

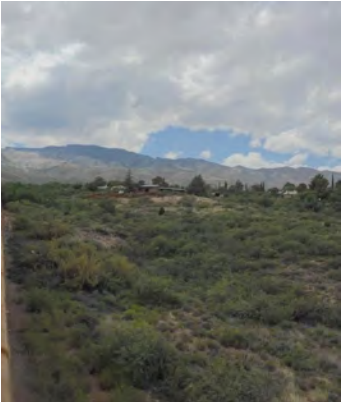
FOR SALE

300 Clarkdale Parkway, Clarkdale, AZ 86324



ABOUT THE PROPERTY

This prime Commercial property is located within the Town of Clarkdale city limits. It has frontage on the Clarkdale Parkway and is just steps away from the Clarkdale town center. Being 12.13 acres with varied terrain, a variety of uses are possible. A vineyard would be an excellent use. Multi-family housing would also work. City services border this parcel. The price is right! The Seller is a licensed Real Estate Broker in the State of Arizona, acting as a principal in this transaction. ARMLS # 6953134



LISTED AT \$510,000	
Zoned	Commercial
12.13	Acres



Susan Weitzman

Broker/CCIM | Lic.: #BR006602000

C: 928-699-3499 |
susanweitzman@mac.com
www.lintonrealestate.net



Agent Report (1)

300 Clarkdale PKWY 0.00, Clarkdale, AZ 86324

\$510,000

	6953134	Land	Active
	Apx SqFt: 528,383 Apx SqFt G/N: N Apx Total Acres: 12.13 Apx Total Acres G/N: N Apx Deeded Fee Acres: 12.13 Apx Leased Acres: 0 Lot Size Dimensions: irregular # Lots in Listing: 1 # Units Allowed: 3 Price Per SqFt: 0.97 Price Per Acre: 42,044.52		Subdivision: 5 Acres or More Tax Municipality: Clarkdale Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: Zoning: Commercial Flood Zone: TBD
	Ele Sch Dist: Clarkdale-Jerome Elementary District Elementary School: Clarkdale-Jerome Elementary School Jr. High School: Clarkdale-Jerome Elementary School		High School District: Clarkdale-Jerome Elementary District High School:

Cross Streets: main **Directions:** HWY 89 right on Clarkdale Parkway on right just before town square.

Public Remarks: This prime Commercial property is located within the Town of Clarkdale city limits. It has frontage on the Clarkdale Parkway and is just steps away from the Clarkdale town center. Being 12.13 acres with varied terrain, a variety of uses are possible. A vineyard would be an excellent use. Multi-family housing would also work. The price is certainly right! The Seller is a licensed Real Estate Broker in the State of Arizona, acting as a principal in this transaction.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 10.00 - 19.99 Acres Land Features: Corner Lot Land Configuration: Elevation: View: City; Desert; Panoramic; Red Rocks/ Boulders; Trees/Woods; Mountain(s) Topography: Steep Sloping; Hillside; Rolling; Valley Vegetation: Horses: Special: Existing Land Use: Commercial Acreage Zoned Presently: Commercial Potential Use: Commercial Use Restrictions: Traffic Count: Current Density: Proposed Density:	Existing Structures: Garage(s) Fencing: Partial Water Source: City Franchise Sewer: Sewer - Available Irrigation: None Gas: Unisource Distance to Cable: Within 1/2 Mile Distance to Electric: Within 1/2 Mile Distance to Gas: Within 1/2 Mile Distance to Phone: Within 1/2 Mile Distance to Sewer: Within 1/2 Mile Distance to Water: Within 1/2 Mile Electric: APS Road Surface Type: Dirt Road Responsibility: City Maintained Road Environmental: None	County Code: Yavapai Legal Description (Abbrev): IRREG PCL BY M AND B ALONG E SIDE OF OLD HWY 89A BEING A PTN OF W 2 W2 SEC 20 16 3E CONT 12.13 AC AN: 400-06-016-T Lot Number: 0.00 Town-Range-Section: 16N-03E-20 Cty Bk&Pg: Taxes/Yr: \$3,855/2025 For Sale or Lease?: Sale New Financing: Cash; Owner May Carry Pmt & Rate Info: Equity: 510,000 Total Owed: 0 Auction: No Reports/Disclosures: Other (See Rmks)

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 22 / 47 List Date: 11/08/2025 Expire Date: 04/30/2026 Status Change Date: 12/02/2025	Original List Price: \$510,000 List Price: \$510,000	Type: Exclusive Right To Sell Special Listing Cond: Owner/Agent

Private Remarks: See attached documents for SPDS and maps.

