

EDR Arizona Disclosure Report

October 10, 2006

Property Information:

GWEN SHIRVANIAN
5631 EAST WINDSOR AVENUE
SCOTTSDALE, AZ 85257
APN#: 129-28-033



The EDR Arizona Disclosure Report provides a search of certain governmental maps or information which discloses if the real property is subject to a number of conditions pursuant to Arizona HB 2779.

Summary

Disclosure Summary for **5631 EAST WINDSOR AVENUE**. Detailed information is contained in the following report.

Is the real property subject to any of the following:

	<u>Yes</u>	<u>No</u>	<u>Database Category</u>
1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SPECIAL FLOOD HAZARD AREAS
2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MILITARY AIRPORTS OR ANCILLARY MILITARY FACILITIES
3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MILITARY TRAINING ROUTES
4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PUBLIC OR PRIVATE AIRPORTS
5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EXPANSIVE SOILS
6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SOILS SUSCEPTIBLE TO FISSURES
7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SPECIAL TAX ASSESSMENT AREAS
8)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RADON GAS POTENTIAL ZONES
9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ENVIRONMENTAL HAZARD SUPERFUND SITES

Seller's Authorization (Optional)

In order to receive the liability protection afforded to the seller and seller's agent under AZ HB 2779, the seller must sign to indicate authorization and keep a copy for their records.

Transferror (seller)

Date

Transferror's Agent

Date

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1**SPECIAL FLOOD HAZARD AREAS?**Yes No **Is the real property subject to special flood hazard areas designated by the Federal Emergency Management Agency pursuant to 42 United States Code Chapter 50?****EXPLANATION: SPECIAL FLOOD HAZARD AREAS**

Floods are one of the most common hazards in the United States. Flood effects can be local, impacting a neighborhood or community, or very large, affecting entire river basins and multiple states.

However, all floods are not alike. Some floods develop slowly, sometimes over a period of days. But flash floods can develop quickly, sometimes in just a few minutes and without any visible signs of rain. Flash floods often have a dangerous wall of roaring water that carries rocks, mud, and other debris and can sweep away most things in its path. Overland flooding occurs outside a defined river or stream, such as when a levee is breached, but still can be destructive. Flooding can also occur when a dam breaks, producing effects similar to flash floods. Issued by FEMA, these maps show special hazard areas, including the 100-year floodplain. They also show flood insurance risk zones and other flood-related information applicable to a community.

For information about Special Flood Hazard Areas in this report, contact the: Federal Emergency Management Agency, (800) 621-FEMA(3362) or www.fema.gov

Source: Federal Emergency Management Agency
Search Distance in this report: Target Property

Sample -- Not For Resale

MILITARY AIRPORTS OR ANCILLARY MILITARY FACILITIES?

Yes No

Is the real property subject to military airports or ancillary military facilities as defined in section 28-8461 or as disclosed pursuant to section 28-8484 or 32-2113?

EXPLANATION: MILITARY AIRPORTS OR ANCILLARY MILITARY FACILITIES

Military flights may produce aircraft noise or have a potential for accidents as a result of military flight operations. Statutes relating to military airports have been expanded and carefully crafted to provide for open, effective communication between military facilities, developers and communities so that responsible, safe planning around the base can occur.

Any public report issued after December 31, 2001 pursuant to section 32-2183 or 32-2195.03 applicable to property that is located within territory in the vicinity of a military airport shall include the following statements:

1. That the property is located within territory in the vicinity of a military airport.
2. If the state real estate department has been provided the registry of information described in section 28-8483, that the state real estate department maintains a registry of information, including the maps of military flight operations provided by the military airport, pursuant to section 28-8483 and, if provided to the department, the map prepared by the military airport pursuant to subsection B of this section.
3. If the state real estate department has been provided the registry of information described in section 28-8483, that the information is available to the public on request.

B. Each military airport may provide the state real estate department and each political subdivision with territory in the vicinity of the military airport with a map that is in electronic form and that is eight and one-half inches by eleven inches in size showing the exterior boundaries of each territory in the vicinity of a military airport and the exterior boundaries of each high noise or accident potential zone. The state real estate department shall work closely with each military airport and political subdivisions with territory in the vicinity of a military airport as necessary to create a map that is visually useful in determining whether property is located in or outside of a territory in the vicinity of a military airport or in or outside of a high noise or accident potential zone. If there are changes to the map, the military airport shall notify the state real estate department and political subdivisions of the changes and shall provide a new map in electronic form. If a new map is provided, the department and the political subdivisions shall include the map in the registry of information maintained pursuant to section 28-8483. The map shall be included in public reports issued pursuant to section 32-2183 or 32-2195.03, and the map shall be available to the public on request.

