David Hartman Associate Broker/Manager
Harley Hendricks Realty
201 W 2nd St
Winslow, AZ 86047
Cell:928-587-9250
Email: David.hartman@harleyhendricks.com

Susan Weitzman Owner/Broker/CCIM
Linton Real Estate
304 S Elden St
Flagstaff, AZ 86001
Cell: 928-699-3499
Email: susanweitzman@mac.com

FOR SALE $2,600,000

Route 66 Delta Motel & RV Park

Navajo County Assessor's Parcel # 103-11-013, 014, 015

2141 & 2125 W. Third Street, Winslow, Arizona 86047

An exceptional opportunity to own a unique Route 66 property combining a vintage 13-room boutique motel, an income-producing RV park with five tiny houses, and a large storage building on approximately 5.826 Acres in historic Winslow, Arizona.

Delta RV Park features:



- 16 RV spaces, each individually sub-metered
- 5 tiny houses (three are furnished), each individually sub-metered
- 4085 SF Storage Building formally used as a restaurant
- Furnished tiny houses rent for approximately $1,500 per month
- RV spaces rent for $55 per night, $255 per week, or $500 per month

Route 66 Delta Motel features:

The Route 66 Delta Motel is a classic **13-room vintage motel** with an office that serves as the guest reception area for both the motel and RV park. A **manager's living quarters** is attached to the office, providing convenient on-site management. Nightly room rates range from **$95 to $120** depending on the room and the season. Significant capital improvements and upgrades include:



- New water lines with individual shutoff valves in every room
- New mini-split heating and air-conditioning systems throughout
- New roof
- Striking new neon Route 66 sign
- Updated gas lines
- Two new electrical services
- New mattresses
- New concrete parking lot
- New accounting system jointly utilized by the motel and RV park

Active **List Number:** 205227 **Address:** 2141 W Third ST, Winslow, AZ 86047 **Unit #:** **List Price:** $2,600,000
County: Navajo **Cross Street:** **Sold Price:**



Property Type: Comm/Industry
Region: 1 - Other Area
Area: 20 - Winslow
Year Built: 1977 /
APN: 10311015
Taxes: $2,522 / 2025
Zoned: Commercial
ADOM/CDOM: 78/78
Geo Lat: 35.03591
Geo Lon: -110.725736

Property Sub-Type: Other/Misc
Ground Lease YN: No
Lease Frequency:
Gross SqFt: 5,315
List Price/SqFt: 489.18
Acres: 6.32 /
Acres: 6.32
To Show: Other: Call Listing agent

Listing Office: Harley Hendricks Realty

Legal Description: KACHINA VISTA SUBD:BEG NE COR LOT 13;TH WLY ALG HWY R/W 80'; TH S 300';TH E TO E LOT LINE;TH N TO POB
Directions: From I-40/ Hipkoe interchange turn south on Hipkoe, at the second four way stop sign turn right third property on your left. Delta 66 Sign.
Public Remarks: Rare opportunity to own an iconic Route 66 Motel & RV Park. This 13-room, retro motel has been tastefully remodeled, and the electrical, water, sewer, and internet systems have been upgraded to meet current code. Includes a large manager's apartment. Also included is the Delta 66 RV Park, with 16 RV spaces plus 5 Park model "tiny homes" rentals. The RV Park generates a great net profit. The Motel and RV Park are managed together, making both enterprises very efficient. A 4.12-acre lot joins the RV park and allows room for expansion. Winslow has become a favorite stop on historic Route 66 and attracts visitors from around the world! It not only features the "Standing on the Corner" park but also the Clear Creek Canyon recreation area, a Kayak and rock-climbing destination.
Private Remarks: APN# 103-11-015 Delta 66 Motel APN# 103-11-014 Delta 66 RV Park APN# 103-11-013 4.12 Ac. Lot. All three APN# are being sold as one transaction. Please include all three parcel numbers in the offer. RV Tenants pay electric bill

Construction: One Story; Other: Block
Docs on File: Aerial Photo
Exterior Amenities:
Exis Fee/Docs:
Freeway Turn Time: 1-4 Min
Flood Zone: None
General Land Info:
Grnd Lease Amt $:
Grnd Lease From:
Lease Expiration Date:

Heating: Electric; Heat Pump
Interior Amenities: Laundry; Living Qtrs.; Security System
Inc/Exp (Annual):
Location: Other: Freeway frontage
Lot Street Imprvmnts: Curbs; St-Blacktop; Other: Concrete Parking
Leases: Weekly; Month To Month
Management: Owner

Occupancy: Owner Occupied; Partially Leased; Other: Overnight guest
Possession: By Agreement
Roof: Asphalt Shingle
Util Pd by Tenant: Electricity
Terms of Sale: 1031 Exchange; Cash; Other: New Commercial Loan
To Show: Other: Call Listing agent
Utilities: (2 Phase); Cable Available; City Water; Electricity Available; Natural Gas; Phone Available; Primary Meter; Private Trash Company; Sewer
Zoning - City:
Zoning - County: RC

Interior Amenities: Laundry; Living Qtrs.; Security System

Agreement Type: Exclusive Right To Sell
Owner/Agent: No
Expire Date: 01/09/2027
Public Marketing Date: 07/09/2026
Listing Agreement Date (Historical):
Status Change Date: 07/23/2026

LO: Harley Hendricks Realty 928-587-9250 Fax: 887-589-6007
LA: David Hartman 928-587-9250 david.hartman@harleyhendricks.com BR030407000
LC669992001
Co-LA: Susan Weitzman 928-779-4411

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by NA MLS on Friday, September 25, 2026 1:51 PM. The information on this sheet has been made available by the NA MLS and may not be the listing of the provider.

Night Shot



Street View at night.

B0000540 (3840 x 3840 4K)



Motel



Delta Day (3840 x 3840 4K)



_0Z88683 (3840 x 3840 4K)



Motel



RV Park



Motel



RV Park



RV Park



RV Park



Motel



Motel



Motel & RV Park Office



Motel & RV Park Office



Motel & RV Park Office



Motel



Motel Breezway



Motel Patio



Motel Patio



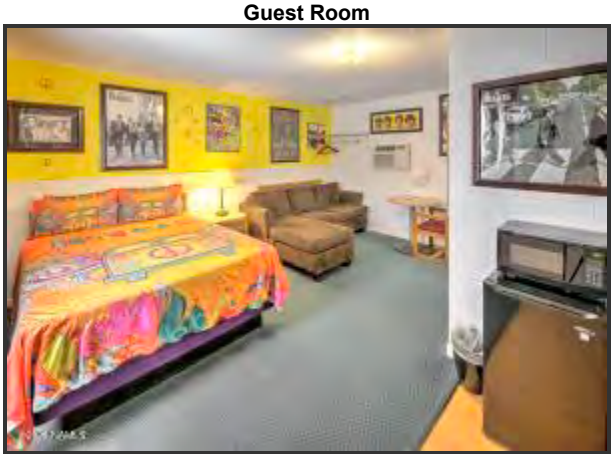
Guest Room



Guest Bath



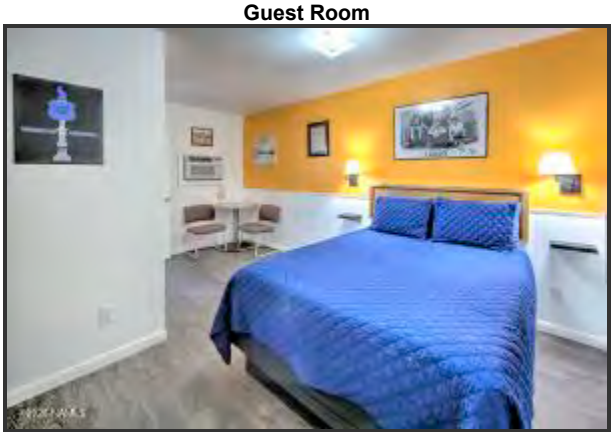
Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Managers Apartment



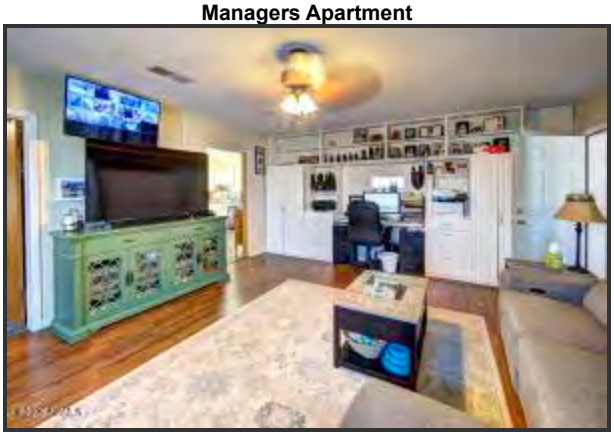
Managers Apartment



Managers Apartment



Managers Apartment



Managers Apartment



Managers Apartment



Managers Bath



Water Heater



Motel Laundry



_0Z88577 (3840 x 3840 4K)



Delta RV Park Front



4085 SF Storage Building



RV Park Tiny Houses



RV Park Model



Park model RV Rental.