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: No Showing Service: Aligned Showings Showing Notification Methods: Showing Service: Aligned Showings	Ownr/Occ Name - DND2: AMELIA & TENTH LLC Owner/Occ Phn - DND2: none	Lockbox Type: None

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
------	--------	---------------	--------------	--------	-----------------	-----

LA	Susan Weitzman sw13060 BR006602000	Linton Real Estate, LLC Ire1546 LC558926000	928-699-3499	928-779-4411	susanweitzman@mac.com	928-699-3499 928-699-3499	928-779-5935

Prepared by Susan Weitzman

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

12/02/2025 7:38 AM © 2025 ARMLS and FBS. DMCA

Photos for MLS # 6953134

300 Clarkdale PKWY 0.00, Clarkdale, AZ 86324

\$510,000

North B



West C



West D



North



Looking North



East



MLS # 6953134

300 Clarkdale PKWY 0.00, Clarkdale, AZ 86324

\$510,000

East (1)

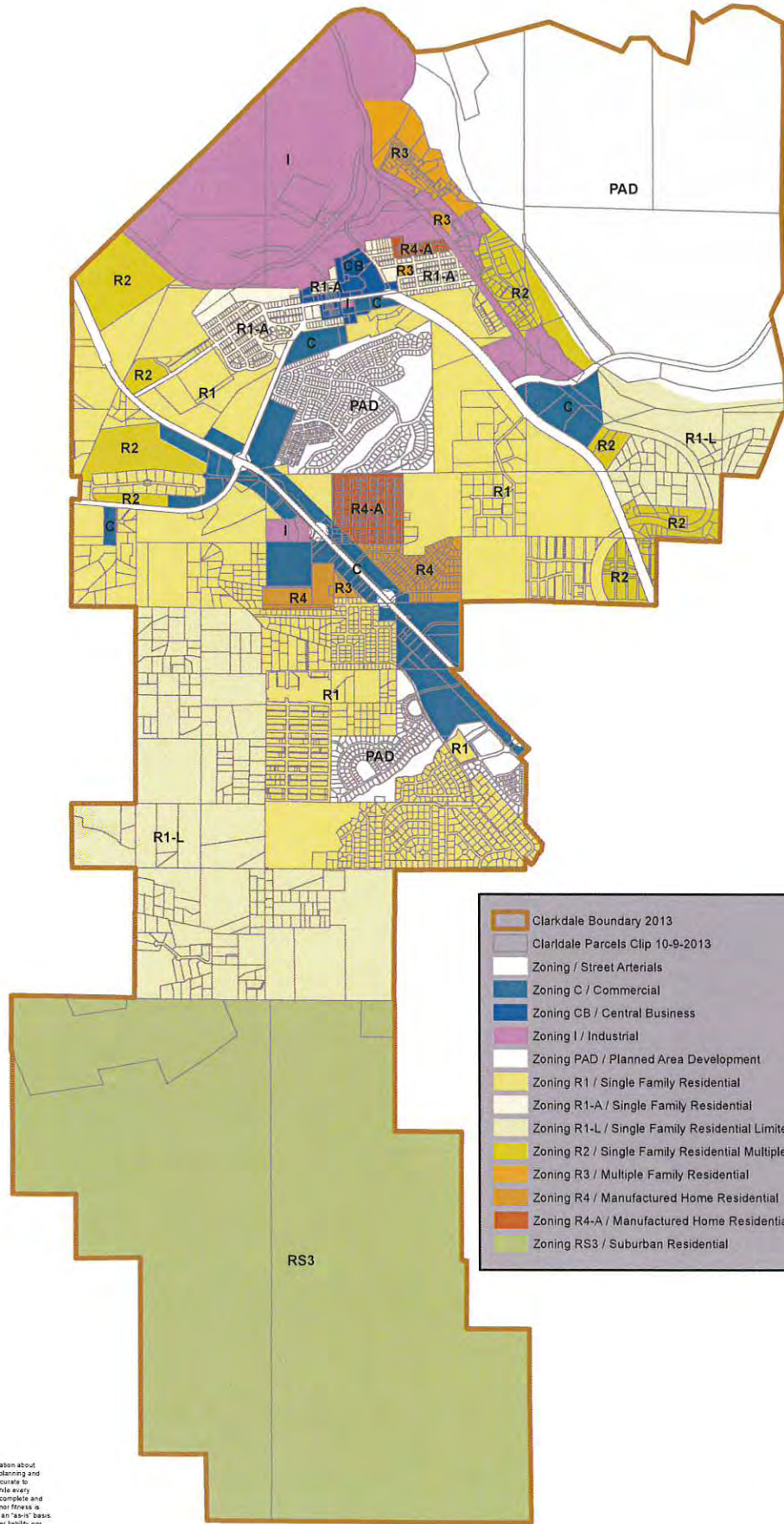


West B



West A





- Clarkdale Boundary 2013
- Clarkdale Parcels Clip 10-9-2013
- Zoning / Street Arterials
- Zoning C / Commercial
- Zoning CB / Central Business
- Zoning I / Industrial
- Zoning PAD / Planned Area Development
- Zoning R1 / Single Family Residential
- Zoning R1-A / Single Family Residential
- Zoning R1-L / Single Family Residential Limited
- Zoning R2 / Single Family Residential Multiple Dwelling Units
- Zoning R3 / Multiple Family Residential
- Zoning R4 / Manufactured Home Residential
- Zoning R4-A / Manufactured Home Residential Alternate
- Zoning RS3 / Suburban Residential

This map is designed to provide information about Clarkdale and is prepared for general planning and informational purposes only. It is not accurate to engineering or surveying standards. While every effort is made to ensure this map is as complete and accurate as possible, neither warranty nor fitness is implied. The information is provided on an "as-is" basis. The Town of Clarkdale shall have neither liability nor responsibility to any person or entity with respect to any loss or damage in connection with or arising from the information on this map.

