

RESOLUTION NO. 179 -22  
OF THE GOVERNING BODY OF THE  
YAVAPAI-APACHE NATION

**A Resolution Approving the Yavapai-Apache Nation's Purchase of Land Identified as  
Yavapai County Tax Parcel No. 404-18-181C, Comprising Two (2) Acres of Vacant  
Land Within the Boundaries of the Town of Camp Verde, Yavapai County, Arizona**

- WHEREAS:** The Yavapai-Apache Tribal Council ("Council") is authorized to represent the Yavapai-Apache Nation ("Nation") and act on all matters that concern the health and welfare of the Nation, and to make decisions not inconsistent with or contrary to the Constitution of the Yavapai-Apache Nation (Constitution") as provided by Article V(a) of the Constitution; and
- WHEREAS:** The Nation's Constitution provides that the Nation will "acquire additional lands for the benefit of the Tribe," Constitution, Preamble; and
- WHEREAS:** The Council, as the legislative body of the Nation, is authorized to take any and all actions necessary and proper for the exercise of its Constitutional powers and duties, including those powers and duties not enumerated, and all other powers and duties now or hereafter delegated to the Tribal Council, or vested in the Tribal Council through its inherent sovereignty, as provided by Article V (w) of the Constitution; and
- WHEREAS:** The Council is authorized to enact laws, ordinances, and resolutions incidental to the exercise of its legislative powers as provided by Article V (v) of the Constitution; and
- WHEREAS:** The Council is authorized to manage all tribal economic affairs and enterprises of the Nation and to appropriate and regulate the use of tribal funds, as provided by Article V (i) and (k), respectively, of the Constitution; and
- WHEREAS:** As authorized under Council Resolution No. 158-21, the Council has established the Yavapai-Apache Nation Economic Development Fund, and provided for its use, among other things, for the "acquisition of real property;" and
- WHEREAS:** The Nation, as authorized under Tribal Council Resolution No. 136-20, purchased a parcel of land designated Yavapai County Tax Parcel No. 404-18-181F, 71.36 acres of vacant land located south of the Cliff Castle Casino at the junction of Arena Del Loma Road and North Montezuma Castle Highway in Camp Verde Arizona ("Existing Fee Land"); and
- WHEREAS:** On September 1, 2022, the Nation entered into a Vacant Land/Lot Purchase Contract ("Purchase Contract") with Copper Canyon Fire and Medical District (the "Seller"), for the purchase of land designated as Yavapai County Tax Parcel No. 404-18-181C, comprising Two (2) acres of vacant land located within the boundaries of the Town of Camp Verde, Yavapai County, Arizona, as detailed in the form of Purchase Contract attached to this Resolution as **Exhibit A** and incorporated herein by reference; and
- WHEREAS:** Said two-acre parcel is contiguous to and surrounded on three sides by the Nation's Existing Fee Land acquired under Tribal Council Resolution No. 136-20 and it is in the Nation's best interest to eliminate this "inholding" by acquiring the parcel and consolidating it with the Nation's Existing Fee Land.

**WHEREAS:** The Council has determined that the land designated as Yavapai County Tax Parcel No. 404-18-181C, comprising Two (2) acres of vacant land within the boundaries of the Town of Camp Verde, Yavapai County, Arizona, should be acquired by the Nation; and

**WHEREAS:** The Council has been advised by the Nation's Attorney General that all due diligence requirements concerning acquisition of the above-referenced land have been completed and that the purchase is now scheduled for closing no later than October 6, 2022; and

**WHEREAS:** The Council has determined that acquisition of the above-referenced land is in the best interest of the Nation and therefore by this resolution desires to authorize completing and closing the purchase of the above-referenced land.

**NOW THEREFORE BE IT RESOLVED** that the Yavapai-Apache Tribal Council, in Council assembled, at which a quorum is present, hereby authorizes the Yavapai-Apache Nation to take all steps necessary to complete the purchase of the above referenced parcel of land in accordance with the Terms and Conditions of the Purchase Contract attached to this Resolution as **Exhibit A**.

**BE IT FURTHER RESOLVED** that in accordance with the authority provided under Council Resolution No. 158-2021 establishing the Economic Development Fund, the Council hereby appropriates from the Nation's Economic Development Fund the sum of **One Hundred Eighty Thousand Four Hundred Eighty-Eight and 00/100 Dollars (\$180,488.00)**, said sum consisting of:

**(1) One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)** for full payment of the Purchase Price under the Purchase Contract, and

**(2) Five Thousand Four Hundred Eighty-Eight and 00/100 Dollars (\$5,488.00)** for full payment of the Nation's closing fees as detailed on the "Combined Closing Statement" dated for closing on 10/6/2022 in Yavapai Title Agency, Inc. Escrow File No. 09007619-009-EJ, a copy of which is attached hereto as **Exhibit B**.

**BE IT FURTHER RESOLVED** that the Council hereby authorizes and directs that the Nation's Treasurer, in conformance with the requirements of this Resolution, pay the funds appropriated under this Resolution into the above referenced escrow to facilitate escrow closing and final consummation of the purchase of land described in the Purchase Contract, **Exhibit A**, and in the Combined Closing Statement, **Exhibit B**.

**BE IT FINALLY RESOLVED** that the Vice-Chairwoman is hereby authorized to take such further action as deemed necessary to carry out the intent and purposes of this Resolution.

#### **CERTIFICATION**

I hereby certify that the foregoing resolution was adopted by an affirmative vote of the Tribal Council, with a quorum in attendance, presented for approval on September 29 2022, by a vote of 7 7 in favor, 0 opposed and 0 abstaining, pursuant to the authority contained under the Constitution of the Yavapai-Apache Nation as cited above.

  
Tanya Lewis, Vice Chairwoman

**ATTEST:**

Karla Reimer  
Karla Reimer, Council Secretary

Approved as to Form:

Scott Cuthy  
Office of the Attorney General

# EXHIBIT A

Yavapai-Apache Nation

Purchase of Yavapai County Tax Parcels No. 404-18-181C  
2 Acres of Vacant Land

Purchase Contract

September 29, 2022

# VACANT LAND/LOT PURCHASE CONTRACT



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.



If subdivided land or unsubdivided land is being sold by a subdivider, i.e., a person who owns 6 or more lots, a public report will generally be required and an Addendum regarding subdivided or unsubdivided land must be executed by the Seller and Buyer.

## 1. PROPERTY

- 1a. 1. **BUYER:** Yavapai-Apache Nation  
BUYER'S NAME(S)
2. **SELLER:** Copper Canyon Fire and Medical or ☒ as identified in section 9c.  
SELLER'S NAME(S)
3. Buyer agrees to buy and Seller agrees to sell the real property with all improvements, fixtures, and appurtenances thereon
4. or incidental thereto, if any, plus the personal property described herein (collectively the "Property").
- 1b. 5. Property Address: 1710 N Arena del Loma Rd Zoning: R1-70
6. Assessor's #(s): 404-18-181C
7. City: Camp Verde County: Yavapai AZ. Zip Code: 86322-7570
8. Legal Description: \_\_\_\_\_ or ☒ see attached legal description.
- 1c. 9. \$ 175,000.00 Full Purchase Price, paid as outlined below
10. \$ \_\_\_\_\_ Earnest money \_\_\_\_\_
11. \$ 175,000.00 Cash prior to close of escrow
12. \$ \_\_\_\_\_
13. \_\_\_\_\_
- 1d. 14. **Incidental Improvements:** Buyer is purchasing the Property as vacant land. Any improvements, fixtures and appurtenances
15. thereon or incidental thereto, are being transferred in their existing condition ("AS IS") and Seller makes no warranty to Buyer,
16. expressed or implied, as to their condition except as provided for in section 5a.
- 1e. 17. **Fixtures and Personal Property:** Seller agrees that all existing fixtures on the Property, and any existing personal property
18. specified herein, shall be included in this sale, including the following:
19. Well and well pump.
20. \_\_\_\_\_
21. Personal property included herein shall be transferred with no monetary value, and free and clear of all liens
22. or encumbrances.
23. Fixtures and leased items NOT included: \_\_\_\_\_
- 1f. 24. **Close of Escrow:** Close of Escrow ("COE") shall occur when the deed is recorded at the appropriate county recorder's office.
25. Buyer and Seller shall comply with all terms and conditions of this Contract, execute and deliver to Escrow Company all closing
26. documents, and perform all other acts necessary in sufficient time to allow COE to occur on
27. October 6th 2022 ("COE Date"). If Escrow Company or recorder's office is closed on  
MONTH DAY YEAR
28. COE Date, COE shall occur on the next day that both are open for business.
29. Buyer shall deliver to Escrow Company a cashier's check, wired funds or other immediately available funds to pay any down
30. payment, additional deposits or Buyer's closing costs, and instruct the lender, if applicable, to deliver immediately available
31. funds to Escrow Company, in a sufficient amount and in sufficient time to allow COE to occur on COE Date.