RV Park Model



Park model RV Rental.

RV Park Model



Park model RV Rental.

Park Model Bath



Park Model RV Rental.

Park Model Bath



Park model LR/Kit.



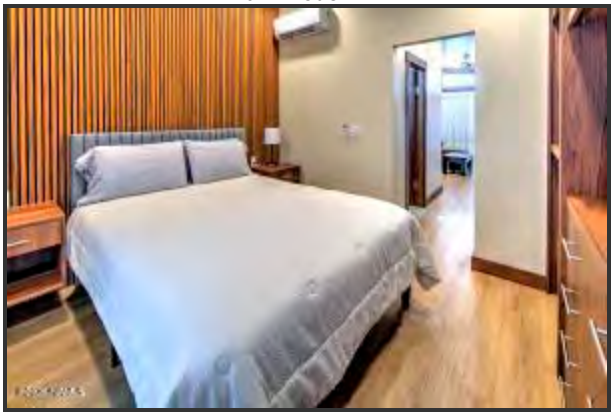
Park Model LR/Kit.



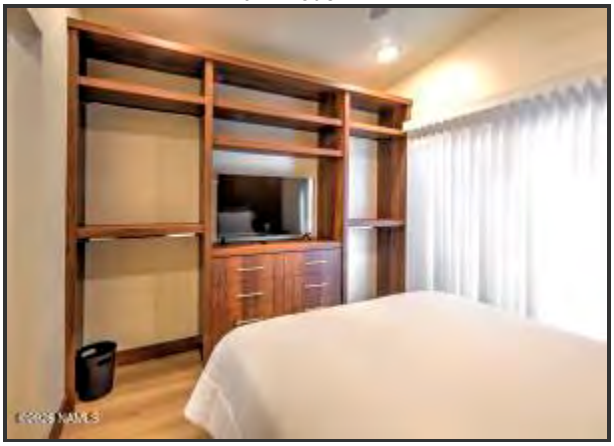
Park Model Laun.



Park Model BR



Park Model BR.



Annual Property Operating Data

Property Name	2141 and 2125 W 3rd St
Location	Winslow, AZ
Type of Property	Delta Motel and RV Park
Size of Property	14/16-5 (sf/Units)
Purpose of Analysis	Analysis

Purchase Price	2,600,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	
Equals Initial Investment	

Assessed/Appraised Values

Land		
Improvements		
Personal Property		
Total		

Adjusted Basis as of

	Balance	Periodic Payment	Pmts/ Yr	Interest	Amort Period	Loan Term
1st						
2nd						

	ALL FIGURES ARE ANNUAL	$/sf or $/Unit	% of GOI			COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME	507715/294000				REPORT FOR 2025
2	Less: Vacancy & Cr. Losses		(34.83/1 % of PRI)			
3	EFFECTIVE RENTAL INCOME					
4	Plus: Other Income (Collectable)					
5	GROSS OPERATING INCOME	268404.29				Motel 93300-RV Park 175104.29
6	OPERATING EXPENSES:					
7	Real Estate Taxes	4509	2025			
8	Personal Property Taxes					
9	Property Insurance	21443				
10	Off Site Management					
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Workers' Compensation					
14	Repairs and Maintenance	10000	Estimate			
	Utilities:					
15	UES GAS	971.91				
16	CITY - WATER	4235.49				
17	AT&T DIRECT TV	6870.60				
18	SPARKLIGHT	4028.59				
19	Accounting and Legal	600				
20	Licenses/Permits					
21	Advertising					
22	Supplies	3661.96				
23	Miscellaneous Contract Services:					
24	ORKIN PEST CONTROL	1270				
25	WASTE MANAGEMENT	7602.66				
26	MERCHANT SERVICE FEES	4459				
27	SALES TAX	9250				
28	APS ELECTRIC	14000				
29	TOTAL OPERATING EXPENSES	92902.21				
30	NET OPERATING INCOME					
31	Less: Annual Debt Service					
32	Less: Participation Payments					
33	Less: Leasing Commissions					
34	Less: Funded Reserves	175502.08			6.05% cap	
35	CASH FLOW BEFORE TAXES					