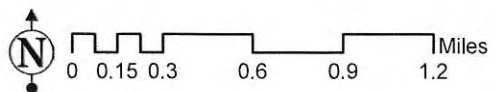
Updated on
October 17, 2013

GE



The Town of Clarkdale
 Community Development Department
 P.O. Box 308/890 Main Street,
 Clarkdale, AZ 86324
 (928) 639-2550

Zoning Map



ZONING DISTRICTS

ZONING CODE

CHAPTER 3

9. **Odors** – No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or in such a manner as to create a nuisance or hazard at the lot lines.
- F. The Sign Standards for Town Center District are outlined in Chapter 7 of the Town of Clarkdale Zoning Code.

Section 3-11 Commercial (C)

- A. **Principal Uses permitted:** (Not requiring a use permit).
1. Multiple family dwelling structures.
 2. Professional and business offices, including clinics.
 3. Financial institution.
 4. Automobile parking lot.
 5. Restaurants, taverns , bars and sidewalk cafes in conformance with Section 4-16. (Created 2/14/12 Resolution 1388 – Ordinance 342; Effective 3/14/12)
 6. Retail sales, including florist shops and greenhouses in connection with such shops.
 7. Self-service laundry and cleaning establishments.
 8. Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, home repair and upholstery shops.
 9. Personal service uses, including barber shops and beauty parlors, artists studios, funeral parlors and other personal service uses of a similar nature.
 10. Amusement place in a completely enclosed building.
 11. Automobile, trailer, boat, or farm implement display, sales or rentals.
 12. Hotels and motels.
 13. Commercial, trade or vocational schools.
 14. Public garage, including storage and repair in accordance with Subsection I.3, Storage facilities, below.
 15. Publicly owned or operated park, playground, or building including public garages and storage yards in conformance with Subsection I.3, Storage facilities, below and excepting treatment plants, garbage incinerators, warehouses and penal or correctional institutions.

ZONING DISTRICTS

ZONING CODE

CHAPTER 3

16. Bed and Breakfast Country Inn.
 17. Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution. **(Created by Ordinance #358 on 3/11/14; Effective 4/11/14)**
 18. Convalescent homes and retirement centers.
 19. Medical Marijuana Dispensary in a storefront location. **(Created Ordinance #331 - Effective 04/08/11)**
 - (a) Total floor areas for medical marijuana use not to exceed 1,500 square feet.
 - (b) The facility must have windows facing the street with window coverings open during business hours.
 - (c) One secure entrance/exit where the purchasing area is located.
 - (d) Located no closer than 500 feet from a public school, day care, pre-school, private school, or charter school which serves students in grades pre-school through 12th grade.
 - (e) No use of medical marijuana shall be allowed on the premises.
 - (f) Shall not dispose of marijuana remnants or by-products in exterior refuse containers and shall be properly ventilated to filter the odor from marijuana so that the odor cannot be detected by a person with a normal sense of smell at any adjoining use or property.
 - (g) Any associated storage facility where medical marijuana or its by-products are stored shall be located in a building with appropriate security measures.
 20. Manufacturing, production and assembly of boutique consumable products using sustainable practices that minimize negative environmental impacts while conserving energy and natural resources. Re-use or re-purposing of by-products is encouraged. All such activity shall be conducted within a completely enclosed building. A portion of the products manufactured on site shall be sold at retail on the premises. **(Created by Ordinance #358 on 3/11/14; Effective 4/11/14)**
- B. Accessory Uses Permitted: (Not requiring a use permit).
1. Caretaker's facilities clearly incidental to and secondary to the use of the premises for business purposes.
- C. Conditional Uses Permitted: (Use permit required).
1. Automatic or self-service car wash.
 2. Day Care Center.
 3. Campsites and recreational vehicle parks.
 4. Outside display of goods and merchandise, outside storage.



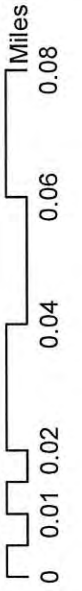
Clarkdale_topo_2ft
 Streets
 Clarkdale_Parcels_6_3_15

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR AeroGlobe, IGN, IGP, swisstopo, and the GIS User Community

