChoicePoint Asset Company

Reference #:10544085227546

Choosing a doctor?

Protect yourself and your family.

Check a doctor's discipline record.
Unlimited reports for 24 hrs.

Background Checks

Nannies, Contractors, House Cleaners & More

Conduct background searches on the many people you bring into your

Identity Theft

Did you know that some individuals who have their identity stolen also end up with a criminal record?

[Find out more](#)

INDIVIDUAL SEWAGE DISPOSAL SYSTEMS OPERATING PERMIT

PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY
201 N STONE AVE, TUCSON, AZ 85701

THE SEPTIC TANK SEWAGE DISPOSAL SYSTEM LOCATED AT:

DATE: 04/20/2009

13819 N GECKO CANYON TR PC
JURISDICTION: PIMA COUNTY

ACTIVITY: P09EQ00377

IS AN EXISTING SYSTEM AND WAS INSPECTED BY AVRA MARANA PUMPING

BASED ON THE CERTIFICATION INSPECTION, THIS SYSTEM IS APPROVED FOR CONTINUED USE. THIS OPERATING PERMIT IS DOCUMENTATION THAT THE SEWAGE DISPOSAL SYSTEM WAS OPERATIONAL AT THE TIME OF INSPECTION; IT IS NOT A GUARANTEE OF CONTINUED OPERATION. CONTINUOUS SATISFACTORY OPERATION IS DEPENDENT UPON MAINTENANCE AND PROPER USE OF THE SYSTEM BASED ON THE INSPECTION, THIS SEWAGE DISPOSAL SYSTEM CURRENTLY SERVES:

RESIDENCE: Y
WITH 3 BEDROOMS

NON-RESIDENTIAL: N
ESTABLISHMENT WITH 0 FIXTURE UNITS, 0 EMPLOYEES,
OR

PROPERTY OWNER:

SEPTIC TANK CAPACITY: 1000 GALLONS.

PDEQ RECORDS: Y;

TANK SIZE: 1000 GALLONS.

NOTATIONS:

SIZE OF ABSORPTION FIELD: 600 SQ. FT.

NOTE: BASED ON THE INSPECTION AND EXISTING RECORDS, THE FOLLOWING DEFICIENCIES WERE NOTED:

- 1: BUILDING/BUILDING ADDITIONS MUST BE AT LEAST 10 FEET FROM AN EXISTING SEPTIC SYSTEM.

Ursula Kramer

DIRECTOR

BY _____

THIS OPERATING PERMIT MUST BE MADE AVAILABLE TO ALL POTENTIAL BUYERS OF THIS PROPERTY AND CONVEYED TO THE NEW OWNER UPON SALE. RETAIN THIS OPERATING PERMIT WITH YOUR LAND CONTRACT OR DEED TO OUR PROPERTY.

NOTE: THIS OPERATING PERMIT INDICATES ONLY THAT SEPTIC TANK IS IN GOOD REPAIR AND FUNCTIONING PROPERLY BASED ON THIRD PARTY INSPECTION. THIS SHALL NOT BE CONSIDERED A RECORD OF INSTALLATION.

NOTE: A CERTIFICATION INSPECTION IS REQUIRED FOR ALL ON-SITE SEWAGE DISPOSAL SYSTEMS PRIOR TO RESALE.





REPORT OF INSPECTION

FOR AN ON-SITE WASTEWATER
TREATMENT FACILITY

1 PROPERTY INFORMATION

Address 13819 N. Gecko Canyon Tr. County PIMA
 City TULSON Tax Parcel No. 219-13-0140
 State AZ Zip 85755 Residential Non-residential

2 CURRENT OWNER INFORMATION

Name _____
 Mailing Address _____
 City _____ State _____ Zip _____

3 INSPECTOR INFORMATION

Name Skramstad
 Company Name AVCA - MARANA Pumping Service
 Address 10501 N. Maybrook Ave
 City, State, Zip MARANA, AZ 85653
 Phone 520-682-3404 Fax _____
 Email _____

10000
60000
12/8/08

4 INSPECTOR QUALIFICATIONS (CHECK APPLICABLE BOX)

Description of Qualifications	Reference Number	Expiration Date
<input checked="" type="checkbox"/> Owner of a vehicle with a Human Excreta Collection and Transportation License (a septage hauler license) issued pursuant to A.A.C. R18-13, Article 11. Check one: <input type="checkbox"/> Owner of license; <input checked="" type="checkbox"/> Employee of license	1541	12-31-09
<input type="checkbox"/> Wastewater Treatment Plant Operator licensed pursuant to A.A.C. R18-5-112 through 114. (indicate type): <input type="checkbox"/> Grade 1; <input type="checkbox"/> Grade 2; <input type="checkbox"/> Grade 3; <input type="checkbox"/> Grade 4		
<input type="checkbox"/> Arizona Registered Sanitarian		
<input type="checkbox"/> Arizona Professional Engineer		
<input type="checkbox"/> Licensed Contractor (indicate type) <input type="checkbox"/> B-4 or C-41; <input type="checkbox"/> A, A-12, or L-41; <input type="checkbox"/> KA or K-41 or K-80		
<input checked="" type="checkbox"/> NAWT certified as recognized by ADEQ	111484 IC	Sept. 2010

5 FACILITY TYPE

Conventional septic tank/disposal system
 Alternative on-site system (describe): _____

6 DOCUMENTS CONSULTED

Were facility permit, construction and/or operational records available for the inspection? No Yes (indicate below)

A) Yes No Construction Authorization (or Provisional Verification) issued on or after January 1, 2001 pursuant to R18-9-A301(D)(1)(c) (File No _____).