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: 9/25/2026

Prepared by: Susan Weitzman/ David Hartman

ASSESSORS OFFICE

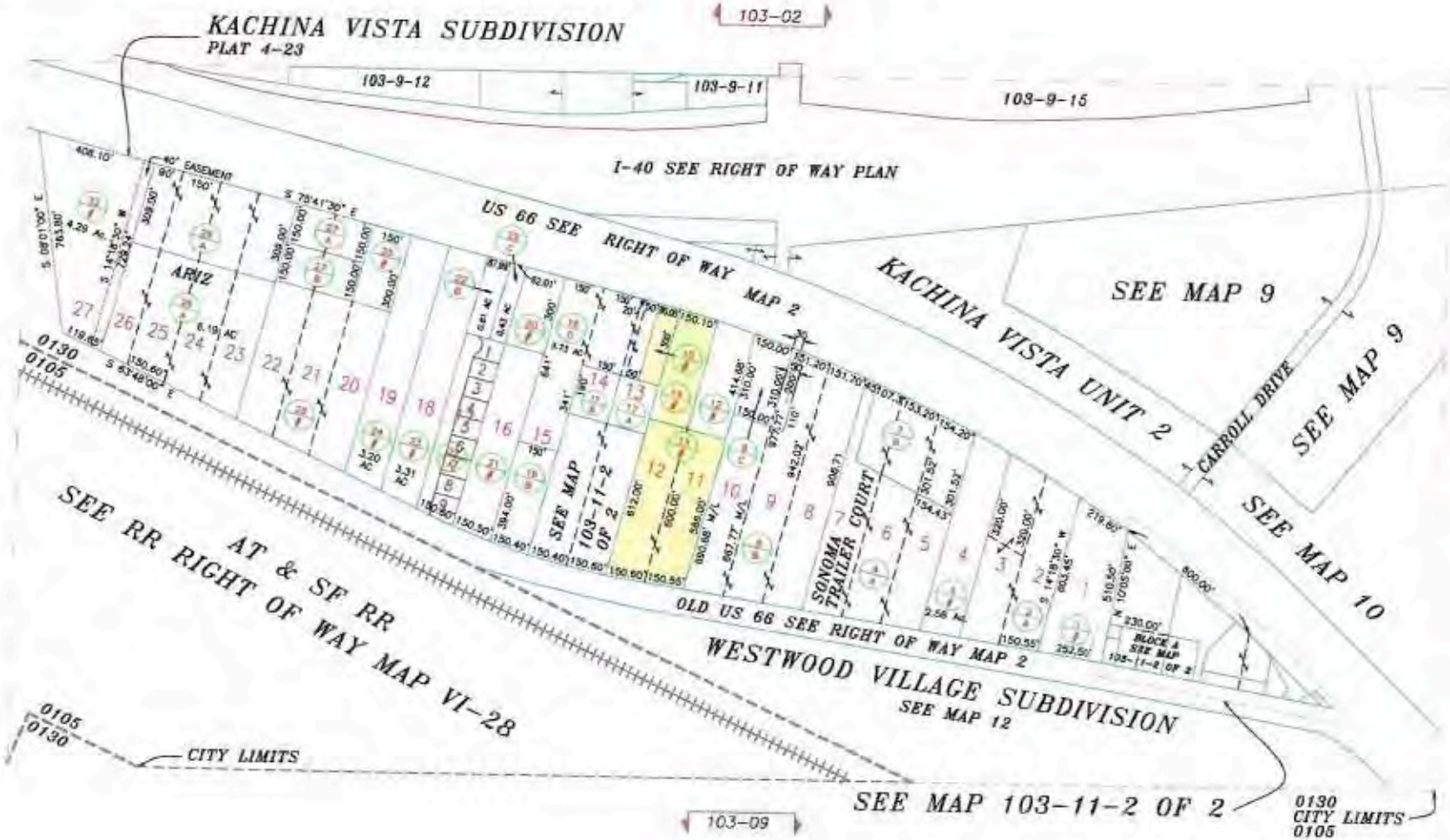
103-11

SHEET 1 OF 2
AREA CODE 0130
ZONING ——
OUT OF ————

AUTO CAD

REVISIONS 04/06

COMB 008, 010 & 011 TO 008A	6/83	"M"
PARCEL 8A 008 & 008A TO 8AMA	11/3	
PARCEL 027 TO 027A & 027B	7/1/83	"P"
PARCEL 008A TO 008B & C	4/90	"S"
PARCEL 017 TO 017A &017B	11/7/90	"T"
BOARD ORDERED ON FOR "BC" ROLL		
COMB 016A & 016 TO 016A	04/08	"06"
SPLIT 022 TO 022BAC	10/13	"14"
COMB 005 & 005A TO 005B	08/17	"18"
COMB 002, 003A, 003B TO 002A	04/18	"19"
COMB 016BA016A TO 016C	09/23	"23"
COMB 016CA016A TO 016D	08/24	"25"



T 19 N R 15 E

SECTION 23 N ½

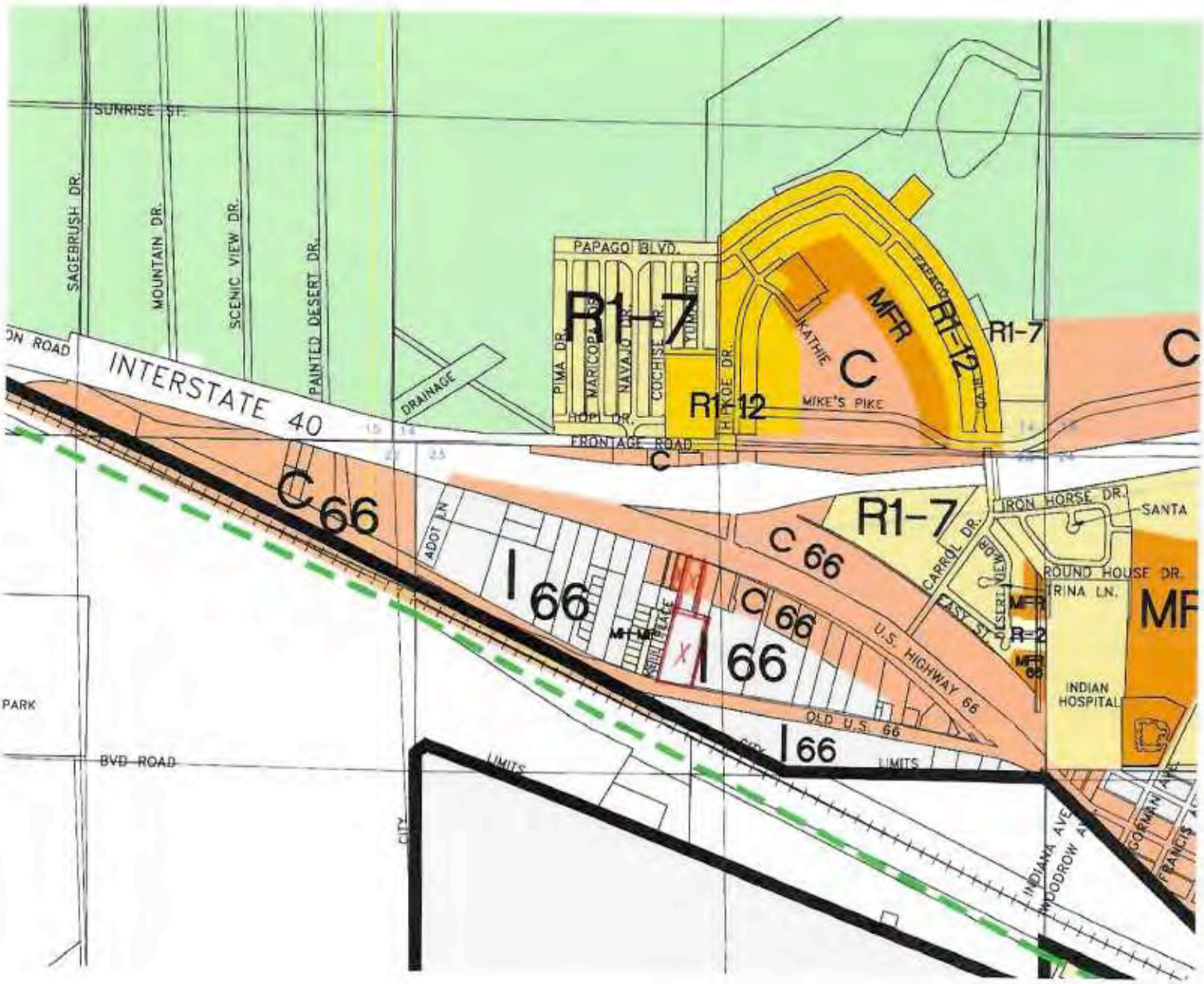
SURVEY ——
PLAT 4-23

SCALE: 1"=400'

SEAL OF NAVAJO COUNTY ARIZONA

ASSESSOR STAFF

THIS IS NOT A LEGAL DOCUMENT, NO LIABILITY ASSUMED


SUNRISE ST.
SAGEBRUSH DR.
MOUNTAIN DR.
SCENIC VIEW DR.
PAINTED DESERT DR.
PAPAGO BLVD.
R1-7
MFR
R1-12
C
INTERSTATE 40
DRAINAGE
PIMA DR.
MARICOPA DR.
NAVAJO DR.
COCHISE DR.
YUMA DR.
HOPI DR.
HOPE DR.
KATHIE
MIKE'S PIKE
FRONTAGE ROAD
C 66
I 66
ADOT LN
IRON HORSE DR.
SANTA
CARROL DR.
DESERT VIEW DR.
ROUND HOUSE DR.
TRINA LN.
MF
R-2
U.S. HIGHWAY 66
OLD U.S. 66
INDIAN HOSPITAL
PARK
BVD ROAD
CITY LIMITS
INDIANA AVE
WOODROW A
GORMAN AVE
FRANCIS A

Harley Hendricks Realty

C COMMERCIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) *(To be completed by Seller)*

Document updated: February 2008

ARIZONA ASSOCIATION OF REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS

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.

REALTOR® EQUAL HOUSING OPPORTUNITY

MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. *By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.*

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as environmental studies, CC&R's, association bylaws, surveys, title report or commitment, etc. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area. (8) Obtain such other professional advice as you deem necessary.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

A. OWNERSHIP AND PROPERTY IDENTIFICATION

1. **THIS DISCLOSURE CONCERNS THE FOLLOWING REAL PROPERTY:**
2. Address 2141 W Third St.
3. City Winslow, County Navajo, AZ, Zip 86047
4. Assessors No (s) _____ Approximate Year Built _____
5. Legal Owner(s) _____ Date Purchased _____
6. Owner ☐ Is ☐ Is not occupying property. Owner ☐ Has ☐ Has not occupied the Property in the past.