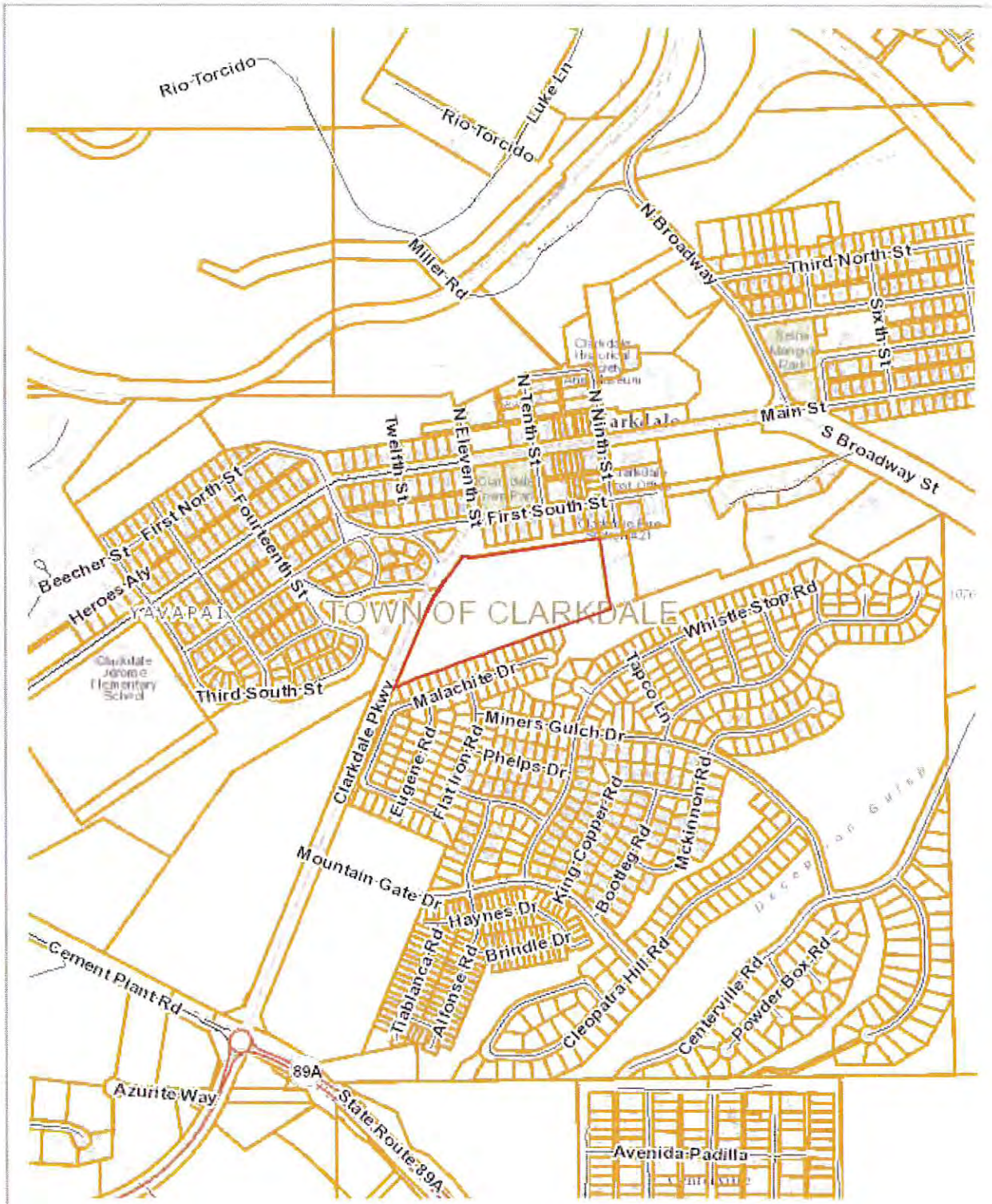


The Town of Clarkdale
 Community Development Department
 P.O. Box 306880, Main Street,
 Clarkdale, AZ 85324
 (928) 335-2586