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HomeSmart, 8385 E Hartford Dr, Suite 100 Scottsdale AZ 85255  
Phone 6026186567 Fax

Kathleen M Holmes

1710 N Arena del

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- 1g. 32. **Possession:** Seller shall deliver access to keys and/or means to operate all locks, mailbox, and all common area facilities, subject to the rights of tenants under existing leases, to Buyer at COE or ☐ \_\_\_\_\_, Broker(s) recommend that the parties seek appropriate counsel from insurance, legal, tax, and accounting professionals regarding the risks of pre-possession or post-possession of the Property.
- 1h. 36. **Addenda Incorporated:** ☐ Additional Clause ☐ Buyer Contingency ☒ Domestic Water Well ☐ H.O.A.  
 37. ☐ Loan Assumption ☐ On-site Wastewater Treatment Facility ☐ Seller Financing ☐ Short Sale  
 38. ☐ Vacant Land/Lot Purchase Contract Addendum Regarding Subdivided or Unsubdivided Land  
 39. ☐ Other: \_\_\_\_\_
- 1i. 40. **IF THIS IS AN ALL CASH SALE:** Buyer shall provide Seller, within five (5) days or \_\_\_\_\_ days after Contract acceptance, either a Letter of Credit or a Source of Funds Letter from a financial institution documenting the availability of funds to close escrow as agreed. Section 2 shall not apply, GO TO SECTION 3.

**2. FINANCING**

- 2a. 43. **Type of Financing:** ☐ Conventional ☐ FHA ☐ VA ☐ USDA ☐ Assumption ☐ Seller Carryback  
 44. ☐ \_\_\_\_\_  
 45. (If financing is to be other than new financing, see attached addendum.)
- 2b. 46. **Financing:** This sale ☐ is ☐ is not contingent upon Buyer obtaining a satisfactory financing commitment within Due Diligence Period pursuant to Section 6a. (If sale is not contingent on a financing commitment, go to Section 2k.)
- 2c. 48. **Financing Commitment Contingency Period:** If the sale is contingent upon Buyer obtaining a satisfactory financing commitment, Buyer shall have the Due Diligence Period to obtain a financing commitment, including appraised value, satisfactory to Buyer in Buyer's sole discretion, for a loan to purchase the Property or Buyer may cancel this Contract and receive a refund of the Earnest Money. **PRIOR TO THE EXPIRATION OF THE DUE DILIGENCE PERIOD, BUYER SHALL DELIVER TO SELLER AND ESCROW COMPANY NOTICE THAT BUYER HAS NOT RECEIVED SUCH SATISFACTORY FINANCING COMMITMENT OR BUYER SHALL BE DEEMED TO HAVE WAIVED THE FINANCING COMMITMENT CONTINGENCY AND ANY RIGHT TO CANCEL DUE TO FINANCING.**
- 2d. 55. **Pre-Qualification:** If using Conventional, FHA, VA, or USDA financing, a completed AAR Pre-Qualification Form is attached hereto and incorporated by reference.
- 2e. 57. **Loan Status Update:** Buyer shall deliver to Seller the Loan Status Update (LSU) with at a minimum lines 1-40 completed describing the current status of the Buyer's proposed loan within ten (10) days after Contract acceptance and instruct lender to provide an updated LSU to Broker(s) and Seller upon request.
- 2f. 60. **Loan Processing During Escrow:** Buyer agrees to diligently work to obtain the loan and will promptly provide the lender with all additional documentation required. **Buyer shall sign all loan documents no later than three (3) days prior to the COE Date.**
- 2g. 62. **Loan Costs:** Buyer shall pay all costs of obtaining the loan, except as provided herein.
- 2h. 63. **VA Loan Costs:** In the event of a VA loan, Seller agrees to pay the escrow fee and up to \$ \_\_\_\_\_ of loan costs not permitted to be paid by the Buyer, in addition to the other costs Seller has agreed to pay herein, including Seller's Concessions.
- 2i. 66. **Changes:** Buyer shall immediately notify Seller of any changes in the loan program, financing terms, or lender described in the Pre-Qualification Form if attached hereto or LSU provided within ten (10) days after Contract acceptance and shall only make any such changes without the prior written consent of Seller if such changes do not adversely affect Buyer's ability to obtain loan approval without Prior to Document (PTD) conditions, increase Seller's closing costs, or delay COE.
- 2j. 70. **Appraisal Fee(s):** Appraisal Fee(s), when required by Lender, shall be paid by ☐ Buyer ☐ Seller  
 71. ☐ Other \_\_\_\_\_  
 72. Appraisal Fee(s) ☐ are ☐ are not included in Seller Concessions, if applicable.
- 2k. 73. **Partial Release, if applicable:** Buyer and Seller agree that any partial releases will be addressed under Additional Terms and Conditions or attached Addendum. Broker(s) recommend the parties seek appropriate counsel regarding the risks of partial release.

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- 2l. 76 **Subordination:** If applicable, Seller carryback financing ☐ is ☐ is not to be subordinated to a construction loan. If Seller  
 77. agrees to subordination, such subordination shall only be allowed if the Seller Carryback financing is not in default and if the  
 78. Seller approves the terms and conditions of the construction loan to be recorded as a senior loan. Approval will not be  
 79. unreasonably withheld. **IF SELLER SUBORDINATES THE SELLER CARRYBACK FINANCING TO A SENIOR LOAN, THE**  
 80. **SELLER ACKNOWLEDGES THAT IN ORDER TO PROTECT THE SELLER CARRYBACK FINANCING, THE SELLER MAY**  
 81. **HAVE TO MAKE PAYMENTS ON THE SENIOR LOAN IF THE SENIOR LOAN IS IN DEFAULT.** Broker(s) recommend  
 82. the parties seek appropriate counsel regarding the risks of subordination.