B. PROPERTY TYPE

7. ☐ Office ☐ Industrial ☐ Retail ☐ Hotel/Motel/Resort ☐ Multi-family ☐ Other _____

C. UTILITIES

8. **THE PROPERTY IS SERVED BY THE FOLLOWING UTILITIES:**

	YES	NO		PROVIDER
9.	☐	☐	Septic System	
10.	☐	☐	Sewer	
11.	☐	☐	Electric	
12.	☐	☐	Domestic Water ☐ Public ☐ Private	
13.	☐	☐	Well Registered ☐ Yes ☐ No If yes, Registration number:	
14.			If yes, complete and attach the **Domestic Water Well/Water Use Addendum.**	
15.	☐	☐	Fuel Supply ☐ Natural Gas ☐ Propane ☐ Other	
16.	☐	☐	Garbage/Waste Collection ☐ Public ☐ Private	
17.	☐	☐	Fire Protection ☐ Public ☐ Private	
18.	☐	☐	Telephone	
19.	☐	☐	Irrigation	
20.	☐	☐	Cable TV	
21.	☐	☐	Satellite Dish	
22.	☐	☐	High Speed Internet Connection (Cable, T1, Fiber Optics, Etc.)	
23.	☐	☐	Other	

24. Please describe any other items concerning utilities _____
25. _____

>>

D. ACCESS/USE

26. **ARE YOU AWARE OF ANY OF THE FOLLOWING AFFECTING ACCESS OR USE OF THE PROPERTY?**

	YES	NO	
27.	☐	☐	Encroachments
28.	☐	☐	Access Easements
29.	☐	☐	Utility Easements
30.	☐	☐	Unrecorded Easements
31.	☐	☐	Reciprocal Easement Agreement
32.	☐	☐	Restrictions on Legal or Physical Access
33.	☐	☐	Shared Use Agreements
34.	☐	☐	Use Permits
35.	☐	☐	Deed Restrictions
36.	☐	☐	Shared Fences/Walls
37.	☐	☐	Shared Driveways
38.	☐	☐	Shared Signage
39.	☐	☐	Leased Parking
40.	☐	☐	Grandfathered Uses
41.	☐	☐	Association Agreements
42.	☐	☐	Covenants, Conditions and Restrictions (CC&R's)
43.	☐	☐	Other (describe) _____

44. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary): _____
45. _____
46. _____

E. COMPLIANCE WITH LAW/LEGAL MATTERS

47. **ARE YOU AWARE OF:**

	YES	NO	
48.	☐	☐	Any legal actions such as condemnation, pending or anticipated, that affect the Property?
49.	☐	☐	Any tenant bankruptcy proceedings?

50. **Any violation of laws or regulations of the following:**

51.	☐	☐	Zoning
52.	☐	☐	Building Code
53.	☐	☐	Occupational Safety and Health Administration (OSHA)
54.	☐	☐	Utility Service
55.	☐	☐	Sanitary Health Regulations
56.	☐	☐	Swimming Pools
57.	☐	☐	Covenants, Conditions and Restrictions (CC&R's)
58.	☐	☐	Americans With Disabilities Act (ADA)

59. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such
60. matters (Attach additional sheets if necessary): _____
61. _____
62. _____

F. CONTRACTUAL OBLIGATIONS

63. **ARE YOU AWARE OF ANY OF THE FOLLOWING CONTRACTUAL OBLIGATIONS AFFECTING THE PROPERTY?**

	YES	NO	
64.	☐	☐	Tenant Leases or Subleases
65.	☐	☐	Alarm/Security System Agreements
66.	☐	☐	Property Management Agreements
67.	☐	☐	Leased Equipment

YES NO

68. ☐ ☐ Service Agreements such as Landscaping, Garbage/Waste Disposal
69. ☐ ☐ Water Treatment Agreements
70. ☐ ☐ Communications Systems or Cable System Agreements
71. ☐ ☐ Other Equipment or Service Contracts or Agreements (describe) _____
72. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary). _____
73. _____

G. ENVIRONMENTAL FACTORS

74. **ARE YOU AWARE OF ANY OF THE FOLLOWING ENVIRONMENTAL FACTORS AFFECTING THE PROPERTY?**

YES NO

75. ☐ ☐ Hazards or hazardous materials on the Property, such as asbestos, chemicals used in the manufacture of
76. methamphetamine, LSD or Ecstasy; PCB transformers; dumps; pesticides; radon; oil or chemicals, now or in the past?
77. ☐ ☐ Fuel or insecticide storage tanks (above or underground) on the Property, now or in the past?
78. ☐ ☐ Hazards or hazardous materials in close proximity to the Property, such as asbestos, dumps, pesticides, radon, oil,
79. chemicals or underground fuel storage tanks, now or in the past?
80. ☐ ☐ Location within an area currently of environmental concern, e.g., Superfund, Water Quality Assurance Revolving Fund (WQARF)
81. or Comprehensive Environmental Response Compensation and Liability Act (CERCLA) sites, etc.? _____
82. ☐ ☐ Current or proposed noises, such as airports, freeways, or rail lines?
83. ☐ ☐ Location within the vicinity of an airport (military, public or private)?
84. ☐ ☐ Area odors, nuisances or pollutants?
85. ☐ ☐ High voltage distribution towers or lines?
86. ☐ ☐ Soil settlement, expansion, fissures or erosion now or in the past?
87. **NOTICE TO BUYER: THE ARIZONA DEPARTMENT OF REAL ESTATE PROVIDES EARTH FISSURE MAPS TO**
88. **ANY MEMBER OF THE PUBLIC IN PRINTED OR ELECTRONIC FORMAT UPON REQUEST AND ON ITS WEB SITE**
89. **AT www.azre.gov.**
90. ☐ ☐ Situated on or near a sanitary landfill?
91. ☐ ☐ Location in a flood plain/way?
92. ☐ ☐ Water-caused damage?
93. ☐ ☐ Mold growth or conditions conducive to mold?
94. ☐ ☐ Drywell (drainage)? If yes, Registration # _____
95. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such
96. matters. (Attach additional sheets if necessary) _____
97. _____
98. Describe any other known environmental factors that might affect the use or value of the Property _____
99. _____
100. Buyers are advised to obtain an independent environmental assessment of the Property

H. REPORTS/STUDIES

101. **DO YOU HAVE ANY OF THE FOLLOWING ITEMS CONCERNING THE PROPERTY?**

YES NO

102. ☐ ☐ Soils Test Report
103. ☐ ☐ Land Survey
104. ☐ ☐ Flood Plain Report
105. ☐ ☐ Septic/Waste Disposal Reports/Certifications
106. ☐ ☐ Registrations of Wells
107. ☐ ☐ Any Environmental Site Assessments or Studies
108. ☐ ☐ Title Reports
109. ☐ ☐ Other _____
110. If the answer to any of the preceding is yes, please explain and provide copies of any reports/studies you have pertaining to such
111. matters. (Attach additional sheets if necessary) _____
112. _____

>>

I. MATERIAL PHYSICAL DEFECTS AND OTHER FACTORS

113. ARE YOU AWARE OF:

	YES	NO	
114.	☐	☐	Any structural, electrical, plumbing or other modifications made without necessary permits?
115.	☐	☐	Any past or present roof leaks or other roof problems?
116.	☐	☐	Any past or present insect infestation problems?
117.	☐	☐	Security lighting in parking and/or common areas?
118.	☐	☐	Any recorded and/or unrecorded liens against the Property?
119.	☐	☐	An archeological site on the Property?
120.	☐	☐	The Property being located in a designated historical district?
121.	☐	☐	Any insurance claim submitted on the Property?
122.	☐	☐	Any proposed land use changes relating to the adjacent or nearby Property, such as: new developments, zoning changes, or land trades?
124.	☐	☐	Any other material items on the Property or improvements and structures thereon that might affect the decision of a buyer to purchase/use the Property?
126.	☐	☐	Any defects/problems with the heating, ventilating, air conditioning, plumbing, electrical, fire safety, security, or lighting systems?

128. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary)

130. _____

131. What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making process, the value of the Property, or its use? Please explain: _____

133. _____

134. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to Seller's knowledge as of the date signed. Seller agrees that any material changes in the information contained herein will be disclosed by Seller to Buyer prior to Close of Escrow.

137. * SELLER'S SIGNATURE _____ MO/DA/YR _____ * SELLER'S SIGNATURE _____ MO/DA/YR _____

138. Robert D Salisbury SELLER'S NAME PRINTED _____ Christine M Salisbury SELLER'S NAME PRINTED _____

139. **By:** _____

140. **Its:** _____

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

142. **BUYER'S ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges that the information contained herein is based only on the Seller's knowledge and is not a warranty of any kind. Buyer acknowledges that it is Buyer's obligation to investigate all material facts regarding the property to Buyer's satisfaction. Buyer is encouraged to obtain property inspections by an independent third party and to obtain other independent professional counsel as Buyer deems necessary. By signing below, Buyer hereby acknowledges receipt of a copy of this Seller's Property Disclosure Statement.

147. If Buyer disapproves or is concerned about any item in this disclosure, it is the Buyer's responsibility and not the responsibility of the broker(s) or agent(s) to investigate such items and to satisfy Buyer as to the condition of the Property within the Buyer's Due Diligence Period.

149. * BUYER'S SIGNATURE _____ MO/DA/YR _____ * BUYER'S SIGNATURE _____ MO/DA/YR _____

150. BUYER'S NAME PRINTED _____ BUYER'S NAME PRINTED _____

151. **By:** _____

152. **Its:** _____

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<Initials			Initials>
SELLER	SELLER	BUYER	BUYER

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Delta 66 Motel

Authorized IP: 98.98.NCE.9A/B.F111.8857.000C/IA | Effec...

Harley Hendricks Realty

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (SALES)

Document updated: January 2009

ARIZONA REALTORS® REAL SOLUTIONS REALTOR® SUCCESS

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. Premises Address: 2141 W Third St., Winslow, AZ 86047

2. **Lead Warning Statement:** Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is
3. notified that such property may present exposure to lead from lead-based paint, which may place young children at risk of developing lead
4. poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced
5. intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.
6. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk
7. assessments or inspections in the seller's possession and to notify the buyer of any known lead-based paint hazards. A risk assessment or
8. inspection for possible lead-based paint or lead-based paint hazards is recommended prior to purchase.

1. SELLER'S DISCLOSURE (Seller must complete and initial sections a, b and c below)

9. (a) Lead-based paint and/or lead-based paint hazards (check either 1 or 2 below):
10. 1. ☐ Seller is aware that lead-based paint and/or lead-based paint hazards are present in the residence(s) and/or building(s) included
11. in this sale. (Explain) _____
12. 2. ☒ Seller has no knowledge of any lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included
13. in this sale.
14.

(SELLER'S INITIALS REQUIRED) RDS SELLER CMS SELLER

15. (b) Records and reports available to the seller (check either 1 or 2 below):
16. 1. ☐ Seller has provided the buyer with all available records and reports relating to lead-based paint and/or lead-based paint hazards in
17. the residence(s) and building(s) included in the sale. (List documents) _____
18. 2. ☒ Seller has no reports or records relating to lead-based paint and/or lead-based paint hazards in the residence(s) and building(s)
19. included in this sale.
20.

(SELLER'S INITIALS REQUIRED) RDS SELLER CMS SELLER

21. (c) Seller acknowledges Seller's obligation to disclose to any real estate agent(s) to whom the seller directly or indirectly is to pay compensation
22. with regard to the transaction contemplated by this disclosure any known lead-based paint or lead-based paint hazards in the premises to be
23. sold, as well as the existence of any reports or records relating to lead-based paint or lead-based paint hazards in the premises to be sold. Seller
24. further acknowledges that this disclosure accurately reflects the entirety of the information provided by the seller to the agent(s) with regard to
25. lead-based paint, lead-based paint hazards, and lead-based paint risk-assessment or inspection reports and records.
26.

(SELLER'S INITIALS REQUIRED) RDS SELLER CMS SELLER

2. BUYER'S ACKNOWLEDGMENT (Buyer must complete and initial sections a, b and c below)

27. (a) Buyer has read the information set forth above, and has received copies of the reports, records, or other materials listed above, if any.
28.

(BUYER'S INITIALS REQUIRED) _____ BUYER _____ BUYER

29. (b) Buyer has received the pamphlet *Protect Your Family From Lead in Your Home*.
30.

(BUYER'S INITIALS REQUIRED) _____ BUYER _____ BUYER

31. (c) Buyer has (check one):
32. ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the
33. presence of lead-based paint and/or lead-based paint hazards; or
34. ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
35. lead-based paint hazards.
36.

(BUYER'S INITIALS REQUIRED) _____ BUYER _____ BUYER

3. AGENT'S ACKNOWLEDGMENT (Any real estate agent who is to receive compensation from the seller or the listing agent with regard to the transaction contemplated in this disclosure must initial below.)

37. The agent(s) whose initials appear below has (have) ensured the seller's compliance under the Residential Resale Lead-Based Paint Hazard
38. Reduction Act of 1992 by the seller's use and completion of this disclosure form.
39.

(AGENT'S INITIALS REQUIRED) DH LISTING AGENT _____ COOPERATING AGENT

40. **Certification of Accuracy:** By signing below, each signatory acknowledges that he or she has reviewed the above information, and
41. certifies that, to the best of his or her knowledge, the information provided by the signatory is true and accurate.

42. Robert D Salisbury 07/08/2026
SELLER'S SIGNATURE MO/DA/YR BUYER'S SIGNATURE MO/DA/YR
Robert D Salisbury

43. Christine M Salisbury 07/08/2026
SELLER'S SIGNATURE MO/DA/YR BUYER'S SIGNATURE MO/DA/YR
Christine M Salisbury

44. David Hartman Susan Weitzman 07/09/2026
LISTING AGENT'S SIGNATURE MO/DA/YR COOPERATING AGENT'S SIGNATURE MO/DA/YR
David Hartman Susan Weitzman

Harley Hendricks Realty

RV. Park

C COMMERCIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) *(To be completed by Seller)*

Document updated February 2008

ARIZONA REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS.

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MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. *By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.*

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents such as environmental studies, CC&R's, association bylaws, surveys, title report or commitment, etc. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area. (8) Obtain such other professional advice as you deem necessary.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

A. OWNERSHIP AND PROPERTY IDENTIFICATION

1 THIS DISCLOSURE CONCERNS THE FOLLOWING REAL PROPERTY:
2 Address 2125 W Third St.
3 City Winslow County , AZ, Zip 86047
4 Assessors No.(s) 103-11-014 Approximate Year Built
5 Legal Owner(s) Delta 66 Enterprises LLC Date Purchased November 27, 2023
6 Owner ☐ Is ☒ Is not occupying property. Owner ☐ Has ☒ Has not occupied the Property in the past.