Parcel #400-06-016T



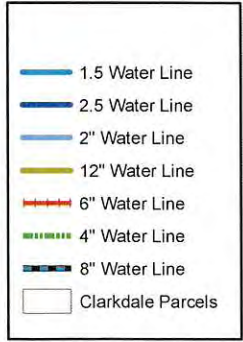
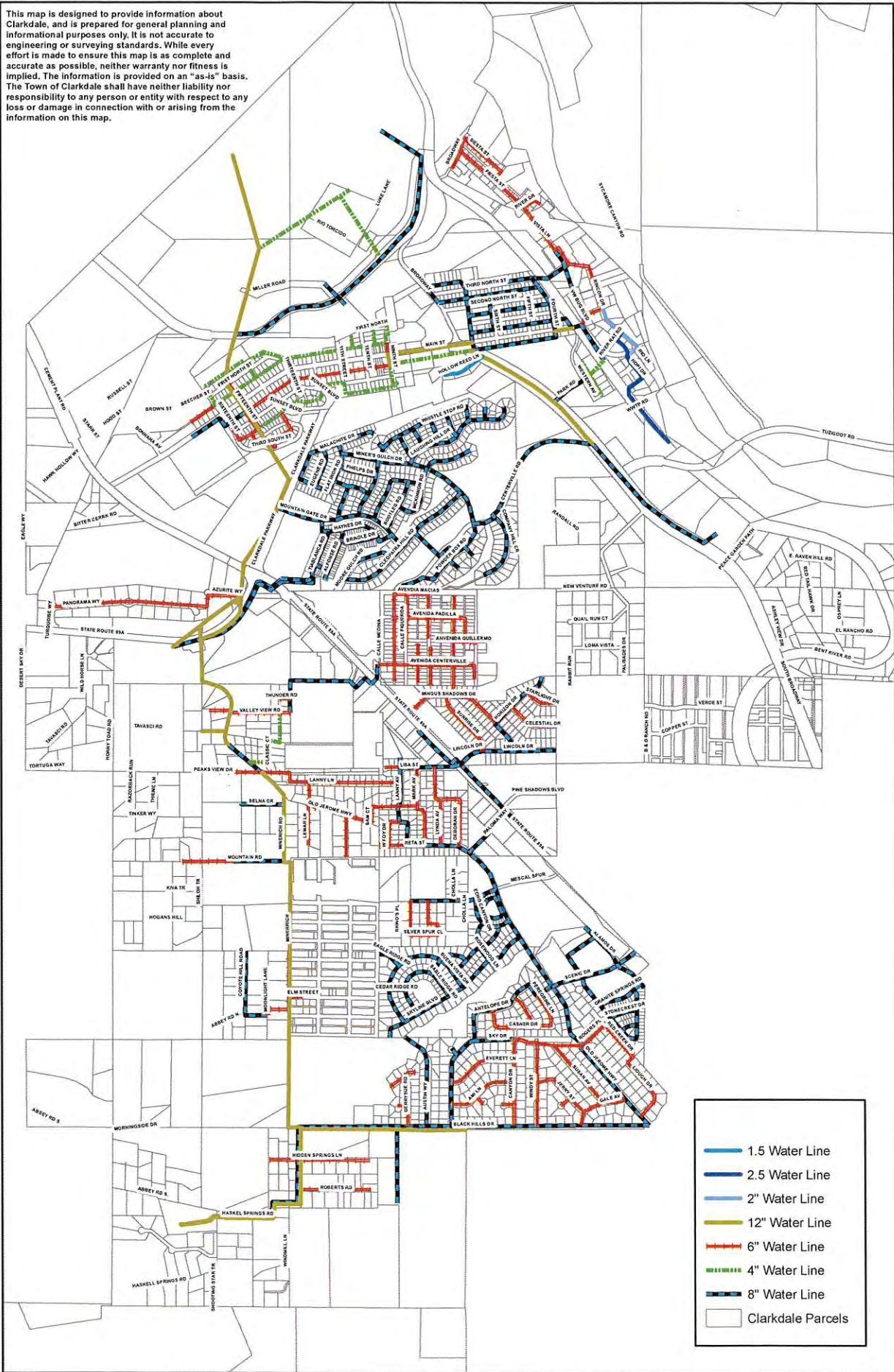
June 29, 2015



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 6.2.2015

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- 2011 Manholes
- 15" Sewer Line
- 12" Sewer Line
- 10" Sewer Line
- 8" Sewer Line
- 6" Sewer Line
- 3" Service Line
- Clarkdale Parcels

Vacant Land/Lot 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. Additionally, you may be required to complete and record an Affidavit of Disclosure if 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 a misrepresentation, 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® Vacant Land/Lot 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 fully as possible. Attach copies of any available supporting documentation 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 nine general sections:

- 1) **Ownership and Property:** This section asks for general information about the property, such as location and ownership, associations, assessments, title issues, etc. Any seller should be able to answer most, if not all, of the questions in this section. If you have never seen the Property and you are unable to answer some of the questions, explain on Page 5 under ADDITIONAL EXPLANATIONS.

- 2) **Access:** Both legal and physical access is addressed.
- 3) **Use:** This section asks for information regarding the current and past use of the property.
- 4) **Utilities:** You are asked whether the property currently receives the listed utilities, and if so, to identify the provider.
- 5) **Water:** The water source and any known information about drinking water are addressed. Additionally, the section asks for information on any irrigation rights or other water-related issues pertaining to the property.
- 6) **Sewer/Waste Water Treatment:** There are many questions dealing with the topic of sewer or wastewater treatment as a result of claims involving alleged misrepresentations concerning the availability of a sewer connection. If the property is served by an on-site wastewater treatment facility, e.g., a septic or alternative wastewater system, a variety of additional information is required.
- 7) **Environmental Information:** In addition to questions regarding environmental hazards, you are asked to disclose any issues relating to soil settlement/expansion, drainage/grade, erosion, and noise from the surrounding area including airport and traffic noise, and any odors or other nuisances.
- 8) **Miscellaneous:** This section deals with surveys, archeological features, endangered species, mineral rights, and mine shafts/tunnels or abandoned wells associated with the property.
- 9) **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"; you should either answer truthfully or respond that you are not legally required to answer the question.



2008 VLSA 02/08



VACANT LAND/LOT SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) *(To be completed by Seller)*

Document updated:
August 2024



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.



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 blank 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).