For information about Military Training Routes in this report, contact the: Arizona State Land Department, (602) 542-4631 or <http://www.land.state.az.us>

Source: Arizona State Land Department
Search Distance in this report: Target Property

Sample - Not For Resale

Yes No

Is the real property subject to military training routes as shown in the map produced pursuant to section 37-102 and military restricted airspace as shown in the map produced pursuant to section 37-102?

EXPLANATION: MILITARY TRAINING ROUTES

Fighter pilots need to know how to fly low and fast. The idea is to use low altitude and terrain in order to avoid visual and radar detection, as well as to render enemy air defenses less effective. The actual tactical situation will determine whether the fighters elect to fly low in combat, but it's necessary to have the skill. A military training route means a low level military route that allows military aircraft to conduct flights that may be as low as one hundred feet above the ground at speeds in excess of two hundred fifty knots. These airplanes generate a lot of noise and have a potential for accidents.

A. Any public report that is issued after December 31, 2004 pursuant to section 32-2183 or 32-2195.03 and that is applicable to property located under a military training route, as delineated in the military training route map prepared by the state land department pursuant to section 37-102, shall include the following statements:

1. The property is located under a military training route.
2. The state land department and the state real estate department maintain military training route maps available to the public.
3. The military training route map is posted on the state real estate department's web site.

B. The public report prescribed by subsection A of this section may contain a disclaimer that the subdivider has no control over the military training routes as delineated in the military training route map or the timing or frequency of flights and associated levels of noise.

C. For any lot reservation or conditional sale that occurs before the issuance of a public report, the disclosure statements listed in subsection A of this section shall be included within the reservation document or conditional sales contract.

D. This section does not require the amendment or reissuance of any public report issued on or before December 31, 2004 or the amendment or reissuance of any reservation document or conditional sales contract accepted on or before December 31, 2004.

E. Notwithstanding any other law, if the public report complies with subsection A of this section, a subdivider is not liable to any person or governmental entity for any act or failure to act in connection with the disclosure of a military training route as delineated in the military training route map.

For information about Military Training Routes in this report, contact the Arizona State Land Department, (602) 542-4631 or <http://www.land.state.az.us>

Source: Arizona State Land Department
Search Distance in this report: Target Property

Sample - Not For Resale

PUBLIC OR PRIVATE AIRPORTS?

Yes No



Is the real property subject to public or private airports that are approved by the Federal Aviation Administration?

Location

PHOENIX SKY HARBOR INTL AIRPORT

EXPLANATION: PUBLIC OR PRIVATE AIRPORTS

In 1999 the Arizona State Legislature enacted laws (A.R.S. 28-8485; 28-8486;32-2181(A)(23); and 32-2195(B)(14)) to ensure that prospective purchasers be informed when a property is located in the vicinity of a public airport. The area of disclosure includes the expanded traffic pattern area (defined in the statute) and noise contours out to the 60 DNL , if available.

A. The state real estate department shall have and make available to the public on request a map showing the exterior boundaries of each territory in the vicinity of a public airport. The map shall clearly set forth the boundaries on a street map. The state real estate department shall work closely with each public airport and affected local government as necessary to create a map that is visually useful in determining whether property is located in or outside of a territory in the vicinity of a public airport.

B. Each public airport shall record the map prepared pursuant to subsection A in the office of the county recorder in each county that contains property in a territory in the vicinity of the public airport. The recorded map shall be sufficient to notify owners and potential purchasers of property that the property is located in or outside of a territory in the vicinity of a public airport.