B. PROPERTY TYPE

7 ☐ Office ☐ Industrial ☐ Retail ☐ Hotel/Motel/Resort ☐ Multi-family ☒ Other Commercial RV Park

C. UTILITIES

8 THE PROPERTY IS SERVED BY THE FOLLOWING UTILITIES:

	YES	NO		PROVIDER
9	☐	☒	Septic System	
10	☒	☐	Sewer	City of Winslow
11	☒	☐	Electric	APS
12	☒	☐	Domestic Water ☒ Public ☐ Private	
13	☐	☐	Well Registered ☐ Yes ☒ No If yes, Registration number:	
14			If yes, complete and attach the **Domestic Water Well/Water Use Addendum.**	
15	☒	☐	Fuel Supply ☒ Natural Gas ☐ Propane ☐ Other:	UNISOURCE
16	☒	☐	Garbage/Waste Collection ☐ Public ☐ Private	Waste Management
17	☒	☐	Fire Protection ☒ Public ☐ Private	
18	☒	☐	Telephone	Sparklight
19	☐	☒	Irrigation	
20	☒	☐	Cable TV	Sparklight
21	☐	☒	Satellite Dish	
22	☒	☐	High Speed Internet Connection (Cable, T1, Fiber Optics, Etc.)	Sparklight.
23	☐	☒	Other	

24 Please describe any other items concerning utilities
25

>>

D. ACCESS/USE

26 ARE YOU AWARE OF ANY OF THE FOLLOWING AFFECTING ACCESS OR USE OF THE PROPERTY?

	YES	NO	
27.	☐	☒	Encroachments
28.	☐	☒	Access Easements
29.	☐	☒	Utility Easements
30.	☐	☒	Unrecorded Easements
31.	☐	☒	Reciprocal Easement Agreement
32.	☐	☒	Restrictions on Legal or Physical Access
33.	☐	☒	Shared Use Agreements
34.	☐	☒	Use Permits
35.	☐	☒	Deed Restrictions
36.	☐	☒	Shared Fences/Walls
37.	☐	☒	Shared Driveways
38.	☐	☒	Shared Signage
39.	☐	☒	Leased Parking
40.	☐	☒	Grandfathered Uses
41.	☐	☒	Association Agreements
42.	☐	☒	Covenants, Conditions and Restrictions (CC&R's)
43.	☐	☒	Other (describe)

44 If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary):
45
46

E. COMPLIANCE WITH LAW/LEGAL MATTERS

47 ARE YOU AWARE OF:

	YES	NO	
48.	☐	☒	Any legal actions such as condemnation, pending or anticipated, that affect the Property?
49.	☐	☒	Any tenant bankruptcy proceedings?
50.			**Any violation of laws or regulations of the following:**
51.	☐	☒	Zoning
52.	☐	☒	Building Code
53.	☐	☒	Occupational Safety and Health Administration (OSHA)
54.	☐	☒	Utility Service
55.	☐	☒	Sanitary Health Regulations
56.	☐	☒	Swimming Pools
57.	☐	☒	Covenants, Conditions and Restrictions (CC&R's)
58.	☐	☒	Americans With Disabilities Act (ADA)

59 If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such
60. matters. (Attach additional sheets if necessary)
61
62

F. CONTRACTUAL OBLIGATIONS

63 ARE YOU AWARE OF ANY OF THE FOLLOWING CONTRACTUAL OBLIGATIONS AFFECTING THE PROPERTY?

	YES	NO	
64.	☐	☒	Tenant Leases or Subleases
65.	☐	☒	Alarm/Security System Agreements
66.	☐	☒	Property Management Agreements
67.	☐	☒	Leased Equipment

>>

YES NO

68. ☐ ☒ Service Agreements such as Landscaping, Garbage/Waste Disposal
69. ☐ ☒ Water Treatment Agreements
70. ☐ ☒ Communications Systems or Cable System Agreements
71. ☐ ☒ Other Equipment or Service Contracts or Agreements (describe) _____
72. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary) _____
73. _____

G. ENVIRONMENTAL FACTORS

74. ARE YOU AWARE OF ANY OF THE FOLLOWING ENVIRONMENTAL FACTORS AFFECTING THE PROPERTY?

YES NO

75. ☐ ☒ Hazards or hazardous materials on the Property, such as asbestos, chemicals used in the manufacture of
76. methamphetamine, LSD or Ecstasy, PCB transformers, dumps, pesticides, radon, oil or chemicals, now or in the past?
77. ☐ ☒ Fuel or insecticide storage tanks (above or underground) on the Property, now or in the past?
78. ☐ ☒ Hazards or hazardous materials in close proximity to the Property, such as asbestos, dumps, pesticides, radon, oil,
79. chemicals or underground fuel storage tanks, now or in the past?
80. ☐ ☒ Location within an area currently of environmental concern, e.g., Superfund, Water Quality Assurance Revolving Fund (WQARF)
81. or Comprehensive Environmental Response Compensation and Liability Act (CERCLA) sites, etc.?
82. ☒ ☐ Current or proposed noises, such as airports, freeways, or rail lines?
83. ☒ ☐ Location within the vicinity of an airport (military, public or private)?
84. ☐ ☒ Area odors, nuisances or pollutants?
85. ☐ ☒ High voltage distribution towers or lines?
86. ☐ ☒ Soil settlement, expansion, fissures or erosion now or in the past?
87. NOTICE TO BUYER: THE ARIZONA DEPARTMENT OF REAL ESTATE PROVIDES EARTH FISSURE MAPS TO
88. ANY MEMBER OF THE PUBLIC IN PRINTED OR ELECTRONIC FORMAT UPON REQUEST AND ON ITS WEB SITE
89. AT www.azre.gov.
90. ☐ ☒ Situated on or near a sanitary landfill?
91. ☐ ☒ Location in a flood plain/way?
92. ☐ ☒ Water-caused damage?
93. ☐ ☒ Mold growth or conditions conducive to mold?
94. ☐ ☒ Drywell (drainage)? If yes, Registration # _____
95. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such
96. matters. (Attach additional sheets if necessary).
97. _____
98. Describe any other known environmental factors that might affect the use or value of the Property _____
99. _____
100. Buyers are advised to obtain an independent environmental assessment of the Property

H. REPORTS/STUDIES

101. DO YOU HAVE ANY OF THE FOLLOWING ITEMS CONCERNING THE PROPERTY?

YES NO

102. ☐ ☒ Soils Test Report
103. ☐ ☒ Land Survey
104. ☐ ☒ Flood Plain Report
105. ☐ ☒ Septic/Waste Disposal Reports/Certifications
106. ☐ ☒ Registrations of Wells
107. ☐ ☒ Any Environmental Site Assessments or Studies
108. ☐ ☒ Title Reports
109. ☐ ☒ Other _____
110. If the answer to any of the preceding is yes, please explain and provide copies of any reports/studies you have pertaining to such
111. matters. (Attach additional sheets if necessary)
112. _____

>>

I. MATERIAL PHYSICAL DEFECTS AND OTHER FACTORS

113 ARE YOU AWARE OF

	YES	NO	
114	☐	☒	Any structural, electrical, plumbing or other modifications made without necessary permits?
115	☐	☒	Any past or present roof leaks or other roof problems?
116	☐	☒	Any past or present insect infestation problems?
117	☐	☒	Security lighting in parking and/or common areas?
118	☐	☒	Any recorded and/or unrecorded liens against the Property?
119	☐	☒	An archeological site on the Property?
120	☐	☒	The Property being located in a designated historical district?
121	☐	☒	Any insurance claim submitted on the Property?
122	☐	☒	Any proposed land use changes relating to the adjacent or nearby Property, such as, new developments, zoning
123			changes, or land trades?
124	☐	☒	Any other material items on the Property or improvements and structures thereon that might affect the decision of a
125			buyer to purchase/use the Property?
126	☐	☒	Any defects/problems with the heating, ventilating, air conditioning, plumbing, electrical, fire safety, security,
127			or lighting systems?

128 If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such
129 matters. (Attach additional sheets if necessary)
130 _____

131 What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making
132 process, the value of the Property, or its use? Please explain: _____
133 _____

134 **SELLER CERTIFICATION.** Seller certifies that the information contained herein is true and complete to Seller's knowledge as
135 of the date signed. Seller agrees that any material changes in the information contained herein will be disclosed by Seller to Buyer prior
136 to Close of Escrow.

137 Rob Saby 8/8/2006
* SELLER'S SIGNATURE MO/DA/YR * SELLER'S SIGNATURE MO/DA/YR

138 Delta 66 Enterprises LLC
SELLER'S NAME PRINTED SELLER'S NAME PRINTED

139 By: _____

140 Its: _____

141 **Reviewed and updated:** **Initials:** RS / _____ _____
SELLER SELLER MO/DA/YR

142 **BUYER'S ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges that the information contained herein is based only on the
143 Seller's knowledge and is not a warranty of any kind. Buyer acknowledges that it is Buyer's obligation to investigate all material facts
144 regarding the property to Buyer's satisfaction. Buyer is encouraged to obtain property inspections by an independent third party and to
145 obtain other independent professional counsel as Buyer deems necessary. By signing below, Buyer hereby acknowledges receipt of a
146 copy of this Seller's Property Disclosure Statement.