PROPERTY AND OWNERSHIP

- THIS DISCLOSURE CONCERNS THE FOLLOWING REAL PROPERTY: 300 Clarkdale Parkway
- Clarkdale 86324
- COUNTY: Yavapai TAX PARCEL NUMBER: 400-06-016T-8
- ZONING: Commercial DATE PURCHASED OR ACQUIRED: May 22, 2000
- How did you acquire the Property? Purchase Inheritance Foreclosure Gift Other: _____
- LEGAL OWNER OF PROPERTY: Amelia/Tenth, LLC
- 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.
- To your knowledge, is the Property within a subdivision approved by the Arizona Department of Real Estate? Yes No
- Is the legal owner(s) of the Property a Foreign Person pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)? Yes No **If yes, consult a tax advisor; mandatory withholding may apply.**
- Does the Property include any leased land? Yes No
- If No, skip to line 22
- If yes, is the land: State Federal Privately owned Other: _____
- How many acres are leased? _____
- Expiration date of current lease? _____ (Attach a copy of the lease.)
- Is the Property currently leased to a tenant? Yes No
- If yes, expiration date of current lease: _____ (Attach a copy of the lease.)
- If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____
- _____

YES NO

- YES NO Have you entered into any agreement to transfer your interest in the Property in any way, including lease renewals or options to purchase? Explain: _____
- YES NO To your knowledge, is the Property subject to Covenants, Conditions and Restrictions or deed restrictions? Explain: check Title Report

>>

Initials>

BUYER BUYER

Vacant Land/Lot Seller's Property Disclosure Statement (SPDS) >>

- YES NO**
26. Are you aware of any association(s) governing this Property?
27. If yes, membership in the association(s) is Mandatory Voluntary
28. Association Name: _____ Contact Person: _____ Phone #: _____
29. Association Name: _____ Contact Person: _____ Phone #: _____
30. If yes, are there any fees? How much? \$ _____ How often? _____
31. How much? \$ _____ How often? _____
32. Are you aware of any assessments affecting this Property? (Check all that apply):
33. Association assessment Road maintenance Sewer Water Electric Other _____
34. If yes, the approximate balance: \$ _____
35. Are you aware of any proposed assessment(s)?
36. If yes, explain: _____
37. Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
38. Explain: _____
39. Are you aware of any of the following recorded against the Property? (Check all that apply):
40. Judgment liens Tax liens Other non-consensual liens
41. Explain: _____
42. Are you aware of any title issues affecting this Property? (Check all that apply):
43. Recorded easements Use restrictions Lot line disputes Encroachments
44. Unrecorded easements Use permits Conservation easement Other _____
45. Explain: _____
46. Are you aware of any pending or anticipated eminent domain or condemnation proceedings regarding the Property?
47. Explain: _____
48. Are you aware of any development, impact, or similar fees regarding the Property?
49. Explain: check with city/county regarding sewer + water connection fees
50. Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?
51. If yes, provide the name of the CFD: _____

ACCESS

52. There is is not...legal access to the Property, as defined in A.R.S. §11-821 unknown
53. Explain: to best of know ledge
54. _____
55. There is is not...physical access to the Property unknown
56. Explain: to best of knowledge
57. _____
58. There is is not ...a statement from a licensed surveyor or engineer available stating whether the Property has
59. physical access that is traversable by a two-wheel drive passenger motor vehicle
60. The legal and physical access to the Property is is not...the same unknown not applicable
61. Explain: best of knowledge
62. _____
63. The road(s) is publicly maintained privately maintained not maintained not applicable. If applicable, there
64. is is not...a recorded road maintenance agreement. Road to be one maintained / Don't know About Alley
65. **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.**
66. _____

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Initials>

BUYER	BUYER

Vacant Land/Lot Seller's Property Disclosure Statement (SPDS) >>

USE

67. What is the current use of the Property? Vacant land/storage in garages
68. What prior uses of the Property are you aware of? None

YES NO

69. To your knowledge, does the current use conform with current zoning?
70. If no, Explain: _____
71. Are you aware of any improvements on the Property?
72. Explain: 10 Garage Storage units
73. Are you aware of any crops being grown on the Property?
74. If yes, are the crops Owner operated Tenant operated
75. If yes, who has the right to harvest the crops and for what period of time? Explain: _____
76. _____
77. Are you aware of any livestock on the Property?
78. If yes, are the livestock Owner operated Tenant operated Open range

UTILITIES

79. ARE THE FOLLOWING SERVICES AVAILABLE TO THE PROPERTY?
YES NO PROVIDER
80. Electricity: Buyer to verify
81. Fuel: Natural gas Propane Oil. Buyer to verify
82. Cable: Buyer to verify
83. Internet: Buyer to verify
84. Telephone: Buyer to verify
85. Garbage Collection: Buyer to verify
86. Fire: Buyer to verify
87. Irrigation: Buyer to verify
88. Are there any alternate power systems serving the Property? (If no, skip to line 99)
89. If yes, indicate type (Check all that apply)
90. Solar Wind Generator Other _____
91. Are you aware of any past or present problems with the alternate power system(s)?
92. Explain: _____
93. Are any power systems serving the Property leased?
94. Explain: _____
95. If yes, provide name and phone number of the leasing company (Attach copy of lease if available) _____
96. _____

NOTICE TO BUYER: If the Property is served by a solar system, Buyer is advised to read all pertinent documents and review the cost, insurability, operation, and value of the system, among other items.