B) Yes No Discharge Authorization (or Verification) issued on or after January 1, 2001 pursuant to R18-9-A301(D)(2)(c) (File No _____).

C) Yes No Approval to Construct, Approval of Construction, or other official permitting documents issued by PDEQ before January 1, 2001. If yes, date of issuance _____

D) Yes No Site plan, plot plan, "as-built" drawings, or similar documents, describe _____

E) Yes No Documents relating to operation and/or maintenance (alternative systems)

F) Yes No Other (describe): _____

7 FACILITY INFORMATION

150 WEST CONGRESS STREET, TUCSON, ARIZONA 85701

WWW.DEQ.PIMA.GOV

REPORT OF INSPECTION

- A) Domestic Water Source:
 - Municipal System
 - Private Water Company
 - Individual Private Well
 - Shared Private Well
 - Hauled Water
- B) Approximate Property Size 5.9 Square Feet Acres
- C) Use of Property:
 - Residential
 - Other, (describe): _____
- D) Occupancy Use:
 - Full Time
 - Seasonal/Part time: About ___ % of year
 - Intermittent
 - Vacant
 - Unknown
- E) Date of last facility inspection and/or pumping of septic tank _____ unknown
- F) Any known repairs or alterations to the facility since original installation? Yes No Unknown
- G) Design flow 450 gallons per day

Basis for design flow (check either 1 or 2)

 - 1) Designated in permitting documents issued on or after January 1, 2001
 - 2) Calculated/estimated/apparent based on (check one):
 - For a dwelling, number of bedrooms times 150 gallons per day
 - For a dwelling, fixture count as tabulated in R18-9-A314(4)(a)(i)
 - Summation of unit flows from Table 1 (if not a dwelling)
 - Other (describe): _____
- H) Assessment of actual flow versus the design flow indicated above:
 - Actual flow does not appear to exceed design flow
 - Actual flow may exceed design flow due to:
 - Number of occupants (high occupancy)
 - Bedroom count (actual number greater than number that permitted design flow was based on)
 - Fixture count
 - Water meter/usage records
 - Other
 - Unknown or could not be determined
- J) Strength of sewage received by on-site wastewater treatment facility:
 - Appears representative of typical sewage strength
 - Appears to exceed strength of typical sewage because _____
 - Appears to be weaker than typical sewage because _____
 - Unknown or could not be determined

8 GENERAL TREATMENT AND DISPOSAL WORKS INFORMATION

This system consists of the following treatment and disposal technologies (check either column A or column B and all applicable boxes in the selected column).

- | | |
|--|--|
| <p>A) System authorized for construction before January 1, 2001</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1) Conventional system <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Septic Tank <input checked="" type="checkbox"/> Disposal Trench <input type="checkbox"/> Disposal Bed <input type="checkbox"/> Disposal by Chamber Technology <input type="checkbox"/> Disposal by Seepage Pit <input type="checkbox"/> 2) Composting Toilet <input type="checkbox"/> 3) Disposal by Pressure Distribution System <input type="checkbox"/> 4) Disposal by Gravelless Trench <input type="checkbox"/> 5) Natural Seal Evapotranspiration Bed <input type="checkbox"/> 6) Lined Evapotranspiration Bed <input type="checkbox"/> 7) Wisconsin Mound | <p>B) System authorized for construction on or after January 1, 2001</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1) Septic Tank/Conventional Disposal (4.02 GP) <ul style="list-style-type: none"> <input type="checkbox"/> Septic Tank <input type="checkbox"/> Disposal Trench <input type="checkbox"/> Disposal Bed <input type="checkbox"/> Disposal by Chamber Technology <input type="checkbox"/> Disposal by Seepage Pit <input type="checkbox"/> 2) Composting Toilet (4.03 GP) <input type="checkbox"/> 3) Pressure Distribution System (4.04 GP) <input type="checkbox"/> 4) Gravelless Trench (4.05 GP) <input type="checkbox"/> 5) Natural Seal Evapotranspiration Bed (4.06 GP) <input type="checkbox"/> 6) Lined Evapotranspiration Bed (4.07 GP) <input type="checkbox"/> 7) Wisconsin Mound (4.08 GP) |
|--|--|