147 If Buyer disapproves or is concerned about any item in this disclosure, it is the Buyer's responsibility and not the responsibility of the broker(s) or
148 agent(s) to investigate such items and to satisfy Buyer as to the condition of the Property within the Buyer's Due Diligence Period.

149 _____
* BUYER'S SIGNATURE MO/DA/YR * BUYER'S SIGNATURE MO/DA/YR

150 _____ _____
BUYER'S NAME PRINTED BUYER'S NAME PRINTED

151 By: _____

152 Its: _____

Harley Hendricks Realty

Lot 4.12 Ac

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

Document updated August 2024

ARIZONA ASSOCIATION of REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS.

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MESSAGE TO THE BUYER:

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INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as CC&R's, association bylaws, rules, and the title report or commitment. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

PROPERTY AND OWNERSHIP

1 THIS DISCLOSURE CONCERNS THE FOLLOWING REAL PROPERTY:
2
3 COUNTY: Navajo TAX PARCEL NUMBER: 103-11-013
4 ZONING: R/C Commercial DATE PURCHASED OR ACQUIRED:
5 How did you acquire the Property? ☑ Purchase ☐ Inheritance ☐ Foreclosure ☐ Gift ☐ Other:
6 LEGAL OWNER OF PROPERTY: Delta Lodo Enterprises LLC Robert Salisbury
7 Is the Property located in an unincorporated area of the county? ☐ Yes ☑ No
8 **If yes, and five or fewer parcels of land other than subdivided land are being transferred, the Seller must furnish the Buyer**
9 **with a written Affidavit of Disclosure in the form required by law.**
10 To your knowledge, is the Property within a subdivision approved by the Arizona Department of Real Estate? ☐ Yes ☑ No
11 Is the legal owner(s) of the Property a Foreign Person pursuant to the Foreign Investment in Real Property
12 Tax Act (FIRPTA)? ☐ Yes ☑ No **If yes, consult a tax advisor; mandatory withholding may apply.**
13 Does the Property include any leased land? ☐ Yes ☑ No
14 If No, skip to line 22
15 If yes, is the land: ☐ State ☐ Federal ☐ Privately owned ☐ Other:
16 How many acres are leased?
17 Expiration date of current lease? _____ (Attach a copy of the lease.)
18 Is the Property currently leased to a tenant? ☐ Yes ☐ No
19 If yes, expiration date of current lease: _____ (Attach a copy of the lease.)
20 If any refundable deposits or prepaid rents are being held, by whom and how much? Explain:
21

	YES	NO	
22	☐	☑	Have you entered into any agreement to transfer your interest in the Property in any way, including lease renewals
23			or options to purchase? Explain:
24	☐	☑	To your knowledge, is the Property subject to Covenants, Conditions and Restrictions or deed restrictions?
25			Explain:

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Initials> BUYER BUYER

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103-11-013

YES NO

Are you aware of any association(s) governing this Property?
If yes, membership in the association(s) is ☐ Mandatory ☐ Voluntary
Association Name: _____ Contact Person: _____ Phone #: _____
Association Name: _____ Contact Person: _____ Phone #: _____
If yes, are there any fees? How much? $ _____ How often? _____
How much? $ _____ How often? _____

☐ ☒ Are you aware of any assessments affecting this Property? (Check all that apply)
☐ Association assessment ☐ Road maintenance ☐ Sewer ☐ Water ☐ Electric ☐ Other _____
If yes, the approximate balance $ _____

☐ ☒ Are you aware of any proposed assessment(s)?
If yes, explain: _____

☐ ☒ Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
Explain: _____

☐ ☒ Are you aware of any of the following recorded against the Property? (Check all that apply)
☐ Judgment liens ☐ Tax liens ☐ Other non-consensual liens
Explain: _____

☐ ☒ Are you aware of any title issues affecting this Property? (Check all that apply)
☐ Recorded easements ☐ Use restrictions ☐ Lot line disputes ☐ Encroachments
☐ Unrecorded easements ☐ Use permits ☐ Conservation easement ☐ Other _____
Explain: _____

☐ ☒ Are you aware of any pending or anticipated eminent domain or condemnation proceedings regarding the Property?
Explain: _____

☐ ☒ Are you aware of any development, impact, or similar fees regarding the Property?
Explain: _____

☐ ☒ Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?
If yes, provide the name of the CFD: _____

ACCESS

There ☐ is ☐ is not...legal access to the Property, as defined in A.R.S. §11-831 ☐ unknown
Explain: _____

There ☒ is ☐ is not...physical access to the Property ☐ unknown
Explain: _____

There ☐ is ☒ is not...a statement from a licensed surveyor or engineer available stating whether the Property has physical access that is traversable by a two-wheel drive passenger motor vehicle
The legal and physical access to the Property ☒ is ☐ is not...the same ☐ unknown ☐ not applicable
Explain: _____

The road(s) ☒ is publicly maintained ☐ privately maintained ☐ not maintained ☐ not applicable. If applicable, there ☐ is ☐ is not...a recorded road maintenance agreement.

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

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103-11-013

USE

67 What is the current use of the Property? VACANT

68 What prior uses of the Property are you aware of? N/A

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

UTILITIES

79 ARE THE FOLLOWING SERVICES AVAILABLE TO THE PROPERTY?

	YES	NO		PROVIDER
80	☑	☐	Electricity	APS
81	☑	☐	Fuel ☑ Natural gas ☐ Propane ☐ Oil	UNISOURCE
82	☑	☐	Cable	Sparklight
83	☑	☐	Internet	Sparklight
84	☑	☐	Telephone	Sparklight
85	☑	☐	Garbage Collection	WASTE MANAGEMENT
86	☑	☐	Fire	WINSLOW FD
87	☐	☑	Irrigation	
88	☐	☑	Are there any alternate power systems serving the Property? (If no, skip to line 99)	
89			If yes, indicate type (Check all that apply)	
90			☐ Solar ☐ Wind ☐ Generator ☐ Other	
91	☐	☐	Are you aware of any past or present problems with the alternate power system(s)?	
92			Explain	
93	☐	☐	Are any power systems serving the Property leased?	
94			Explain	
95			If yes, provide name and phone number of the leasing company (Attach copy of lease if available)	
96				

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

WATER

	YES	NO	
99	☑	☐	Is there a domestic water source to the Property?
100			If yes, water source is ☑ Public ☐ Private water company ☐ Private well ☐ Shared well ☐ Hauled water
101			**If water source is a private or shared well, or water can be used from springs, streams, lakes, ponds, reservoirs,**
102			**canyons, or ravines, complete and attach the DOMESTIC WATER WELL/ WATER USE ADDENDUM.**
103			If water source is public, a private water company, or hauled water, Provider is

>>

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193-1(4-01)

YES	NO	
☐	☒	Are you aware of any past or present drinking water problems?
		Explain:
☐	☒	To your knowledge, is the Property in one of the following districts or areas? (Check all that apply):
		☐ Central Arizona Project (CAP) District ☐ Irrigation Non-Expansion Area ☐ Active Management Area
		☐ Central Arizona Groundwater Replenishment District ☐ Other:
☐	☒	Are you aware of any grandfathered water rights associated with the Property?
		If yes, ☐ Type I ☐ Type II ☐ Irrigation
		Grandfathered Water Rights Certificate #
		What is the allotment? _____ acre feet
		Number of irrigated acres
☐	☒	To your knowledge, does the Property have surface water rights? If yes, Certificate #

NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider, the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, or any of the above services, contact the provider.