**3. TITLE AND ESCROW**

- 3a. 83. **Escrow:** This Contract shall be used as escrow instructions. The Escrow Company employed by the parties to carry out the  
 84. terms of this Contract shall be:

85. Yavapai Title - Elissa Jewell (928) 567-0590  
 "ESCROW/TITLE COMPANY" PHONE

86. elissa.jewell@yavapaititle.com  
 FAX EMAIL

87. 497 S Main St., Camp Verde, AZ 86322  
 ADDRESS

- 3b. 88. **Title and Vesting:** Buyer will take title as determined before COE. Taking title may have significant legal, estate planning and  
 89. tax consequences. Buyer is advised to obtain legal and tax advice.
- 3c. 90. **Title Commitment and Title Insurance:** Escrow Company is hereby instructed to obtain and deliver to Buyer and Seller  
 91. directly, addressed pursuant to 8s and 9c or as otherwise provided, a Commitment for Title Insurance together with complete  
 92. and legible copies of all documents that will remain as exceptions to Buyer's policy of Title Insurance ("Title Commitment"),  
 93. including but not limited to Conditions, Covenants and Restrictions ("CC&Rs"); deed restrictions; and easements within fifteen  
 94. (15) days after Contract acceptance. Buyer shall have prior to the expiration of the Due Diligence Period to provide written  
 95. notice of any items disapproved. Buyer shall be provided, at Seller's expense, a Standard Owner's Title Insurance Policy  
 96. showing the title vested in Buyer. Buyer may acquire extended coverage(s) at Buyer's own additional expense.  
 97. Seller shall convey title by warranty deed, subject to existing taxes, assessments, covenants, restrictions, rights of way,  
 98. easements and all other matters of record or ☐ deed.
- 3d. 99. **Additional Instructions:** (i) Escrow Company shall promptly furnish notice of pending sale that contains the name and  
 100. address of the Buyer to any homeowner's association in which the Property is located. (ii) If the Escrow Company is also  
 101. acting as the title agency but is not the title insurer issuing the title insurance policy. Escrow Company shall deliver to the  
 102. Buyer and Seller, upon deposit of funds, a closing protection letter from the title insurer indemnifying the Buyer and Seller for  
 103. any losses due to fraudulent acts or breach of escrow instructions by the Escrow Company. (iii) All documents necessary to  
 104. close this transaction shall be executed promptly by Seller and Buyer in the standard form used by Escrow Company. Escrow  
 105. Company shall modify such documents to the extent necessary to be consistent with this Contract. (iv) Escrow Company fees,  
 106. unless otherwise stated herein, shall be allocated equally between Seller and Buyer. (v) Escrow Company shall send to all  
 107. parties and Broker(s) copies of all notices and communications directed to Seller, Buyer and Broker(s). (vi) Escrow Company  
 108. shall provide Broker(s) access to escrowed materials and information regarding the escrow. (vii) If an Affidavit of Disclosure is  
 109. provided, Escrow Company shall record the Affidavit at COE.
- 3e. 110. **Prorations, Expenses and Adjustments:**  
 111. **Taxes** Real property taxes payable by the Seller shall be prorated through COE, based upon the latest tax bill available.  
 112. The parties agree that any discrepancy between the latest tax bill available and the actual tax bill when received shall be  
 113. handled as a Post Closing Matter and Buyer or Seller may be responsible for additional tax payments to each other.  
 114. **Rents, Interest and Expenses:** Rents; interest on existing notes, if transferred, utilities; and operating expenses shall be  
 115. prorated through COE. The Parties agree to adjust any rents received after COE as a Post Closing Matter.  
 116. **Deposits:** All deposits held by Seller pursuant to rent/lease agreement(s) shall be credited against the cash required of  
 117. Buyer at COE or ☐ paid to Buyer by Seller at COE.
- 3f. 118. **Post Closing Matters:** The parties shall promptly adjust any item to be prorated that is not determined or determinable at  
 119. COE as a Post Closing Matter by appropriate cash payment to the other party outside of the escrow when the amount due is  
 120. determined. Seller and Buyer agree that Escrow Company and Broker(s) are relieved of any responsibility for said  
 121. adjustments.

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- 3g. 122. Release of Earnest Money:** In the event of a dispute between Buyer and Seller regarding any Earnest Money deposited with Escrow Company, Buyer and Seller authorize Escrow Company to release Earnest Money pursuant to the terms and conditions of this Contract in its sole and absolute discretion. Buyer and Seller agree to hold harmless and indemnify Escrow Company against any claim, action or lawsuit of any kind, and from any loss, judgment, or expense, including costs and attorney fees, arising from or relating in any way to the release of Earnest Money.
- 3h. 127. Assessment Liens:** The amount of any assessment, other than homeowner's association assessments, that is a lien as of the COE shall be: ☒ paid in full by Seller ☐ prorated and assumed by Buyer ☐ paid in full by Buyer. Any assessment that becomes a lien after COE is the Buyer's responsibility.
- 3i. 130. IRS and FIRPTA Reporting:** Seller agrees to comply with IRS reporting requirements. If applicable, Seller agrees to complete, sign, and deliver to Escrow Company a certificate indicating whether Seller is a foreign person or a non-resident alien pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA). Buyer and Seller acknowledge that if the Seller is a foreign person, the Buyer (or Escrow Company, as directed by Buyer) must withhold a tax of up to 15% of the purchase price, unless an exemption applies.
- 3j. 135. Agricultural Foreign Investment Disclosure Act:** If applicable, Buyer and Seller shall comply with the Agricultural Foreign Investment Disclosure Act and make the required disclosures to the U.S. Department of Agriculture.
- 3k. 137. TAX DEFERRED EXCHANGE:** If Seller or Buyer intends to enter into a tax-deferred exchange pursuant to I.R.C. §1031 or otherwise, all additional costs in connection with any such tax-deferred exchange shall be borne by the party requesting the exchange. The non-requesting party agrees to cooperate in the tax-deferred exchange provided that the non-requesting party incurs no additional costs and COE is not delayed. The parties are advised to consult a professional tax advisor regarding the advisability of any such exchange. The non-requesting party and Broker(s) shall be indemnified and held harmless from any liability that may arise from participation in the tax deferred exchange.

**4. DISCLOSURES**

- 4a. 143. Vacant Land/Lot Seller Property Disclosure Statement ("VLSPDS"):** Seller shall deliver a completed AAR VLSPDS form to the Buyer within five (5) days after Contract acceptance.
- 4b. 145. Additional Seller Disclosures and Information:** Seller shall provide to Buyer the following disclosures and information pertinent to the Property within five (5) days after the Contract acceptance: (i) any information known to Seller that may adversely affect the Buyer's use of the Property; (ii) any known pending special assessments, association fees, claims, or litigation; (iii) articles of incorporation; by-laws; other governing documents; and any other documents required by law; (iv) financial statements, current rent rolls, lists of current deposits, personal property lists, leases, rental agreements, service contracts; (v) soils, Phase I, or other environmental reports in Seller's possession; (vi) the most recent survey, if available; and (vii) any and all other agreements, documents, studies, or reports relating to the Property in Seller's possession or control provided, however, that Seller shall not be required to deliver any report or study if the written contract that Seller entered into with the consultant who prepared such report or study specifically forbids the dissemination of the report to others.
- 4c. 154. Road Maintenance Agreement:** Seller shall provide to Buyer, within five (5) days after the Contract acceptance, a copy of any known road maintenance agreement affecting the Property.
- 4d. 156. Seller's Obligations Regarding Wells:** If a well is located on the Property, or if the Property is to be served by a shared well, the AAR Domestic Water Well Addendum is attached hereto and incorporated by reference. At COE, if applicable, Seller shall assign, transfer and convey to the Buyer all of the water rights, or claims to water rights, if any, held by Seller that are associated with the Property.
- 4e. 160. No Seller or Tenant Bankruptcy, Probate or Insolvency Proceedings:** Seller represents that Seller has no notice or knowledge that any tenant on the Property is the subject of a bankruptcy, probate or insolvency proceeding. Further, Seller is not the subject of a bankruptcy, insolvency or probate proceeding.
- 4f. 163. Seller's Notice of Violations:** Seller represents that Seller has no knowledge of any notice of violations of City, County, State, or Federal building, zoning, fire, or health laws, codes, statutes, ordinances, regulations, or rules filed or issued regarding the Property.
- 4g. 166. Environmental Disclosure:** Seller has not knowingly caused or permitted the generation, storage, treatment, release or disposal of any hazardous waste or regulated substances at the Property except as otherwise disclosed.
- 4h. 168. Affidavit of Disclosure:** If the Property is located in an unincorporated area of the county, and five or fewer parcels of property other than subdivided land are being transferred, the Seller shall deliver a completed Affidavit of Disclosure in the form required by law to the Buyer within five (5) days after Contract Acceptance. Buyer shall provide notice of any Affidavit of Disclosure items disapproved within five (5) days after receipt of the Affidavit of Disclosure.