REPORT OF INSPECTION

- 8) Engineered Pad System
- 9) Intermittent Sand Filter
- 10) Peat Filter
- 11) Textile Filter
- 12) Denitrifying System Using Separated Wastewater Streams
- 13) Sewage Vault
- 14) Aerobic System
- 15) Nitrate-Reactive Media Filter
- 16) Cap System
- 17) Constructed Wetland
- 18) Sand-Lined Trench
- 19) Disinfection Devices
- 20) Surface Disposal
- 21) Subsurface Drip Irrigation Disposal
- 22) Design flow is equal to or more than 3,000 gpd
- 23) Other _____

- 8) Engineered Pad System (4.09 GP)
- 9) Intermittent Sand Filter (4.10 GP)
- 10) Peat Filter (4.11 GP)
- 11) Textile Filter (4.12 GP)
- 12) Denitrifying System Using Separated Wastewater Streams (4.13 GP)
- 13) Sewage Vault (4.14 GP)
- 14) Aerobic System (4.15 GP)
- 15) Nitrate-Reactive Media Filter (4.16 GP)
- 16) Cap System (4.17 GP)
- 17) Constructed Wetland (4.18 GP)
- 18) Sand-Lined Trench (4.19 GP)
- 19) Disinfection Devices (4.20 GP)
- 20) Surface Disposal (4.21 GP)
- 21) Subsurface Drip Irrigation Disposal (4.22 GP)
- 22) Combination of the above; design flow between 3000 to 23,999 Gallons Per Day (4.23 GP)

Date of Construction N/A

Date of Discharge Authorization N/A

- Based on permitting documentation
- Based on other documentation
- Estimated
- Not known

9 SEPTIC TANK INSPECTION AND PUMPING INFORMATION (FOR CONVENTIONAL SEPTIC SYSTEMS AND ALTERNATIVE SYSTEMS USING A SEPTIC TANK)

- A) Date of last facility inspection and or pumping of septic tank
- B) Repairs or alterations to the facility since original installation? Yes No Unknown
- C) Is the facility currently being serviced under a maintenance contract? Yes No Unknown
- D) Is the septic tank being pumped as part of this inspection? Yes No
 If no, septic tank was not pumped because:
 - The septic tank was put into service less than 12 months ago
 - Pumping or servicing was not necessary at the time of inspection based on manufacturers written operation and maintenance inspections (probably not applicable to septic tanks, only alternative technologies).
 - No accumulation of floating or settled waste was present in the septic tank (may be applicable to certain remote or seasonal systems getting little use).
- E) Septic tank material:
 - Pre-cast concrete
 - Fiberglass
 - Plastic
 - Other
 - Could not determined
- F) Liquid level in septic tank before pumping:
 - Normal
 - Below normal
 - Above normal
 - Could Not determined
- G) Access openings in septic tank: One Two Three None Not determined
- H) Number of compartments: One Two More than two _____ (number) Not determined
- I) Capacity of septic tank: 1000 gallons
 Based on:
 - Measurements 8.5'-L 4'-W 4'-D
 - Volume Pumped
 - Estimate
 - Capacity could not be determined
- J) Scum/Sludge (measured before pumping)
 - i) Tank depth (air-liquid interface to bottom of tank): _____ ft _____ inches

REPORT OF INSPECTION

- ii) Primary (upstream) chamber: Scum depth ___ inches/ Sludge depth ___ inches
- iii) Secondary (downstream) chamber: Scum depth ___ inches/ Sludge depth ___ inches
- K) Condition of baffles and sanitary "Ts":
 - i) Inlet baffle or "T": Functional Not functional Not present Not determined
 - ii) Outlet baffle or "T": Functional Not functional Not present Not determined
 - iii) Interior baffle: Functional Not functional Not present Not determined
- D) Evidence of leakage into septic tank (infiltration)? Yes No Could not be determined
- E) Evidence of leakage out of the septic tank (exfiltration)? Yes No Could not be determined
- L) Effluent filter: Present Not present Could not be determined Filter serviced.
- L) Repairs or other maintenance done to septic tank? No Yes (describe):

10 DISPOSAL WORKS INSPECTION (FOR A SYSTEM UTILIZING CONVENTIONAL DISPOSAL BY TRENCH, BED, CHAMBER TECHNOLOGY, OR SEEPAGE PIT)

- A) Disposal is by:
 - Trench
 - Bed
 - Trench
 - Chamber Technology
 - Seepage Pit
 - No. of pits ___ Not Known
 - Not known or could not be determined
- B) Is there evidence of disposal works malfunction? No Yes (check all applicable conditions observed)
 - Wet areas
 - Unusual green/lush vegetation
 - Sewage smell
 - Liquid discharges on surface
 - Discharge pipes of unknown origin
 - Impaired hydraulic capacity (backups)
 - Erosion encroachment
 - Other (describe): _____
- C) Any structural or drainage problems?: No Yes (check all applicable conditions observed)
 - Localized surface settling
 - Apparent root invasion
 - Animal damage
 - Other (describe): _____
- D) Diversion valve or distribution box present? No Not determined Yes (Please note component type, whether opened for observation, and condition functionality)
- E) Are inspection ports present in disposal field? No Yes Not determined
 - i) If yes, number of functional ports: _____
 - ii) If yes, indicate (in inches) from top of each port to:

	Port 1	Port 2	Port 3	Port 4
Port Bottom				
Wastewater (liquid) surface				

- F) Is a reserve disposal area available? Yes No Unknown or could not be determined
- G) Repairs or other maintenance done to disposal works? No Yes (Describe)

11 OTHER COMPONENTS/APPURTENANCES (USE THIS SECTION FOR ALTERNATIVE SYSTEMS ONLY)

- A) Is there a pump chamber? Yes No Not determined
 - i) If pump chamber exists, was maintenance performed? No Yes (describe)
 - ii) If pump chamber exists, were repairs performed? No Yes (describe)

REPORT OF INSPECTION

- B) Is there a pump or pumps? Yes No Not determined
 - i) If yes, number of pumps:
 - ii) If pump(s) exist, was maintenance performed? No Yes (describe)
 - iii) If pump(s) exist, were repairs performed? No Yes (describe)

- C) Are there system controls (pumps, alarms, fluid level controls, etc.)? Yes No Not determined
 - i) If yes, describe controls:
 - ii) If system controls exist, was maintenance performed? No Yes (describe)
 - iii) If system controls exist, were repairs performed? No Yes (describe)

- D) Were system settings checked? No Yes (settings OK) Yes (settings adjusted, describe)

- E) Are there other mechanical components or appurtenances? Yes No Not determined
 - i) If yes, describe mechanical components and appurtenances:
 - ii) If mechanical components and appurtenances exist, was maintenance performed? No Yes (describe)
 - iii) If mechanical components and appurtenances exist, were repairs performed? No Yes (describe)

- F) Other alternative system components inspected, test conducted, or maintenance or repair performed? No Yes (describe)

12 PUMPING AND SERVICING


- A) Each septic tank or other wastewater treatment container on the property was pumped or otherwise serviced to remove, to the maximum extent possible, solid, floating, and liquid waste accumulations.
- B) Pumping or servicing was not performed for one of the following reasons (check one):
 - i) A Discharge Authorization for the on-site wastewater treatment facility was issued and the facility was put into service within 12 months before the transfer of ownership inspection,
 - ii) Pumping or servicing was not necessary at the time of the inspection based on the manufacturer's written operation and maintenance instructions
 - iii) No accumulation of floating or settled waste was present in the septic tank or wastewater treatment container

13 OTHER INFORMATION

Is other information attached? No Yes: Total number of pages attached _____.

14 INSPECTOR'S CERTIFICATION

I have inspected the physical and operational condition of the on-site wastewater treatment facility serving this property on the date indicated below. I have completed this inspection report to the best of my knowledge, and have based the information contained in this form on observations and work performed at the time of inspection. This report does not imply nor guarantee any future performance of this facility in any way.

INSPECTOR SIGNATURE: 