WATER

YES NO

99. Is there a domestic water source to the Property?
100. If yes, water source is: Public Private water company Private well Shared well Hauled water
101. **If water source is a private or shared well, or water can be used from springs, streams, lakes, ponds, reservoirs, canyons, or ravines, complete and attach the DOMESTIC WATER WELL/ WATER USE ADDENDUM.**
102. **If water source is public, a private water company, or hauled water, Provider is:** _____
103. _____

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Initials>

BUYER	BUYER

Vacant Land/Lot Seller's Property Disclosure Statement (SPDS) >>

YES NO

- 104. Are you aware of any past or present drinking water problems?
- 105. Explain: _____
- 106. _____
- 107. To your knowledge, is the Property in one of the following districts or areas? (Check all that apply):
- 108. Central Arizona Project (CAP) District Irrigation Non-Expansion Area Active Management Area
- 109. Central Arizona Groundwater Replenishment District Other: _____
- 110. Are you aware of any grandfathered water rights associated with the Property?
- 111. If yes, Type I Type II Irrigation
- 112. Grandfathered Water Rights Certificate # _____
- 113. What is the allotment? _____ acre feet
- 114. Number of irrigated acres _____
- 115. To your knowledge, does the Property have surface water rights? If yes, Certificate # _____

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, or any of the above services, contact the provider.

SEWER/WASTEWATER TREATMENT

YES NO

- 119. Type of sewer: Public Private Planned and approved sewer system, but not connected None
- 120. Name of Provider: _____
- 121. Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 136)
- 122. If yes, the Facility is: Conventional septic system Alternative system; type: _____
- 123. _____ or;
- 124. Other: _____

NOTICE TO BUYER: Contact the appropriate governmental or private provider regarding the availability and cost of sewer connection.

- 127. If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
- 128. If yes, name of contractor: _____ Phone #: _____
- 129. Approximate year Facility installed: _____ (Attach copy of permit)
- 130. Are you aware of any repairs or alterations made to this Facility since original installation?
- 131. Explain: _____
- 132. _____
- 133. Approximate date of last Facility inspection and/or pumping of septic tank: _____
- 134. _____
- 135. Are you aware of any past or present problems with the Facility? Explain: _____
- 136. Are you aware of any site/soil evaluation (percolation or other tests) having been performed on the Property?
- 137. If yes, when and by whom? _____

NOTICE TO SELLER AND BUYER: The Arizona Department of Environmental Quality (ADEQ) requires a pre-transfer inspection of on-site wastewater treatment facilities on re-sale properties.

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Initials>

BUYER	BUYER

Vacant Land/Lot Seller's Property Disclosure Statement (SPDS) >>

NOTICE TO BUYER: Cesspools have not been approved for use in Arizona since 1976. Current Arizona Department of Environmental Quality regulations on cesspools specifically prohibit their use for sewage disposal [R18-9-A309(A)(4) and R18-5-408(D)].

ENVIRONMENTAL INFORMATION

YES NO

143. Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
144. Asbestos Radon gas Mining operations Pesticides
145. Underground storage tanks Fuel/oil/chemical disposal or storage
146. Explain: See Phase 1 assessment

147. Are you aware of the presence of any of the following in close proximity to Property, past or present? (Check all that apply):
148. Asbestos Radon gas Pesticides Underground storage tanks
149. Fuel/oil/chemical disposal or storage Other: _____
150. Explain: In older buildings near property

151. Are you aware if the Property is located within any of the following? (Check all that apply):
152. Superfund Water Quality Assurance Revolving Fund ("WQARF")
153. Comprehensive Environmental Response Compensation and Liability Act ("CERCLA")

154. Are you aware of any environmental assessments or studies having been performed on the Property?
155. If yes, was the study a (Check all that apply): Phase I Phase II Phase III Other _____
156. (Attach copies of the environmental assessment or study.)

157. Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
158. Soil settlement/expansion Drainage/grade Erosion Fissures Other
159. Explain: There is a steep grade. See attached letter from Fregort Minerals Corp dated May 7, 2018.

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 website at: www.azre.gov

162. 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):
163. Soil settlement/expansion Drainage/grade Erosion Fissures Other
164. Explain: There is a steep grade. See attached letter from Fregort Minerals Corp dated May 7, 2018.

165. Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
166. Airport noise Traffic noise Rail line noise Neighborhood noise Toxic waste disposal
167. Odors Nuisances Sand/gravel operations Other _____
168. Explain: _____

170. Are you aware of any portion of the Property being situated on or in close proximity to a closed landfill?
171. Explain: _____

172. Are you aware of any conditions that make the Property subject to any of the following ordinances or regulations?
173. (Check all that apply): Seller is unsure of conditions. Open space preservation requests are likely.
174. Hillside Erosion control Native plant/animal species preservation Natural area open space requirements
175. Wetlands area Critical habitat additional conditions for rezoning may exist.

176. Are you aware if the Property is located in the vicinity of an airport (military, public, or private)? topography bot
177. Explain: anticipates concerns about these matters.

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Initials >

BUYER	BUYER
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Vacant Land/Lot Seller's Property Disclosure Statement (SPDS) >>

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182.

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.