C. For the purposes of this section:

1. "Public airport" means an airport that is owned by a political subdivision of this state or that is otherwise open to the public.
2. "Territory in the vicinity of a public airport" means property that is within the traffic pattern airspace as defined by the federal aviation administration and includes property that experiences a day-night average sound level as follows:
 - (a) In counties with a population of more than five hundred thousand persons, sixty decibels or higher at airports where such an average sound level has been identified in either the airport master plan for the twenty year planning period or in a noise study prepared in accordance with airport noise compatibility planning, 14 Code of Federal Regulations part 150.
 - (b) In counties with a population of five hundred thousand persons or less, sixty-five decibels or higher at airports where such an average sound level has been identified in the airport master plan for the twenty year planning period.

For information about Public and Private airports in this report, contact the: Federal Aviation Administration, <http://www.faa.gov>.

Source: Federal Aviation Administration

Search Distance in this report: 2 miles from Target Property

Sample - Not For Resale

Yes No

Is the real property subject to expansive soils as shown on maps issued by the Natural Resource Conservation Service or on other officially adopted and readily available governmental maps?

Expansive Soil Potential

LOW

EXPLANATION: EXPANSIVE SOILS

Expansive Soils are soils that expand or swell typically have a high content of clay minerals of the smectite family, which includes bentonite and montmorillonite. Expansive clay acts like a sponge, absorbing large amounts of water and subsequently increasing in volume. Expansion of clay minerals can cause walls and foundations to crack and roads and sidewalks to warp, in a manner similar to frost heaving. Expansive soils are common and widespread in Arizona.

Soils in Arizona present a number of hazards to homeowners. Cracking of foundations, walls, driveways, and swimming pools costs millions of dollars each year in repairs. Severe or recurring damage can lower the value of a house or property. Expansive (shrink-swell) soils and collapsing soils cause the most problems in Arizona.

For information about Expansive Soils in this report, contact the: Natural Resources Conservation Service, (602) 280-8801 or <http://www.az.nrcs.usda.gov/technical/soils/shrinkswell.html>

Source: Natural Resources Conservation Service
Search Distance in this report: Target Property

Sample -- Not For Resale

Yes No

Is the real property subject to soils subject to fissures as shown on maps issued by the Arizona Geological Survey or on other officially adopted and readily available governmental maps?

EXPLANATION: SOILS SUBJECT TO FISSURES

Earth fissures are tension cracks that result from land subsidence, which is caused most commonly by ground water withdrawal, oil extraction, dissolution of soluble rocks and underground mining. One cannot predict with certainty where new fissure may develop.

In the earliest stages of development a fissure may appear as a series of small depressions or a tiny crack only a fraction of an inch wide and tens of feet wide. When more fully developed, a typical earth fissure is 5 to 10 feet wide at the surface and 5 to 30 feet deep. A large fissure at the surface results from large quantities of soil or sediment being wash down into a crack that may be only a few inches wide but up to several hundred feet deep and a mile or more in length.

Earth fissures can cause significant damage to structures such as buildings, roads, pipelines, and aqueducts. Houses have been completely destroyed by fissures that opened up beneath them. They can also provide a conduit for surface pollution to reach aquifers and pose a potential to safety to humans and animals.

Earth fissures are serious geologic hazards and their impacts will increase as Arizona's population continues to grow.

For information about Soils Subject to Fissures in this report, contact the: Arizona Geological Survey, (520) 770-3500 or <http://www.azgs.az.gov/hazards.html>

Source: Arizona Geological Survey
Search Distance in this report: 1 mile from Target Property

Sample -- Not For Resale

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SPECIAL TAX ASSESSMENT AREAS?

Yes No

Is the real property subject to a special tax assessment area as shown in the current tax records of the applicable county assessor?

EXPLANATION: SPECIAL TAX ASSESSMENT AREAS

Special tax assessment areas are bonds issued by the county on behalf of improvement districts created by property owners for a specific purpose, such as to finance local street, water or sewer improvements, or to acquire an existing water or sewer operation. The Board of Supervisors is responsible for the financing and administration of County government and has final approval over County department budgets, governs tax rates and calculates all other tax rates.

Special tax assessments areas are tax districts within each county. Each county has a number of tax districts from Jail Districts to Pest Abatement districts. For each county, the Board of Supervisors shall compile a report of all special taxing districts.

Special Taxing districts can change throughout the year and can last for various lengths of time

For more information about Special Tax Assessment Areas in this report, contact the County Treasurer's Office

Source: County Treasurer's Office
Search Distance in this report: Target Property

Sample -- Not For Resale

Zone 1	Zone 2	Zone 3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is the real property subject to radon gas potential zones as shown on current maps issued by the United States Environmental Protection Agency?

Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L - Highest Potential
 Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L - Moderate Potential
 Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L - Low Potential

EXPLANATION: RADON GAS POTENTIAL ZONES

Radon is a radioactive gas that has been found in homes all over the United States. Most indoor radon is derived from uranium in underlying soil and rock that gradually seeps into buildings through cracks or other openings in the ground floor. Houses with unusually high concentrations of indoor radon are typically built on rock and soil that contain unusually high uranium concentrations. Radon typically moves up through the ground to the air above and into your home through cracks and other holes in the foundation. Radon can also enter your home through well water.

The concentration of radon is generally measured in pico curies per liter (pCi/L), which is a measure of the number of nuclear decays per minute in a liter of air or water. One pico curie corresponds to about two decays per minute. The U.S. Environmental Protection Agency (EPA) established 4pCi/L as a guideline for maximum acceptable indoor-radon concentration.

Testing is the only way to determine whether a home has a high level of indoor radon. Two types of radon monitors are commercially available for use in home and other buildings. One is the charcoal canister, a small can that is placed in the home for several days and returned to the manufacturer for analysis. The other type of detector consists of a plastic film that records the tracks of alpha particles that are emitted by atmospheric radon and its decay products. Though useful for a spot check, this type of detector does not measure average radon levels over longer time periods.

The following list is a number of methods to reducing indoor-radon levels:

1. Sealing the floor
2. Ventilating the basement or crawl space
3. Fans to suck air from the basement or crawl space
4. Placing pipes under the home to remove soil gas before it reaches the home
5. Evaporative coolers and electrostatic dust filters

For more information about Radon Gas Potential Zones in this report, contact the: US Environmental Protection Agency, www.epa.gov/radon

Source: Environmental Protection Agency
 Search Distance in this report: Target Property

ENVIRONMENTAL HAZARD SUPERFUND SITES?

Yes No

- No **EPA Final Superfund Sites (NPL)** were identified within 1 mile.
- No **EPA Proposed Superfund Sites (CERCLIS)** were identified within 1/2 mile.
- No **Water Quality Assurance Revolving Priority Fund Sites (WQARF)** were identified within 1 mile.

EXPLANATION: ENVIRONMENTAL HAZARD SUPERFUND SITES**EPA Final Superfund Sites Database (NPL)**

EPA Final Superfund Sites Database (NPL) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. Under the Superfund program, abandoned, accidentally spilled, or illegally dumped hazardous waste that pose a current or future threat to human health or the environment are cleaned up.

For more information about EPA Final Superfund Sites in this report, contact the: Environmental Protection Agency, Superfund Hotline, 800-424-9346 or 703-412-9810, <http://www.epa.gov/superfund/sites/npl/index.htm>.

Source: Environmental Protection Agency
Date of Government Version: 10/14/2005
Search Distance in this report: 1 mile from Target Property

EPA Proposed Superfund Sites Database (CERCLIS)

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. CERCLA contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

For more information about EPA Proposed Superfund Sites in this report, contact the: Environmental Protection Agency, 703-413-0223 or <http://www.epa.gov/superfund/action/law/cercla.htm>

Source: Environmental Protection Agency
Date of Government Version: 09/19/2005
Search Distance in this report: 1/2 mile from Target Property

Water Quality Assurance Revolving Fund Sites (WQARF)

The Superfund Programs Section uses the Arizona Water Quality Assurance Revolving Fund (WQARF), created under the Environmental Quality Act of 1986, to support hazardous substance cleanup efforts in the state. The fund is dependent upon legislative appropriations, cost recovery from responsible parties, corporate income tax and special fees. The program identifies sites that are most in need of cleanup and adds them to the WQARF Registry. Sites on the Registry receive first consideration for distribution of funds.

For information about the Water Quality Assurance Revolving Fund Sites in this report, contact the: Arizona Department of Environmental Quality, 800-234-5677, <http://www.azdeq.gov/environ/waste/sps/program.html>

Source: Arizona Department of Environmental Quality
Date of Government Version: 10/04/2005
Search Distance in this report: 1 mile from Target Property

TERMS AND CONDITIONS - LIMITATIONS

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