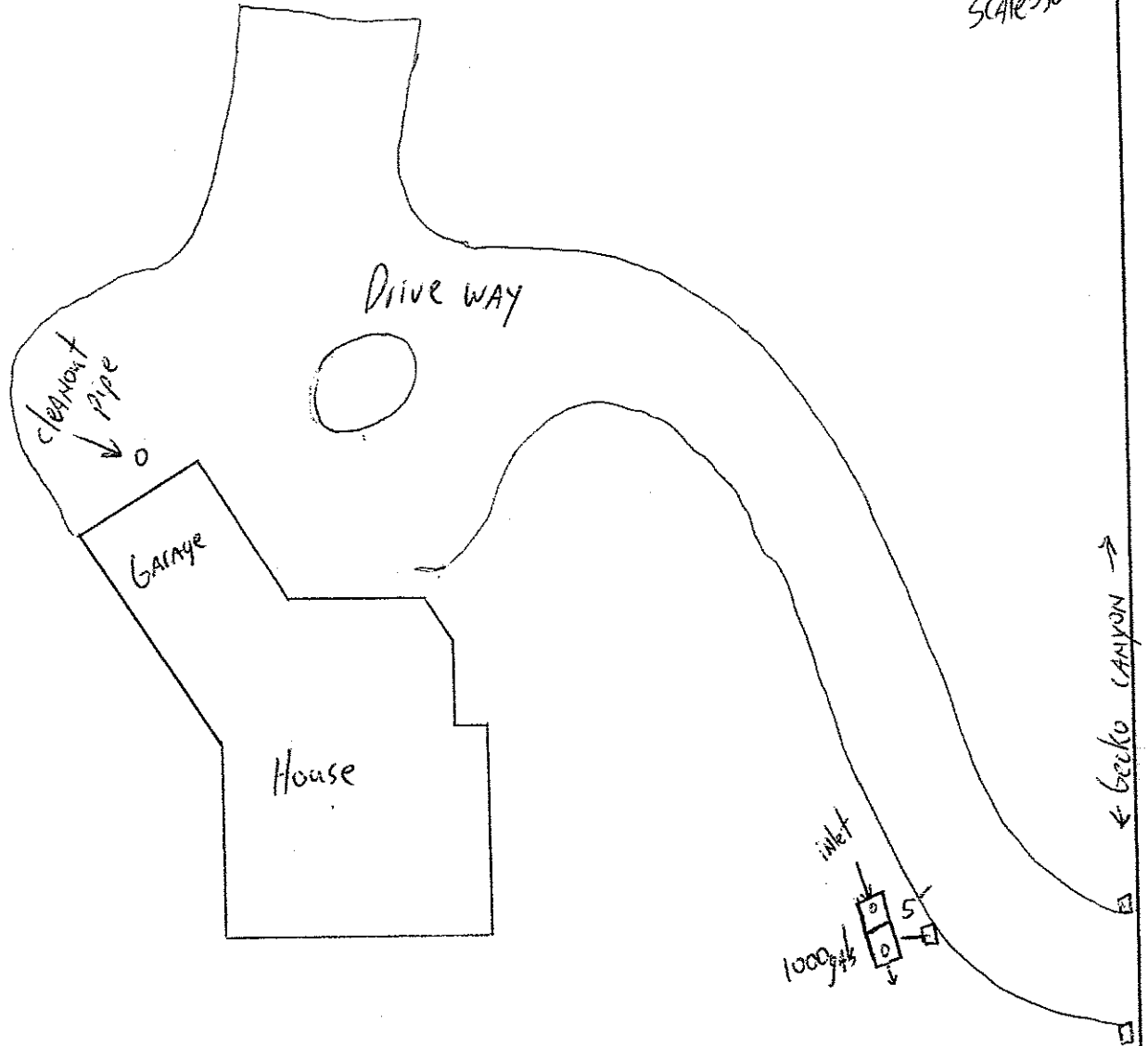
DATE OF INSPECTION: 4-17-9

REPORT OF INSPECTION

15 SKETCHES/PLANS/MAPS

13819 N. Gecko Canyon Tr.

↑
N
Scale=30



150 WEST CONGRESS STREET, TUCSON, ARIZONA 85701
WWW.DEQ.PIMA.GOV

REVISED JUNE 2008



Catalina Well & Pump, LLC
5328 E. Edwin
Tucson AZ. 85739
ROC #149119, ADWR # 667

Phone # 520-818-9053
Fax # 520-818-6597
EMAIL catalinawell1@q.com

Catalina Well & Pump, LLC

April 10, 2009

Well inspection was performed at 13891 N. Gecko Canyon Trail.

Well has a 5 to 7 GPM Grundfos stainless steel submersible pump with a 1.5 horse power motor that fills a 3000 Gallon storage poly tank. Short pump test show well produces 7 GPM. **(Well yield can change from over pumping well or drought conditions, No guarantees are made on well yield performance)** On inspection all looked to be up to code, Amps were check and found to be in factory specification. Close end test and Meggered test performed shows motor is in good condition. Date on control box is from 2006,

The pressure system has a 1HP Gould's jet pump that fills 2-85 gallon pressure tanks that give you 40 gallons of draw down. **("Draw down" Amount of water used before jet pump cycles)** System also has a safety switch to shut down booster in case tank runs dry. Pressure is set to come on at 40 and shut off at 60 PSI. Pump is around three years old and is in good shape. Tanks are older but still hold good pressure in the bladders.

In all the system looks to be in good shape. **A performance test of well yield was not done** and there is no pump saver on well that indicates well can keep up with the pump. This area is known for low producing deep wells that yield low flows. I would not recommend drinking the water unless tested or water is run through a purifying filter.

Please call if you have any questions

Thank you Don Tewart 520-818-9053

Turner Laboratories, Inc.

Date: 06/30/2009

Client: Tooley, Matt
 Project: Drinking Water
 Work Order: 09F0458
 Lab Sample ID: 09F0458-01

Client Sample ID: Kitchen
 Collection Date/Time: 06/10/2009 1430
 Matrix: Drinking Water

