

WHEN RECORDED MAIL TO:

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

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

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

1. There  is  is not... legal access to the Property, as defined in A.R.S. §11-831.  Unknown  
Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. There  is  is not...physical access to the Property.  Unknown  
Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. There  is  is not...a statement from a licensed surveyor or engineer available stating whether the Property has physical access that is traversable by a two-wheel drive passenger motor vehicle.
4. The legal and physical access to the Property  is  is not...the same.  Unknown  Not applicable  
Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

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

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

10. The Property is served by  a private water company  a municipal water provider  a private well  a shared well  no well. If served by a shared well, the shared well  is  is not...a public water system, as defined by the Safe Drinking Water Act (42 United States Code §300f).  Unknown

*Notice to buyer: If the property is served by a well, a private water company or a municipal water provider the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, contact the water provider.*

11. The Property or the water used on the Property  is  is not the subject of a statement of claimant for the use of water in a general adjudication of water rights.  Unknown

*This is a lawsuit to determine the use of and relative priority of water rights. A map of adjudicated areas is available at the website of the Department of Water Resources.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Seller's name (print): Michelle Bosch Signature: [Signature]  
Managing Director of Orbit Investments, LLC as  
General Partner of Creative Investment Solutions, LP

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

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )



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

by Sarah Pinger  
Notary Public

My commission expires: March 16, 2026  
(DATE)

Buyer(s) hereby acknowledges receipt of a copy of this Affidavit of Disclosure this  
\_\_\_\_\_ day of \_\_\_\_\_  
(DATE) (YEAR)

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

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

## **EXHIBIT "A"**

### **Legal Description**

#### **PARCEL NO. 1:**

The South Half of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 27, Township 1 North, Range 6 West of the Gila And Salt River Base And Meridian; Excepting And Reserving To the United States, Pursuant To the Provisions of the Act of August 1, 1946 (60 Stat.755), all Uranium, Thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in the patent of said land.

#### **PARCEL NO. 2:**

An easement for ingress and egress and utilities over the North, South and West 30 Feet of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter, Except the said South Half of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 27.

**A.P.N.:** 506-42-027Y  
**File No.:**

Township: 1N Section: 27 Range: 6W

330 feet  
165 feet 506-42-027Y 165 feet  
330 feet

Google Earth

1985

Imagery Date: 11/2/2018 33°24'14.92" N 112°51'57.66" W elev 1009 ft eye alt 2957 ft