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- 4i. 172. **H.O.A. / Condominium / Planned Community:** The Property ☐ is ☒ is not located within a homeowners' association/ 173. condominium/planned community. If yes, the HOA addendum is attached hereto and incorporated by reference.
- 4j. 174. **Changes During Escrow:** Seller shall immediately notify Buyer of any changes in the Property or disclosures made herein, in the 175. SPDS, or otherwise. Such notice shall be considered an update of the SPDS. Unless Seller is already obligated by Section 5a, or 176. otherwise by this Contract or any amendments hereto, to correct or repair the changed item disclosed, Buyer shall be allowed prior 177. to the expiration of the Due Diligence Period or five (5) days after delivery of such notice, whichever is later, to provide notice of 178. disapproval to Seller.

**5. WARRANTIES**

- 5a. 179. **Seller Warranties:** Seller warrants and shall maintain and repair the Property so that at the earlier of possession or COE the 180. Property and any personal property included in the sale, will be in substantially the same condition as on the date of Contract 181. acceptance, and all personal property not included in the sale and all debris will be removed from the Property.
- 5b. 182. **Warranties that Survive Closing:** Seller warrants that Seller has disclosed to Buyer and Broker(s) all material latent defects and 183. any information concerning the Property known to Seller, excluding opinions of value, which materially and adversely affect the 184. consideration to be paid by Buyer. Prior to the COE, Seller warrants that payment in full will have been made for all labor, 185. professional services, materials, machinery, fixtures, or tools furnished within the 150 days immediately preceding the COE 186. in connection with the construction, alteration, or repair of any structure on or improvement to the Property. Seller warrants 187. that the information regarding connection to a sewer system or on-site wastewater treatment facility (conventional septic 188. tank or alternative system) is correct to the best of Seller's knowledge.
- 5c. 189. **Buyer Warranties:** Buyer warrants that Buyer has disclosed to Seller any information that may materially and adversely affect 190. the Buyer's ability to close escrow or complete the obligations of this Contract. At the earlier of possession of the Property or 191. COE, Buyer warrants to Seller that Buyer has conducted all desired independent inspections and investigations and accepts 192. the Property. **Buyer warrants that Buyer is not relying on any verbal representations concerning the Property** 193. **except disclosed as follows:** \_\_\_\_\_ 194. \_\_\_\_\_

**6. DUE DILIGENCE**

- 6a. 195. **Due Diligence Period:** Buyer's due diligence and inspection period shall be thirty (30) days or \_\_\_\_\_ days after Contract acceptance 196. ("Due Diligence Period"). During Due Diligence Period Buyer shall perform all inspections and investigations to satisfy Buyer with respect 197. to the physical condition of the Property, financing, appraised value, the condition of title to the Property and as to the feasibility and 198. suitability of the Property for Buyer's intended purpose. During the Due Diligence Period, Buyer, at Buyer's expense, shall: (i) conduct all 199. desired physical, environmental, and other types of inspections and investigations to determine the value and condition of the Property; 200. (ii) make inquiries and consult government agencies, lenders, insurance agents, architects, and other appropriate persons and entities 201. concerning the feasibility and suitability of the Property and the surrounding area for the Buyer's intended purpose; (iii) investigate 202. applicable building, zoning, fire, health, and safety codes including applicable swimming pool barrier regulations to determine any 203. potential hazards, violations or defects in the Property; and (iv) verify any material multiple listing service ("MLS") information. If the 204. presence of sex offenders in the vicinity or the occurrence of a disease, natural death, suicide, homicide or other crime on or in the vicinity 205. is a material matter to the Buyer, it must be investigated by the Buyer during the Due Diligence Period. Buyer shall keep the Property free 206. and clear of liens, shall indemnify and hold Seller harmless from all liability, claims, demands, damages, and costs, and shall repair all 207. damages arising from the inspections. Buyer shall provide Seller and Broker(s) upon receipt, at no cost, copies of all inspection reports 208. concerning the Property obtained by Buyer. If Buyer cancels this Contract, Buyer shall return all documents provided by the Seller and 209. provide Seller with copies of all reports or studies generated by Buyer, provided, however, that Buyer shall not be required to deliver any 210. such report or study if the written contract that Buyer entered into with the consultant who prepared such report or study specifically 211. forbids the dissemination of the report or study to others. Buyer is advised to consult the Arizona Department of Real Estate *Buyer* 212. *Advisory* provided by AAR to assist in Buyer's due diligence inspections and investigations.
- 6b. 213. **Square Footage/Acreage:** **BUYER IS AWARE THAT ANY REFERENCE TO THE SQUARE FOOTAGE/ACREAGE OF THE** 214. **PROPERTY, BOTH THE REAL PROPERTY (LAND) AND IMPROVEMENTS THEREON IS APPROXIMATE. IF SQUARE** 215. **FOOTAGE/ACREAGE IS A MATERIAL MATTER TO THE BUYER; IT MUST BE INVESTIGATED DURING THE DUE** 216. **DILIGENCE PERIOD.**
- 6c. 217. **Flood Hazard:** Flood hazard designations or the cost of flood hazard insurance shall be determined by Buyer during the Due 218. Diligence Period. If the Property is situated in an area identified as having any special flood hazards by any governmental entity, the 219. lender may require the purchase of flood hazard insurance. Special flood hazards may also affect the ability to encumber or improve 220. the Property.

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6d. 221. **Insurance:** IF INSURANCE IS A MATERIAL MATTER TO THE BUYER, BUYER SHALL APPLY FOR AND OBTAIN  
 222. WRITTEN CONFIRMATION OF THE AVAILABILITY AND COST OF INSURANCE FOR THE PROPERTY FROM BUYER'S  
 223. INSURANCE COMPANY DURING THE DUE DILIGENCE PERIOD. Buyer understands that any fire, casualty, or other  
 224. insurance desired by Buyer or required by Lender should be in place at COE.

6e. 225. **Sewer or On-site Wastewater Treatment System:** The Property ☐ does ☒ does not contain an on-site wastewater  
 226. treatment system. If the Property is served by a conventional septic tank or alternative system, the AAR On-site Wastewater  
 227. Treatment Facility Addendum is incorporated herein by reference.

228. IF A SEWER CONNECTION, OR THE AVAILABILITY OF A SEWER CONNECTION, IS A MATERIAL MATTER TO THE  
 229. BUYER, IT MUST BE INVESTIGATED DURING THE DUE DILIGENCE PERIOD.

230.

(BUYER'S INITIALS REQUIRED)

BUYER BUYER

6f. 231. **Site/Soil Evaluation For Installation of On-site Wastewater Treatment Facility:** If the suitability of the Property for  
 232. installation of an on-site wastewater treatment facility (conventional septic tank or alternative system) and associated costs  
 233. are material to the Buyer, Buyer shall complete a site/soil evaluation and investigate all on-site wastewater treatment facility  
 234. installation costs within the Due Diligence Period. **NOTE: Buyer is advised that the site/soil evaluation is not binding on**  
 235. **the State-delegated County agency in any future permitting decision as to the suitability of the design or type of**  
 236. **facility for the Property.**

6g. 237. **LAND DIVISIONS:** LAND PROPOSED TO BE DIVIDED FOR PURPOSES OF SALE OR LEASE IS SUBJECT TO  
 238. STATE, COUNTY AND MUNICIPAL LAWS, ORDINANCES AND REGULATIONS. IF STATE, COUNTY AND MUNICIPAL  
 239. REQUIREMENTS RELATING TO THE DIVISION OR SPLITTING OF THE PROPERTY ARE A MATERIAL MATTER TO  
 240. THE BUYER, THEY MUST BE VERIFIED BY BUYER DURING THE DUE DILIGENCE PERIOD. **BROKER(S) HAVE MADE**  
 241. **NO REPRESENTATIONS, EXPRESS OR IMPLIED, REGARDING THE ABILITY TO DIVIDE OR SPLIT THE PROPERTY.**

242.