YES NO

183. Are you aware if any portion of the Property is in a flood way or flood plain?

184. Explain: _____

185. Are you aware of any portion of the Property ever having been flooded?

186. Explain: _____

187.
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200.

NOTICE TO BUYER: Your mortgage lender [may] [will] require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Changes to federal law (The Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in changes to flood insurance premiums that are likely to be higher, and in the future may be substantially higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result, purchasers of property should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after completion of the purchase. In considering purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the purchase of flood insurance for the property. For more information about flood insurance as it relates to this property, you may also wish to contact the Federal Emergency Management Agency (FEMA) at: <https://www.fema.gov/national-flood-insurance-program>.

MISCELLANEOUS

YES NO

201. Are you aware of any survey of the Property by a licensed surveyor having been performed? If yes, when and by whom? _____ (Attach surveyor's plat map)

203. If yes, is the survey recorded?

204. Are you aware of any archeological features or artifacts on the Property?

205. Explain: _____

206. Are you aware of any archeological study having been performed on the Property?

207. If yes, when and by whom? _____

208. Are you aware of any endangered species on the Property? Explain: _____

209. _____
210. Are you aware of any endangered species studies having been performed on the Property? If yes, when and by whom? _____

212. Are you aware of any mineral rights that transfer with the title? If yes, explain: _____

213. _____

214. Are you aware of any open mine shafts/tunnels, abandoned wells, or other hazards on the Property?

215. If yes, describe location: _____

216. _____

217. (Illustrate location on plat map, if attached.)

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Initials>

BUYER	BUYER
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Vacant Land/Lot Seller's Property Disclosure Statement (SPDS) >>

ADDITIONAL EXPLANATIONS

YES NO

218. Is there any other information concerning the Property that might affect the decision of a buyer to buy, or affect
219. the value of the Property, or affect the Property's use by a buyer? Explain:

220. Seller is an out-of-town property owner with limited knowledge of the
221. area and the specifics of the property. Buyer is advised to conduct
222. an independent investigation not seller's limited and perhaps mistaken
223. beliefs. Given the limited knowledge of seller, the word knowledge
224. should be understood to mean belief.

225. Flood control seller is not aware of any flood issues but property
226. includes a drainage.
227.

228. Freeport Minerals Corporation is implementing a voluntary remediation
229. program in the town of Clarkdale. Please see attached letter
230. dated May 7, 2018 from Freeport Minerals Corporation.
231.
232.
233.
234.
235.

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

239.  11-7-25
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR
Amelia/Tenth, LLC Maury Herman, Trustee, Maury Herman Family Trust #1 Dat

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

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

244. **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has
245. 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
246. exposed to HIV, diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real
247. estate; or (3) located in the vicinity of a sex offender.

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

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

Initials>

BUYER	BUYER
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United Verde Soil Program

PO Box 730
Clarkdale, AZ 86324

Telephone: 928-649-3614
E-mail: UVSP@ghd.com

May 7, 2018

Amelia/Tenth, LLC or its successors-in-interest
c/o Maury Herman, Trustee of the Maury Herman
Family Trust #1, dated 9/17/85, as amended, Member
22 W. Birch Ave.
Flagstaff, AZ 86001

Re: Participation of Undeveloped Property in the United Verde Soil Program

Dear Mr. Herman,

You are receiving this letter because you, on behalf of Amelia/Tenth, LLC, have asked to participate in the Freeport Minerals Corporation (Freeport) United Verde Soil Program (UVSP) for the property in Clarkdale, Arizona identified as Yavapai County Assessor Parcel No. 400-06-016T. As you may know, the UVSP is being undertaken by Freeport with oversight by the Arizona Department of Environmental Quality (ADEQ) to determine whether certain metals are present at concentrations above applicable soil remediation levels at residential, commercial, and public (*e.g.*, school and park) properties within an ADEQ-approved Study Area in Clarkdale, Arizona. Freeport is implementing the UVSP under Arizona's Voluntary Remediation Program.

While Freeport appreciates your willingness to participate in the Program, Freeport understands that the subject property is largely undeveloped and currently uninhabited, and therefore, is not being used for residential, commercial, or public purposes. In light of these circumstances, the property does not present any exposure pathway relevant to soil remediation levels (even assuming the soil might exceed those levels). Therefore, the property is not currently eligible for the removal of soil, which makes sampling of your property unnecessary at this time.

Nevertheless, Freeport intends to sample undeveloped properties within the Study Area in accordance with the ADEQ-approved Sampling and Analysis Plan for the UVSP when approved development plans exist for such properties. Specifically, Freeport will require submission of an approved site development plan and approved drainage and grading plan. Freeport will then coordinate with the relevant property owners to ensure that soil sampling, and if necessary, cleanup, is performed in conjunction with development of the property.

United Verde Soil Program

PO Box 730
Clarkdale, AZ 86324

Telephone: 928-649-3614
E-mail: UVSP@ghd.com

We appreciate your interest in the UVSP. If you have questions about the UVSP or this letter, please contact the UVSP outreach office at 928-649-3614.

Sincerely,



Alicia C. Voss
Manager, Remediation Projects
Freeport Minerals Corporation
Telephone: 602-366-8049