Analyses	Result	PQL	Qual	Units	DF	Prep Date	Analysis Date	Analyst
pH-E150.1								
pH (pH Units)	7.3	0.0	-		1	06/10/2009 1627	06/10/2009 1627	KRK
Temperature (°C)	25		-		1	06/10/2009 1627	06/10/2009 1627	KRK
Turbidity-E180.1								
Turbidity	0.20	0.10		NTU	1	06/10/2009 1622	06/10/2009 1622	KRK
ICP Total Metals-E200.7								
Barium	ND	0.050		mg/L	1	06/16/2009 0935	06/17/2009 1602	RAD
Cadmium	0.0020	0.0020		mg/L	1	06/16/2009 0935	06/17/2009 1602	RAD
Calcium	110	4.0		mg/L	1	06/16/2009 0935	06/17/2009 1601	RAD
Chromium	ND	0.030		mg/L	1	06/16/2009 0935	06/17/2009 1602	RAD
Copper	0.16	0.020		mg/L	1	06/16/2009 0935	06/17/2009 1602	RAD
Iron	ND	0.30		mg/L	1	06/16/2009 0935	06/17/2009 1602	RAD
Magnesium	22	3.0		mg/L	1	06/16/2009 0935	06/17/2009 1602	RAD
Manganese	0.055	0.020		mg/L	1	06/16/2009 0935	06/17/2009 1602	RAD
Silver	ND	0.010		mg/L	1	06/16/2009 0935	06/17/2009 1602	RAD
Sodium	88	50		mg/L	10	06/16/2009 0935	06/23/2009 1317	RAD
Zinc	2.3	0.040		mg/L	1	06/16/2009 0935	06/17/2009 1602	RAD
GFAA Total Metals-E200.9								
Arsenic	ND	0.0050		mg/L	1	06/16/2009 0935	06/19/2009 1614	RAD
Lead	ND	0.0025		mg/L	1	06/16/2009 0935	06/18/2009 1611	RAD
Selenium	ND	0.0050		mg/L	1	06/16/2009 0935	06/25/2009 1133	RAD
CVAA Total Mercury-E245.1								
Mercury	ND	0.0010		mg/L	1	06/17/2009 1340	06/18/2009 1114	RAD
Anions by Ion Chromatography-E300								
Chloride	120	10		mg/L	10	06/12/2009 1000	06/12/2009 1442	JM
Fluoride	ND	0.50		mg/L	1	06/12/2009 1000	06/12/2009 1424	JM
Nitrogen, Nitrate (As N)	1.8	1.0		mg/L	1	06/11/2009 1100	06/11/2009 1509	JM
Sulfate	73	25		mg/L	5	06/11/2009 1100	06/11/2009 2001	JM
Color-SM2120 B								
Color	ND	15	AP	Units	1	06/10/2009 1720	06/10/2009 1720	PSL
pH (pH Units)	7.3			Units	1	06/10/2009 1720	06/10/2009 1720	PSL
Alkalinity-SM2320B								

Turner Laboratories, Inc.

Date: 06/30/2009

Client: Tooley, Matt
 Project: Drinking Water
 Work Order: 09F0458
 Lab Sample ID: 09F0458-01

Client Sample ID: Kitchen
 Collection Date/Time: 06/10/2009 1430
 Matrix: Drinking Water

Analyses	Result	PQL	Qual	Units	DF	Prep Date	Analysis Date	Analyst
Alkalinity, Bicarbonate (As CaCO ₃)	310	1.0		mg/L	1	06/13/2009 1000	06/13/2009 1030	JM
Alkalinity, Carbonate (As CaCO ₃)	ND	1.0		mg/L	1	06/13/2009 1000	06/13/2009 1030	JM
Alkalinity, Hydroxide (As CaCO ₃)	ND	1.0		mg/L	1	06/13/2009 1000	06/13/2009 1030	JM
Alkalinity, Total (As CaCO ₃)	310	1.0		mg/L	1	06/13/2009 1000	06/13/2009 1030	JM
Total Dissolved Solids (Residue, Filterable)-SM2540 C								
Total Dissolved Solids (Residue, Filterable)	650	20		mg/L	1	06/16/2009 1255	06/17/2009 1325	PSL

Sears

Your Order Confirmation Number - 72982353

Order Date: April 29, 2009

(This is your order information. Your e-mail confirmation is your receipt.*)

Billing Address:

Matt Tooley
 13819 N. Gecko Canyon Trail (773) 391-6829 (773) 213-5512
 Tucson, AZ 85755

Payment Method:






Card: Visa (****4591) \$4814.70
Total: \$4814.70

We'll deliver the following item(s) to 13819 N. Gecko Canyon Trail , Tucson, AZ 85755

[Change Delivery Address](#)

We will call you within 24 hours to schedule delivery. If we are not able to reach you by phone, we will send an e-mail with the first available date.

Item Arrival Method Price Quantity Total

	Kenmore Elite 25 cu. ft. TRIO® French Door Bottom Freezer Refrigerator Item # 04678542000 Mfr. model # 78542	Scheduled Home Delivery	Reg Price: \$2199.99 Savings: \$500.00 \$1699.99	1 \$1699.99
	GE Appliances 1.7 cu. ft. Microwave Oven Item # 02281322000 Mfr. model # JVM1740DMWW	Scheduled Home Delivery	Reg Price: \$289.99 Savings: \$43.50 \$246.49	1 \$246.49
	Kenmore 30 in. Electric Self Clean Slide-In Range with Ceramic Smoothtop Cooktop Item # 02246592000 Mfr. model # 46592	Scheduled Home Delivery	Reg Price: \$1149.99 Savings: \$172.50 \$977.49	1 \$977.49
	Whirlpool 4.0 cu. ft. I.E.C. Super Capacity Plus Top-Load Washer Item # 02638762000 Mfr. model # WTW57ESVW	Scheduled Home Delivery	Reg Price: \$569.99 Savings: \$85.50 \$484.49	1 \$484.49
	Kenmore 24 in. Built-In Dishwasher Item # 02213732000 Mfr. model # 13732	Scheduled Home Delivery	Reg Price: \$609.99 \$515.88	1 \$655.87