(BUYER'S INITIALS REQUIRED)

BUYER BUYER

6h. 243. **ROADS:** IF ROADWAYS, COST AND RESPONSIBILITY FOR ROAD MAINTENANCE, IMPROVEMENTS OR ACCESS IS A  
 244. MATERIAL MATTER TO BUYER, IT MUST BE INVESTIGATED BY BUYER DURING DUE DILIGENCE PERIOD.

6i. 245. **Survey:** A survey ☐ shall ☒ shall not be performed. If to be performed, the survey shall be performed by a licensed  
 246. surveyor within the Due Diligence Period or \_\_\_\_\_ days after Contract acceptance.

247. Cost of the survey shall be paid by ☐ Seller ☐ Buyer ☐ Other: \_\_\_\_\_

248. The survey shall be performed in accordance with the Arizona State Board of Technical Registration's "Arizona Land Boundary  
 249. Survey Minimum Standards".

6j. 250. Survey instructions are:

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☐ A boundary survey and survey plat showing the corners either verified  
or monumentation.

☐ A survey certified by a licensed surveyor, acceptable to Buyer and the Title  
Company, in sufficient detail for an American Land Title Association ("ALTA")  
Owner's Policy of Title Insurance with boundary, encroachment or survey  
exceptions and showing all improvements, utility lines and easements on  
the Property or within five (5) feet thereof.

☐ Other survey terms: \_\_\_\_\_

(BUYER'S INITIALS REQUIRED)

BUYER BUYER

6k. 262. **WELL WATER/WATER RIGHTS:** IF WELL WATER/WATER RIGHTS IS/ARE A MATERIAL MATTER TO THE BUYER, IT  
 263. MUST BE VERIFIED BY BUYER DURING THE DUE DILIGENCE PERIOD.

6l. 264. **BUYER ACKNOWLEDGMENT:** BUYER RECOGNIZES, ACKNOWLEDGES AND AGREES THAT BROKER(S) ARE  
 265. NOT QUALIFIED, NOR LICENSED, TO CONDUCT DUE DILIGENCE WITH RESPECT TO THE PROPERTY OR THE  
 266. SURROUNDING AREA. BUYER IS INSTRUCTED TO CONSULT WITH QUALIFIED LICENSED PROFESSIONALS TO  
 267. ASSIST IN BUYER'S DUE DILIGENCE EFFORTS. BECAUSE CONDUCTING DUE DILIGENCE WITH RESPECT TO THE  
 268. PROPERTY AND SURROUNDING AREA IS BEYOND THE SCOPE OF THE BROKERS EXPERTISE AND LICENSING,  
 269. BUYER EXPRESSLY RELEASES AND HOLDS HARMLESS BROKER(S) FROM LIABILITY FOR ANY DEFECTS OR  
 270. CONDITIONS THAT COULD HAVE BEEN DISCOVERED BY INSPECTION OR INVESTIGATION.

271.

(BUYER'S INITIALS REQUIRED)

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**Vacant Land/Lot Purchase Contract >>**

- 6m. 272 **Due Diligence Period Notice:** Prior to expiration of the Due Diligence Period, Buyer shall deliver to Seller a signed notice of  
 273. any items disapproved. AAR's Vacant Land/Lot Buyer's Due Diligence Notice and Seller's Response form is available for this  
 274. purpose. Buyer shall conduct all desired inspections and investigations prior to delivering such notice to Seller and all Due  
 275. Diligence Period items disapproved shall be provided in a single notice.
- 6n. 276 **Buyer Disapproval:** If Buyer, in Buyer's sole discretion, disapproves of any aspect of the Property, financing, title, or other  
 277. matter, Buyer shall deliver to Seller notice of the items disapproved and state in the notice that Buyer elects to either:  
 278. (1) immediately cancel this Contract and all Earnest Money shall be released to Buyer, or  
 279. (2) provide the Seller an opportunity to correct the items disapproved, in which case:  
 280. (a) Seller shall respond in writing within five (5) days or \_\_\_\_\_ days after delivery to Seller of Buyer's notice of  
 281. items disapproved. Seller's failure to respond to Buyer in writing within the specified time period shall  
 282. conclusively be deemed Seller's refusal to correct any of the items disapproved.  
 283. (b) **If Seller agrees in writing to correct item(s) disapproved, Seller shall correct the items, complete any**  
 284. **repairs in a workmanlike manner and deliver any paid receipts evidencing the corrections and repairs**  
 285. **to Buyer three (3) days or \_\_\_\_\_ days prior to COE Date.**  
 286. (c) If Seller is unwilling or unable to correct any of the items disapproved, Buyer may cancel this Contract within five  
 287. (5) days after delivery of Seller's response or after expiration of the time for Seller's response, whichever occurs first,  
 288. and all Earnest Money shall be released to Buyer. If Buyer does not cancel this Contract within the five (5) days as  
 289. provided, Buyer shall close escrow without correction of those items that Seller has not agreed in writing to correct.
290. VERBAL DISCUSSIONS WILL NOT EXTEND THESE TIME PERIODS. Only a written agreement signed by both parties will  
 291. extend response times or cancellation rights.
292. BUYER'S FAILURE TO GIVE NOTICE OF DISAPPROVAL OF ITEMS OR CANCELLATION OF THIS CONTRACT WITHIN  
 293. THE SPECIFIED TIME PERIOD SHALL CONCLUSIVELY BE DEEMED BUYER'S ELECTION TO PROCEED WITH THE  
 294. TRANSACTION WITHOUT CORRECTION OF ANY DISAPPROVED ITEMS.
- 6o. 295. **Inspection(s):** Seller grants Buyer and Buyer's inspector(s) reasonable access to conduct inspection(s) of the Property for  
 296. the purpose of satisfying Buyer that any corrections agreed to by the Seller have been completed and that the Property is in  
 297. substantially the same condition as on the date of Contract acceptance. If Buyer does not conduct such inspection(s), Buyer  
 298. releases Seller and Broker(s) from liability for any defects that could have been discovered.

