



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	FRONTIER EQUITY PROPERTIES LLC	Listed on Tax Record
Assessor's Parcel Number:	211-35-177	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Adamana Rd, Holbrook, AZ 86025	#, street name, city, state, zip
County:	Apache County, Arizona	County property is located in
Subdivision:	PETRIFIED FOREST ESTATES UNIT 4	Is the property in a subdivision?
Lot number:	LOT 177	What is the lot number (If applicable)
Legal Description:	PETRIFIED FOREST ESTATES UNIT 4 Lot: 177 Section: 30 Township: 19N Range: 24E	Listed on Tax Record
TRS:	T19N R24E S30	Township, Range & Section (If applicable)
Parcel size:	1.04 ACRES	What is the acre size
Terrain type:	PLAIN	What is the land like? (desert/forest/hill/mountain/plain)
Notes:	N/A	Anything you think is important to note?

*Property Location / Access

Google map link:	https://goo.gl/maps/XEmNW7X3zjil_wMb7	Link to property from google maps
GPS Coordinates:	35.017564, -109.838927	Coordinates for this property
GPS Coordinates (4 corners):	35.017975, -109.839193 NW 35.017982, -109.838694 NE 35.017154, -109.838683 SE 35.017151, -109.839182 SW	Coordinates from all 4 corners of this property
Access to property:	Limited access via Adamana Rd. / Old Rt 66, there seem to be platted roads / easements leading to the property that have not been developed.	Is there direct access to property if so what roads/streets?
Road surface/type:	Dirt	What are the roads like (dirt/paved,etc)?
Who maintains roads:	County	City or County or not maintained?
Closest highways:	HWY# I-40, Arizona	Use google map
Closest major city:	Show Low, AZ 85901 (68.3 Miles, 1 Hr. 10 Minutes)	Use google map to get mileage/locations
Closest small town:	Holbrook, Arizona 86025 (24.8 Miles, 27 Minutes)	Use google map to get mileage/locations
Closest gas station:	Conoco, 1851 State Hwy 77, Holbrook, AZ 86025 (14.7 Mile, 17 Minutes)	Use google map to get mileage/locations
Nearby attractions:	Painted Desert, Arizona 86028 (11.9 Miles, 13 Minutes)	Use google to get mileage/locations
Walk Score:	6/100 Car-Dependent	Use walkscore.com to get walk score
Bike Score:	25/100 Somewhat Bikeable	Use walkscore.com to get bike score
Notes:	Limited access.	Anything you think is important to note?

Property Tax Information

Assessed property value:	\$49.00	Per Assessor's Website
Back taxes owed? If so amount owed:	Yes, \$3.22	Yes/ No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/ No & Amount if applicable
Annual property taxes:	\$3.22	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note

Zoning & Restriction Information

Zoning / Property use code:	Agriculture General	What is the property zoned for?
What can be built on the property?	One single-family dwelling, Breeding, Raising, Training, and feeding of horses , Personal service establishments; Financial and lending institutions (Please see the attached file for more details) "Land Uses"	Homes, buildings, barns, etc
Time limit to build?	One year permit and it can be renewed	Find out county time lines for building
Is camping allowed?	Yes	Is camping allowed? Yes/No
Camping restrictions if any:	Must dispose of waste & trash properly	Details on camping if allowed
Are RV's allowed?	Yes	Are RV's allowed? Yes/No
RV restrictions if any:	Must install septic if long term & dispose of waste & trash properly	Details on RV's if allowed
Are mobile homes allowed?	Yes	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	Can not be older than 15 years and you will need a permit	Details on mobile homes if allowed
Is property part of an HOA or POA?	County does not have any information about this and nothing found online. Better to confirm with the owner or a title company.	Is the land part of an existing Home owners association?
HOA or POA dues if any:	N/A	What are the dues?
Deed restrictions?	Deed is attached.	Are there deed restrictions? Yes/No (specify)
Notes:	Above information is based on county restrictions. Subdivision restrictions may apply but no CC&Rs were found online.	Anything you think is important to note?

Utility Information

Water?	Would have to drill a well.	What does the property call for - City or Well?
Sewer / Septic?	Would have to instal septic system.	What does the property call for - Sewer or Septic?
Electric?	Would have to contact Arizona Public Services Co (928-288-3381) or Houston Electric Co.(928-607-0707)	Is there service available in the area? List contact info.
Gas?	Have to contact Enterprise Products (928-524-2635) or Sierra Propane (928-536-5366)	Is there service available in the area? List contact info.
Waste?	Have to contact Waste Management - Pen-Rob Landfill (Painted Desert) (+18669094458), Red J Environmental Corporation (928-288-3239) or American Enviro (+19282970164).	Is there service available in the area? List contact info.
Notes:	Utilities may be limited due to access / location.	Anything you think is important to note?

County Contact Information

County Website:	http://www.co.apache.az.us/	Website Link
Assessor Website:	http://www.co.apache.az.us/assessor/	Website Link
Treasurer Website:	http://www.co.apache.az.us/treasurer/	Website Link
Recorder Website:	http://www.co.apache.az.us/recorder/	Website Link
GIS Website:	https://it.co.apache.az.us/	Website Link
Zoning Link:	http://www.co.apache.az.us/community-development/planning-and-zoning-division/	From County Website
Phone number for Planning Dept:	(928) 337-7526	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(928) 337-7515	Phone number per website
Phone number for Treasurer:	(928) 337-7629	Phone number per website
Phone number for Assessor:	(928) 337-7615	Phone number per website
Notes:	N/A	Anything you think is important to note?

Notes