While quantities last
 Intermediate markdowns may have been taken

Services & Other Options:

Installation

\$139.99

1

Whirlpool 7.0 cu. ft. Super Capacity Plus Electric
Dryer

Item # 02648762000

Mfr. model # WED5300VW

Scheduled Home
Delivery

Reg Price:

~~\$509.99~~

Savings: \$76.50

\$433.49

1 \$433.49

Subtotal: \$4497.82

Sales Tax: \$251.88

Delivery Charge: \$65.00

Order Total: \$4814.70

Applicable rebate forms will be included in your order confirmation e-mail.

*Because your order is still processing, this is not your purchase receipt. Your order confirmation e-mail or packing slip can be used as a receipt. For pick-up in store, your "Ready for Pick-Up" e-mail is your receipt. See our returns policy for information.

House Facts & Features - 13819 N Gecko Canyon Trail

Fixes since we bought it last year:

- Replaced all the appliances - dishwasher, stove, microwave, fridge, and hot water heater
- Installed a new water softener
- Replaced the carpet
- Replaced the flat portion of the roof
- Remodeled both bathrooms - all new ceramic floor tiles, tiled pony walls, tub and shower surrounds, fixtures, toilets, and sinks.
- Replaced the 2 outside doors on the back of the house and added storm doors as well. Replaced entry door to garage
- Repainted the complete interior
- Repainted all the outside woodwork
- Installed a new gravel driveway
- Rebuilt a portion of the outside retaining wall near the RV pad that had been knocked down
- Repaired all the plumbing

Kitchen

- All new appliances - Kenmore French Door Refrigerator w/ in door water and ice maker, Kenmore Smooth Top Electric Range, GE Wall Mount Microwave Oven, Kenmore Dishwasher
- Concrete counter tops
- Travertine floor tile
- Dual Sink with disposal
- Totally updated kitchen with honey-oak cabinets with slide out shelves
- Two large built-in pantries
- Island kitchen with foot warmers at breakfast bar for those cold winter mornings
- Built-in task area
- Skylight in the center of the kitchen
- Views of the Catalinas from the kitchen via large corner/bow windows
- Kitchen is pre-wired and plumbed for a second cooktop and dishwasher
- Knotty-pine accented ceilings with recessed lighting
- Opens to private east-facing, covered, Flagstone patio with views of the Catalinas

Dining Room

- Travertine tile
- Wood Burning Fireplace accented with a skylight
- Built-in oak cabinets

Entry Way/Foyer

- Travertine tile
- Skylight
- Opens to large, tiered, Flagstone patio
- Secure entrance with security door for the rustic wood exterior entry area
- Leads into sunken family room

Family Room

- Carpeted water-fall steps leading down into Family room
- Travertine tile
- 15' vaulted ceilings with exposed tongue-groove wood plank ceiling
- Large floor to ceiling windows with views of the city and mountains
- Built-in entertainment center
- New exterior door and storm door
- All new wood slat blinds

Master Bedroom

- Larger
- Vaulted ceiling
- Travertine tile
- Large floor to ceiling windows with views of the city and mountains
- New exterior door and storm door
- Walk-in closet
- All new wood slat blinds
- French doors at entry of room from the rest of the house

Master Bathroom

- Completely remodeled bathroom that includes all new plumbing and fixtures
- All new 20" ceramic tile with Wainscotting
- Dual sinks
- Raised Roman soaking tub with shower and built in storage shelves
- Built-in supplemental electric wall heaters for the those chilly mornings

Bathroom #2/Guest Bath

- Completely remodeled that includes all new plumbing and fixtures
- All new 20" ceramic tile with Wainscotting
- Skylight
- 40" Pedestal sink
- Shower
- Built-in supplemental electric wall heaters for the those chilly mornings

Bedroom #2

- Travertine tile
- Floor to ceiling south facing windows with views of the city and the mountains
- Vaulted ceilings
- Great light
- Large closet

Bedroom #3

- New Stainmaster carpet
- Large closet

Laundry Room

- Large Laundry room with room for storage
- New Whirlpool Washer and Dryer
- Laundry sink
- Skylight
- Exit to garage

Garage

- 2 Car extended car
- Built-in workshop area and storage shelves
- Garage door opener
- Skylights
- Separate entry door that includes new steel exterior door