**7. REMEDIES**

- 7a. 299. **Cure Period:** A party shall have an opportunity to cure a potential breach of this Contract. If a party fails to comply with any  
 300. provision of this Contract, the other party shall deliver a notice to the non-complying party specifying the non-compliance. If  
 301. the non-compliance is not cured within three (3) days after delivery of such notice ("Cure Period"), the failure to comply shall  
 302. become a breach of Contract.
- 7b. 303. **Breach:** In the event of a breach of Contract, the non-breaching party may cancel this Contract and/or proceed against the  
 304. breaching party in any claim or remedy that the non-breaching party may have in law or equity, subject to the Alternative  
 305. Dispute Resolution obligations set forth herein. In the case of the Seller, because it would be difficult to fix actual damages  
 306. in the event of Buyer's breach, the Earnest Money may be deemed a reasonable estimate of damages and Seller may, at  
 307. Seller's option, accept the Earnest Money as Seller's sole right to damages. An unfulfilled contingency is not a breach of  
 308. Contract. The parties expressly agree that the failure of any party to comply with the terms and conditions of Section 1f to  
 309. allow COE to occur on the COE Date, if not cured after a cure notice is delivered pursuant to Section 7a, will constitute a  
 310. material breach of this Contract, rendering the Contract subject to cancellation.
- 7c. 311. **Alternative Dispute Resolution ("ADR"):** Buyer and Seller agree to mediate any dispute or claim arising out of or relating  
 312. to this Contract in accordance with the REALTORS® Dispute Resolution System, or as otherwise agreed. All mediation costs  
 313. shall be paid equally by the parties. In the event that mediation does not resolve all disputes or claims, the unresolved disputes  
 314. or claims shall be submitted for binding arbitration. In such event, the parties shall agree upon an arbitrator and cooperate in  
 315. the scheduling of an arbitration hearing. If the parties are unable to agree on an arbitrator, the dispute shall be submitted to  
 316. the American Arbitration Association ("AAA") in accordance with the AAA Arbitration Rules for the Real Estate Industry. The  
 317. decision of the arbitrator shall be final and nonappealable. Judgment on the award rendered by the arbitrator may be entered in  
 318. any court of competent jurisdiction. Notwithstanding the foregoing, either party may opt out of binding arbitration within thirty (30)  
 319. days after the conclusion of the mediation conference by notice to the other and in such event either party shall have the right to  
 320. resort to court action.
- 7d. 321. **Exclusions from ADR:** The following matters are excluded from the requirement for ADR hereunder: (i) any action brought in the  
 322. Small Claims Division of an Arizona Justice Court (up to \$3,500) so long as the matter is not thereafter transferred or removed from  
 323. the small claims division, (ii) judicial or nonjudicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or  
 324. agreement for sale; (iii) an unlawful entry or detainer action; (iv) the filing or enforcement of a mechanic's lien; or (v) any matter that  
 325. is within the jurisdiction of a probate court. Further, the filing of a judicial action to enable the recording of a notice of pending action

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326. ("lis pendens") or order of attachment, receivership, injunction, or other provisional remedies shall not constitute a waiver of the  
 327. obligation to submit the claim to ADR, nor shall such action constitute a breach of the duty to mediate or arbitrate.

- 7e. 328. **Attorneys Fees and Costs:** The prevailing party in any dispute or claim between Buyer and Seller arising out of or relating to  
 329. this Contract shall be awarded their reasonable attorney fees and costs. Costs shall include, without limitation, attorney fees,  
 330. expert witness fees, fees paid to investigators, and arbitration costs.

**8. ADDITIONAL TERMS AND CONDITIONS**

- 8a. 331. **See attached Additional Terms and Conditions.**

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- 8b. 361. **Risk of Loss:** If there is any loss or damage to the Property between the date of Contract acceptance and COE or  
 362. possession, whichever is earlier, by reason of fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be on the  
 363. Seller, provided, however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the purchase  
 364. price, either Seller or Buyer may elect to cancel the Contract.

- 8c. 365. **Permission:** Buyer and Seller grant Broker(s) permission to advise the public of this Contract.

- 8d. 366. **Arizona Law:** This Contract shall be governed by Arizona law and jurisdiction is exclusively conferred on the State of Arizona.

- 8e. 367. **Time is of the Essence:** The parties acknowledge that time is of the essence in the performance of the obligations  
 368. described herein.

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**Vacant Land/Lot Purchase Contract >>**

- 8f. 369. Compensation:** Seller and Buyer acknowledge that Broker(s) shall be compensated for services rendered as previously agreed 370. by separate written agreement(s), which shall be delivered by Broker(s) to Escrow Company for payment at COE, if not previously 371. paid. If Seller is obligated to pay Broker(s), this Contract shall constitute an irrevocable assignment of Seller's proceeds at COE. 372. If Buyer is obligated to pay Broker(s), payment shall be collected from Buyer as a condition of COE. COMMISSIONS PAYABLE 373. FOR THE SALE, LEASING, OR MANAGEMENT OF PROPERTY ARE NOT SET BY ANY BOARD OR ASSOCIATION OF 374. REALTORS®, OR MULTIPLE LISTING SERVICE, OR IN ANY MANNER OTHER THAN BETWEEN THE BROKER AND CLIENT.
- 8g. 375. Copies and Counterparts:** A fully executed facsimile or electronic copy of the Contract shall be treated as an original 376. Contract. This Contract and any other documents required by this Contract may be executed by facsimile or other 377. electronic means and in any number of counterparts, which shall become effective upon delivery as provided for herein. 378. All counterparts shall be deemed to constitute one instrument, and each counterpart shall be deemed an original.
- 8h. 379. Days:** All references to days in this Contract shall be construed as calendar days and a day shall begin at 12:00 a.m. and 380. end at 11:59 p.m.
- 8i. 381. Calculating Time Periods:** In computing any time period prescribed or allowed by this Contract, the day of the act or event 382. from which the time period begins to run is not included and the last day of the time period is included. Contract acceptance 383. occurs on the date that the signed Contract (and any incorporated counter offer) is delivered to and received by the 384. appropriate Broker. Acts that must be performed three days prior to the COE Date must be performed three full days prior (i.e., 385. if COE Date is Friday the act must be performed by 11:59 p.m. on Monday).
- 8j. 386. Entire Agreement:** This Contract, and any addenda and attachments, shall constitute the entire agreement between Seller 387. and Buyer, shall supersede any other written or oral agreements between Seller and Buyer and can be modified only by a 388. writing signed by Seller and Buyer. The failure to initial any page of this Contract shall not affect the validity or terms of this 389. Contract.
- 8k. 390. Subsequent Offers:** Buyer acknowledges that Seller has the right to accept subsequent offers until COE. Seller understands 391. that any subsequent offer accepted by the Seller must be a backup offer contingent on the cancellation of this Contract.
- 8l. 392. Cancellation:** A party who wishes to exercise the right of cancellation as allowed herein may cancel this Contract by 393. delivering notice stating the reason for cancellation to the other party or to the Escrow Company. Cancellation shall become 394. effective immediately upon delivery of the cancellation notice.
- 8m. 395. Notice:** Unless otherwise provided, delivery of all notices and documentation required or permitted hereunder shall be in 396. writing and deemed delivered and received when: (i) hand-delivered; (ii) sent via facsimile transmission; (iii) sent via electronic 397. mail, if email addresses are provided herein; or (iv) sent by recognized overnight courier service, and addressed to Buyer as 398. indicated in Section 8q, to Seller as indicated in Section 9a and to the Escrow Company indicated in Section 3a.
- 8n. 399. Earnest Money:** Earnest Money is in the form of ☐ Personal Check ☐ Other \_\_\_\_\_ 400. If applicable, Earnest Money has been received by Broker named in Section 8q and upon acceptance of this offer will be 401. deposited with: ☐ Escrow Company ☐ Broker's Trust Account. Buyer acknowledges that failure to pay the required 402. closing funds by the scheduled Close of Escrow, if not cured after a cure notice is delivered pursuant to Section 7a, shall be 403. construed as a material breach of this contract and all earnest money shall be subject to forfeiture.
- 8o. 404. RELEASE OF BROKER(S): SELLER AND BUYER HEREBY EXPRESSLY RELEASE, HOLD HARMLESS AND INDEMNIFY 405. BROKER(S) IN THIS TRANSACTION FROM ANY AND ALL LIABILITY AND RESPONSIBILITY REGARDING FINANCING, THE 406. CONDITION, SQUARE FOOTAGE/ACREAGE, LOT LINES, BOUNDARIES, VALUE, RENT ROLLS, ENVIRONMENTAL 407. PROBLEMS, SANITATION SYSTEMS, ABILITY TO DIVIDE OR SPLIT THE PROPERTY, BUILDING CODES, GOVERNMENTAL 408. REGULATIONS, INSURANCE, PRICE AND TERMS OF SALE, RETURN ON INVESTMENT, OR ANY OTHER MATTER 409. RELATING TO THE VALUE OR CONDITION OF THE PROPERTY. 410. (BUYER'S AND SELLER'S INITIALS REQUIRED)**
- 8p. 411. Terms of Acceptance:** This offer will become a binding Contract when acceptance is signed by Seller and 412. a signed copy delivered in person, by mail, facsimile or electronically, and received by Broker named in Section 8q 413. by September 12, 2022 at 5:00 ☐ a.m. / ☒ p.m., Mountain Standard Time. Buyer 414. may withdraw this offer at any time prior to receipt of Seller's signed acceptance. If no signed acceptance is received by this 415. date and time, this offer shall be deemed withdrawn and the Buyer's Earnest Money shall be returned. 416. THIS CONTRACT CONTAINS TEN PAGES EXCLUSIVE OF ANY ADDENDA AND ATTACHMENTS. ENSURE THAT YOU HAVE 417. RECEIVED AND READ ALL TEN PAGES OF THIS OFFER AS WELL AS ANY ADDENDA AND ATTACHMENTS.