House in General

- Solid masonry construction with 8" Split-face block construction
- 5/8" thick drywall for superior sound-proofing
- New roof on the reflective built-up portion, includes transferable 5-year warranty, pitched roof has concrete shingles
- New 50 Gallon, 4500 Watt Dual-Element Hot Water Heater w/10 year warranty that is transferable to new owners
- Freshly painted inside and out
- All new cooper plumbing throughout installed by a licensed, professional plumber (Mr. Rooter of Tucson)
- House is plumbed with two distribution systems to allow for the easy addition of a sodium-based water softner
- New water treatment system that includes maintenance free Zeta Rod treatment system
- Hot water recirculation system for instant hot-water throughout the house
- House is built into the moutaintop and includes Earth walls on the East and West side to reduce the heat effect from the sun during the summer.
- South facing windows have extended overhangs to keep the summer sun out
- Utilities bill available upon request. Electric bill averages \$150-200/month. Peaked at \$400/month in August. Electric includes running the pump for the well. Never had to turn on the heat in the winter.
- Heat Pump

Outside

- Flagstone patios - East, North, and detached Covered patio
- Covered patio is perfect for entertaining
- New gravel driveway
- Driveway is lit with matching split-face block post lights
- Gated entry with matching split-face block includes Elite automated gate system
- 30' RV Pad with full-hooks (30 amp electric, water, and septic)
- Lighted concrete pad that is large enough for a basketball court and includes pole for backboard
- Detached, lit Ramada
- Low-maintenance landscaping near the house with automated irrigation system

Well/Water System/Septic

- Private well, not shared with anyone
- <https://gisweb.azwater.gov/WellRegistry/Detail.aspx?RegID=211820>
- Drilled in 2006
- 1200' deep with steel casing set 1200'
- Pump set at 500'
- Water table at 300'
- Pumps at full yield of the pump, 7 GPM
- 3000 Gallon storage tank, 2 50 Gallon Pressure tanks
- Complete well water analysis performed in 2006 and 2009.
 - Test results available upon request
 - Great tasting water, make sure to sample it while touring the house

- Septic completely overhauled in 2009 by professionals, receipts available upon request

Location

- 10 minutes to Fry's Marketplace
- 15 minutes to major shopping on Oracle (Target, Home Depot, Fry's, etc.)
- 15 minutes to I-10
- Walking distance to the Tortolita Mountain Preserves
- 5 minutes to La Cholla Airport, associate membership at airpark is available
- 10 minutes to The Gallery Golf Club at Dove Mountain
- 10 minutes to Stone Canyon Golf Club

Etc.

- Private, gated community for owners of the house
- Very private! Quiet, its like living at your own private resort! Enjoy viewing the beautiful Arizona sunsets from the privacy of one your multiple patios while drinking a chilled wine
- Road is maintained by voluntary road association, approximately \$100/year
- Road is graded a minimum of four times a year and after any heavy rains
- Horses allowed
- Ample of flat land that could be used to house horses or whatever
- Property is studded with mature Saguaros
- Sonoran Living at its finest

This document compiled by the owner. Information has not been verified by the listing broker, and listing broker does not warrant the accuracy of this information.



**PIMA COUNTY
REGIONAL FLOOD CONTROL DISTRICT
FLOODPLAIN MANAGEMENT
201 North Stone Avenue, basement
Tucson AZ 85701**



OFFICE: 520.740.6533

http://www.rfcd.pima.gov

FAX: 520.740.6329

FLOOD HAZARD INFORMATION SHEET

TO BE COMPLETED BY REQUESTOR OF INFORMATION (ALL INFORMATION MUST BE PROVIDED):

Property Address: 13819 N Gecko Canyon Trail

Property Tax Code: 219-13-0140

Township: 11 Range: 13 Section: 21

Legal Description: S359.85' N1084.8' NW4 SW4 5.90 ac Sec 21-11-13

Requestor Name: Kelley Koehler Phone: 250-5492
 Fax: (866) 893-0969

TO BE COMPLETED BY PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT:

1. The property is located in a Special Flood Hazard Area (SFHA) on a National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM).

* STATUS
N

NFIP community #: 040073
 FIRM panel #: 04019C 1025k
 date of FIRM panel: 2-8-99
 LOMR/LOMA date: —
 FIRM Zone: X

Property may be subject to local Floodplain Regulations. Bring this sheet to the Floodplain Management Section Office if you need additional information no phone calls please, local flood status information can not be given by phone.

2. The main structure on the property is located in the SFHA indicated in (1).

N

NOTE: Federal law requires that a flood insurance policy be obtained as a condition of a federally-backed mortgage or loan that is secured by a building located within a SFHA.

3. The property is located in a mapped FLOODWAY where most uses are prohibited by federal regulations and local ordinance.

N

* STATUS KEY: Y = YES, N = NO, P = PARTIALLY, NA = NOT APPLICABLE

NOTE: The above information is based on the best data resources currently available. Be advised that flood hazard status is subject to change without individual notice. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property indicated as not being in a floodplain may be damaged by a flood greater than that which is regulated or by a local drainage problem that has not been identified or is not regulated. This letter does not create liability on the part of the provider, or any officer or employee thereof, for any damage that results from reliance on this determination.

OR
Pima County Regional Flood Control District Signature

5/29/10
Date