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SELLER	SELLER	BUYER	BUYER



**Vacant Land/Lot Purchase Contract >>****8q. 418. Broker on behalf of Buyer:**

419. Kathleen Holmes kh409 BR017434000  
 PRINT SALESPERSON'S NAME AGENT MLS CODE AGENT STATE LICENSE NO.  
 420. HomeSmart CRIL01

421. 8388 E Hartford Dr, Ste 100 Scottsdale AZ 85255 LC506032000

8r. 422. (602) 618-6567 kathleen@topagentaz.com  
 PREFERRED TELEPHONE FAX EMAIL

423. Agency Confirmation: The Broker named in Section 8q above is the agent of (check one):

8s. 424. ☒ the Buyer; ☐ the Seller; or ☐ both the Buyer and Seller

425. The undersigned agree to purchase the Premises on the terms and conditions herein stated and acknowledge receipt  
 426. of a copy hereof including the Buyer Attachment.

427. [Signature] 09.01.22  
 ^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR  
Yavapai-Apache Nation

428. 2400 W Datsi St  
 ADDRESS ADDRESS

429. Camp Verde, AZ 86322-8412  
 CITY, STATE, ZIP CODE CITY, STATE, ZIP CODE

**9. SELLER ACCEPTANCE****9a. 430. Broker on behalf of Seller:**

431. N/A  
 PRINT SALESPERSON'S NAME AGENT MLS CODE AGENT STATE LICENSE NO.

432.   
 PRINT FIRM NAME FIRM MLS CODE

433.      
 FIRM ADDRESS STATE ZIP CODE FIRM STATE LICENSE NO.

434.     
 PREFERRED TELEPHONE FAX EMAIL

9b. 435. Agency Confirmation: The Broker named in Section 9a above is the agent of (check one):

436. ☐ the Seller; or ☐ both the Buyer and Seller

9c. 437. The undersigned agree to sell the Premises on the terms and conditions herein stated, acknowledge receipt of a  
 438. copy hereof and grant permission to Broker named in Section 9a to deliver a copy to Buyer.

439. ☐ Counter Offer is attached, and is incorporated herein by reference. Seller should sign both this offer and the Counter Offer.  
 440. ☐ If there is a conflict between this offer and the Counter Offer, the provisions of the Counter Offer shall be controlling.

441.      
 ^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

442. Copper Canyon Fire and Medical  
 SELLER'S NAME PRINTED SELLER'S NAME PRINTED

443.    
 ADDRESS ADDRESS

444. Camp Verde, AZ 86322-8412  
 CITY, STATE, ZIP CODE CITY, STATE, ZIP CODE

☐ OFFER REJECTED BY SELLER:      
 MONTH DAY YEAR (SELLER'S INITIALS)

**For Broker Use Only:**

Brokerage File/Log No.  Manager's Initials  Broker's Initials  Date   
 MO/DA/YR



**ATTACHMENT TO VACANT LAND/LOT PURCHASE CONTRACT**  
**8. ADDITIONAL TERMS AND CONDITIONS**

**BUYER:** Yavapai-Apache Nation

**SELLER:** Copper Canyon Fire and Medical

**PROPERTY ADDRESS:** 1710 N Arena Del Loma Road, Camp Verde, AZ 86322

1. Buyer's Closing Conditions. Buyer's obligation to consummate the transaction contemplated by this Agreement (i.e., to proceed with Close of Escrow) is subject to satisfaction of the following conditions precedent (collectively, "Buyer's Closing Conditions," and each individually, a "Buyer's Closing Condition"), prior to Close of Escrow unless waived in writing by Buyer:

(a) Seller shall have performed and complied with all material agreements, covenants and conditions required by this Agreement to be performed or complied with by it prior to Close of Escrow.

(b) Escrow Agent shall be irrevocably committed to issue to Buyer a full coverage ALTA Standard Coverage Owner's Policy of title insurance (Title Policy) in the amount of the Purchase Price insuring fee simple title to the Real Property, together with any available endorsements as shall have been requested by Buyer pursuant to this Agreement (Buyer hereby agreeing to pay the cost of any such endorsements), reflecting as exceptions to the title insured thereby only those matters which have been approved (or deemed approved) by Buyer. Seller shall pay the cost of the Title Policy

(c) No proceedings shall have occurred or be pending to change, redesignate or redefine the zoning classification of the Real Property to a more restrictive classification than presently exists on the date of Buyer's execution of this Agreement.

(d) Seller shall have deposited with Escrow Agent the executed and acknowledged "Deed" and "Other Conveyance Documents" (as such word and phrase are defined below), with irrevocable instructions to Escrow Agent to record and deliver the same to Buyer, as appropriate, upon payment of the Purchase Price to Seller, and Seller shall otherwise be irrevocably committed to, and capable of, conveying title to the Subject Property to Buyer consistent with the requirements of Section 3 below.

(e) The Yavapai-Apache Tribal Council shall have reviewed with legal counsel the satisfaction of all Closing Conditions and given its final approval for consummation of the Purchase prior to Close of Escrow.

(f) Seller shall have deposited with Escrow Agent the executed and acknowledged documents necessary to transfer and assign to Buyer all water rights and water rights claims appurtenant to the Land (if any).

(g) Seller shall be able to convey good and marketable fee simple title (i) to the Real Property, free and clear of all taxes, claims, charges, assessments, easements, restrictions, liens, trusts, mortgages, security interests and agreements, financing statements and encumbrances, except only Permitted Encumbrances, and (ii) to the balance of the Improvements and Other Assets, if any, free and clear of all taxes, claims, charges, assessments, liens, trusts, mortgages, security interests and agreements, financing statements and encumbrances. As used herein, the term

\_\_\_\_\_  
Seller    Seller

\_\_\_\_\_  
Buyer   Buyer

"Permitted Encumbrances" shall mean only those matters which appear as exceptions to coverage in the Title Report (and any amendment thereto) which are approved, or deemed approved, by Buyer pursuant to Section 3c of this Agreement.

If any of Buyer's Closing Conditions is not timely satisfied, at Buyer's election, (a) Buyer may rescind this Agreement, in which event, Escrow Agent shall return to Buyer all documents Buyer deposited with Escrow Agent in connection with the Escrow, Escrow Agent shall return to Seller all documents Seller deposited with Escrow Agent in connection with the Escrow, and thereupon, this Agreement shall terminate and neither Party shall have any further right, obligation or liability under this Agreement, except for those liabilities and obligations that are specified herein to survive the termination of this Agreement, or (b) waive satisfaction of such Buyer's Closing Condition and proceed with Close of Escrow.

2. Exclusivity. In consideration of this Agreement, Seller covenants that commencing upon the date hereof and continuing through the date of termination of this Agreement, it will not sell or transfer, agree to sell or transfer, offer to sell or transfer or negotiate the sale or transfer of all or any portion of the Subject Property, nor will it in any manner solicit offers to sell or transfer all or any portion of the Subject Property; provided, however, that nothing in this Section 2 shall prohibit Seller from soliciting or receiving back-up offers from third parties to purchase the Subject Property or any portion thereof provided that any such third party offeror is promptly advised, in a manner which keeps the terms and conditions of this Agreement (other than this Section 2) confidential, (a) that Seller is obligated to sell the Subject Property to another person pursuant to a binding written agreement, and (b) of Seller's obligation of exclusivity under this Section 2.

3. Upon Close of Escrow, Seller shall convey good and marketable fee simple title (i) to the Real Property, and to the Other Assets, free and clear of all Seller Liens. As used herein, the term "Permitted Encumbrances" shall mean only (i) those matters which appear as exceptions to coverage in the Title Report (and any amendment thereto) which are approved, or deemed approved, by Buyer pursuant to Section 3c of this Agreement, (ii) liens for taxes and assessments not then due and payable, (iii) any liens arising through the actions of Buyer or Buyer's employees or agents, (iv) all matters that an accurate inspection and/or accurate survey of the Land would reveal, (v) those other title matters which are not disapproved by Buyer as set out in writing from the Buyer prior to Close of Escrow, and (vi) those matters which appear on Schedule B, Part II, of the Title Report (and any amendment thereto) and any other matters which are timely disapproved by Buyer in accordance with the terms hereof, with respect to which Seller delivers a Cure Notice, and with respect to which Buyer elects to proceed with this transaction and waive Buyer's objection to such matter notwithstanding Seller's failure to effect such cure within the Cure Period. The provisions of Section 7a of the Agreement (Cure Period) hereof shall apply in the event Buyer disapproves a matter described in Buyer's Notice of disapproval the same as if Buyer's notice of disapproval were a Title Notice.

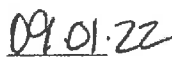
4. Close of Escrow to be on, or before, October 6, 2022.

5. Buyer will not obtain an appraisal.



Buyer's Signature

Yavapai-Apache Nation



Date

Seller's Signature

Copper Canyon Fire and Medical

Date

Seller Seller



Buyer Buyer



## DOMESTIC WATER WELL ADDENDUM

Document updated  
November 2013

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.

1. Seller: Copper Canyon Fire and Medical2. Buyer: Yavapai-Apache Nation

1710 N Arena del Loma Rd

3. Premises Address: Camp Verde, AZ 86322-7570

4. Date: \_\_\_\_\_

5. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above  
6. referenced Premises.

7. A domestic water well is located on the Premises or the Premises is served by a domestic water well.

8. **Domestic Water Well/Water Use Addendum to Seller Property Disclosure Statement ("DWWS SPDS"):** Seller shall deliver a  
9. completed AAR DWWS SPDS to the Buyer and Escrow Company within five (5) days after Contract acceptance. Buyer shall  
10. provide notice of any DWWS SPDS items disapproved within the Inspection Period or five (5) days after receipt of the DWWS  
11. SPDS, whichever is later.

12. **Well Records:** Seller shall deliver to Buyer, copies of all Arizona Department of Water Resources ("ADWR") records related to the  
13. well in Seller's possession or notice that Seller has no such documents within five (5) days after contract acceptance. Buyer shall  
14. provide notice of any items disapproved within Due Diligence/Inspection Period or five (5) days after receipt of documents or  
15. notice, whichever is later. Seller does not warrant the information as reflected in the ADWR records.

16. **Well Inspection:** If well performance or water quality is a material matter to the Buyer, Buyer shall inspect the well, and request a  
17. well inspector to send a water sample to a qualified laboratory to determine acceptability for the buyer's use. The well inspector  
18. shall verify the well's gallons per minute pumping rate and recharge rate during the Due Diligence/Inspection Period. If applicable,  
19. Buyer shall inform Lender that the Property is served by a domestic well and obtain any Lender testing requirements to be  
20. performed during the Due Diligence/Inspection Period.

21. **Change of Well Information:** Escrow Company is hereby instructed to send to the ADWR a complete Change of Well Information  
22. form and transfer fee at COE, if the well is located on the buyer's property.

23. **Well Transfer Fee:** Well transfer fee shall be paid by ☐ Buyer ☐ Seller ☒ Other Split 50/50

24.  09.01.22  
^ BUYER'S SIGNATURE MO/DA/YR  
**Yavapai-Apache Nation**

^ BUYER'S SIGNATURE MO/DA/YR

25. \_\_\_\_\_  
^ SELLER'S SIGNATURE MO/DA/YR  
**Copper Canyon Fire and Medical**

^ SELLER'S SIGNATURE MO/DA/YR

## For Broker Use Only:

Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
MO/DA/YR

(Added February 2012)

Domestic Water Well Addendum • Updated: November 2013  
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HomeSmart, 8388 E. Hartford Dr Suite 100 Scottsdale AZ 85255  
Phone 6026186567

Fax

Kathleen M Holmes

1710 N Arena del

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# **EXHIBIT B**

Yavapai-Apache Nation

Purchase of Yavapai County Tax Parcels No. 404-18-181C  
2 Acres of Vacant Land

Yavapai Title Agency, Inc., Combined Closing Statement

Close date: 10/06/2022

Escrow File No. 09007619-009-EJ,

September 29, 2022

**YAVAPAI TITLE AGENCY, INC.**

497 S. Main Street, Camp Verde, AZ 86322

Phone: (928) 567-0590 Fax: (888) 331-0594

**Combined Settlement Statement  
Pre-Audit****Escrow No:** 09007619 - 009 EJ**Close Date:** 10/06/2022**Proration Date:** 10/06/2022**Date Prepared:** 9/28/2022**Buyer(s)/Borrower(s):** Yavapai-Apache Nation**Seller(s):** Copper Canyon Fire and Medical District**Property:** 1710 N. Arena del Loma Rd.  
Camp Verde, AZ 86322

Buyer Debit	Buyer Credit	Description	Seller Debit	Seller Credit
175,000.00		Total Consideration		175,000.00
30.00		<b>RECORDING FEES:</b> Recording Fees to Yavapai Title Agency, Inc.		
		<b>ADDITIONAL CHARGES:</b> 2022 tax 404-18-181C/9 to Yavapai County Treasurer well transfer 55-**NEED to Arizona Department of Water Re		
15.00			15.00	
5,250.00		<b>COMMISSIONS:</b> Commission \$5,250.00 to HomeSmart Real Estate		
193.00		<b>ESCROW AND TITLE CHARGES:</b> Escrow Fee to Yavapai Title Agency, Inc. Owners Policy \$175,000.00 to Yavapai Title Agency, Inc.	193.00 698.00	
180,488.00	0.00	Sub Totals	906.00	175,000.00
	180,488.00	Balance Due From Buyer	174,094.00	
		Proceeds Due Seller		
180,488.00	180,488.00	Totals	175,000.00	175,000.00

It is agreed by the undersigned that the foregoing statement may change if a change in the escrow closing occurs or if other unforeseen contingencies arise. In the event changes in the statement become necessary, you are nevertheless authorized to close this escrow. It is understood that we will receive a final statement of account if the above totals are changed.

APPROVED AND ACCEPTED THIS 29 DAY OF SEPTEMBER 2022

**Buyer(s)/Borrower(s):**

Yavapai-Apache Nation



Tanya M. Lewis

**Seller(s):**

Copper Canyon Fire and Medical District

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Linda Welsch, Board Chairperson