SEWER/WASTEWATER TREATMENT

YES	NO	
		Type of sewer: ☒ Public ☐ Private ☐ Planned and approved sewer system, but not connected ☐ None
		Name of Provider: City of Winslow
☐	☒	Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 136)
		If yes, the Facility is: ☐ Conventional septic system ☐ Alternative system; type:
		Other: _____ or

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

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

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

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

ENVIRONMENTAL INFORMATION

YES	NO	
☐	☒	Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply)
		☐ Asbestos ☐ Radon gas ☐ Mining operations ☐ Pesticides
		☐ Underground storage tanks ☐ Fuel/oil/chemical disposal or storage
		Explain:
☐	☒	Are you aware of the presence of any of the following in close proximity to Property, past or present? (Check all that apply)
		☐ Asbestos ☐ Radon gas ☐ Pesticides ☐ Underground storage tanks
		☐ Fuel/oil/chemical disposal or storage ☐ Other:
		Explain:
☐	☒	Are you aware if the Property is located within any of the following? (Check all that apply)
		☐ Superfund ☐ Water Quality Assurance Revolving Fund ("WQARF")
		☐ Comprehensive Environmental Response Compensation and Liability Act ("CERCLA")
☐	☒	Are you aware of any environmental assessments or studies having been performed on the Property?
		If yes, was the study a (Check all that apply) ☐ Phase I ☐ Phase II ☐ Phase III ☐ Other
		(Attach copies of the environmental assessment or study.)
☐	☒	Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply)
		☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Other
		Explain:

NOTICE TO BUYER: The Arizona Department of Real Estate provides earth fissure maps to any member of the public in printed or electronic format upon request and on its website at:

☐	☒	Are you aware of any past or present issues or problems in close proximity to the Property related to any of the following? (Check all that apply)
		☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Other
		Explain:
☒	☐	Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply)
		☐ Airport noise ☐ Traffic noise ☒ Rail line noise ☐ Neighborhood noise ☐ Toxic waste disposal
		☐ Odors ☐ Nuisances ☐ Sand/gravel operations ☐ Other
		Explain:
☐	☒	Are you aware of any portion of the Property being situated on or in close proximity to a closed landfill?
		Explain:
☐	☒	Are you aware of any conditions that make the Property subject to any of the following ordinances or regulations? (Check all that apply):
		☐ Hillside ☐ Erosion control ☐ Native plant/animal species preservation ☐ Natural area open space requirements
		☐ Wetlands area ☐ Critical habitat
☒	☐	Are you aware if the Property is located in the vicinity of an airport (military, public, or private)?
		Explain: Winslow Airport close by

>>

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Initials> BUYER BUYER

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103-11-013

NOTICE TO SELLER AND BUYER: Pursuant to Arizona Law a Seller shall provide a written disclosure to the Buyer if the Property is located in territory in the vicinity of a military airport or ancillary military facility as delineated on a map prepared by the State Land Department. The Department of Real Estate also is obligated to record a document at the County Recorder's Office disclosing if the property is under restricted air space and to maintain the State Land Department Military Airport Map on its website at:

YES	NO	
☐	☒	Are you aware if any portion of the Property is in a flood way or flood plain?
		Explain:
☐	☒	Are you aware of any portion of the Property ever having been flooded?
		Explain:

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

MISCELLANEOUS

YES	NO	
☐	☒	Are you aware of any survey of the Property by a licensed surveyor having been performed? If yes, when and by whom? (Attach surveyor's plat map)
☐	☒	If yes, is the survey recorded?
☐	☒	Are you aware of any archeological features or artifacts on the Property?
		Explain:
☐	☒	Are you aware of any archeological study having been performed on the Property?
		If yes, when and by whom?
☐	☒	Are you aware of any endangered species on the Property? Explain:
☐	☒	Are you aware of any endangered species studies having been performed on the Property? If yes, when and by whom?
☐	☒	Are you aware of any mineral rights that transfer with the title? If yes, explain:
☐	☒	Are you aware of any open mine shafts/tunnels, abandoned wells, or other hazards on the Property?
		If yes, describe location:
		(Illustrate location on plat map, if attached.)

>>

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ADDITIONAL EXPLANATIONS

YES NO

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

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

* SELLER'S SIGNATURE 8/8/2026 MO/DA/YR

Delta 66 Enterprises LLC

* SELLER'S SIGNATURE MO/DA/YR

Reviewed and updated: Initials: SELLER / SELLER MO/DA/YR

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

NOTICE: Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1) the site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender.

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

* BUYER'S SIGNATURE MO/DA/YR

* BUYER'S SIGNATURE MO/DA/YR

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Initials> BUYER BUYER

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103-11-013

10311013

Navajo Assessor Parcel # 103-11-013

⊘ Parcel Dimensions Download Map



Sold Pending Off Market
Active Cancelled Foreclosure
UCB Expired Coming Soon

Property Information

Property Owner	VINCE LUGO STEPHANIE LYNN LUGO
Property Address	, AZ Navajo County
Tax Mailing Address	Vince Lugo 120 Maricopa Dr Winslow, AZ 86047
Property Type	(0021) VAC COMML URBAN SUBDIV
Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
Lot/Block/Tract	11/-/0

Area Information

Subdivision	KACHINA VISTA
Section/Town/Range	/19N/15E
Census Tract	960600
Census Block	3013
Latitude	35.0342408834439
Longitude	-110.725595295502
Tax Area	0130
Tax Municipality	Winslow
School Districts	Winslow Unified District#01

Legal Description

Abbr. Legal Description	LOT 11;TH S 414.68 FT TPOB; TH S 586 FT ;TH W 150.55 FT ;TH N 600 FT ;TH ELY 150 FT TPOB ALSO BEG NE COR LOT 12;T H S 426.3 FT TPOB; TH S 600 FT ;TH W 150.3 FT ;TH N 612 FT ;TH ELY 150 FT TPOB KACHINA VISTA
Full Legal Description	KACHINA VISTA SUBD: BEG NE COR LOT 11;TH S 414.68'TPOB; TH S 586' ;TH W 150.55';TH N 600';TH ELY 150'TPOB ALSO: BEG NE COR LOT 12;T H S 426.3'TPOB; TH S 600';TH W 150.3';TH N 612';TH ELY 150'TPOB

Land Areas

Lot

Size: 3.924 acres / 170,922 sqft

No Structure Information:

No Loan History: $

Subdivision - KACHINA VISTA

Subdivision Details

Improved Lots: 2
Year Built Range: 1957 - 1968
With Pool: 0 (0%)

Stories

Single Story: 2
Multiple Story: 0

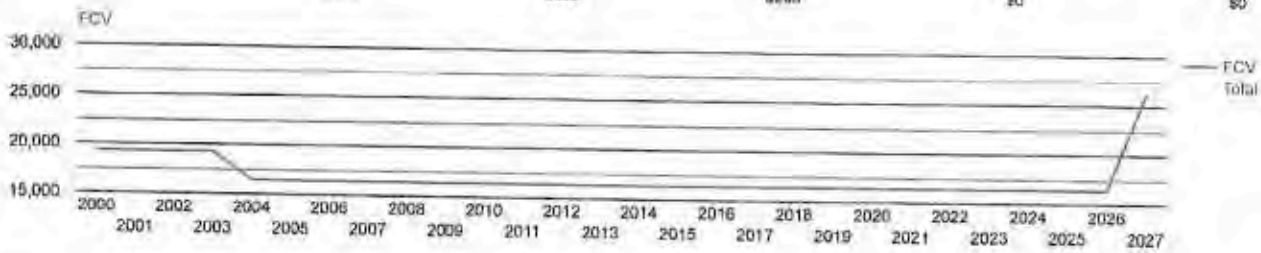
Average House

Sqft: 1,199
Lot Sqft: 11,343
Fixtures: 0

Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)
County Treasurer

	2023 Final	2024 Final	2025 Final	2026 Prelim	2027 Prelim
FCV Improvement	$0	$0	$0	$0	$0
FCV Land	$16,388	$16,388	$16,388	$16,388	$26,241
FCV Total	$16,388	$16,388	$16,388	$16,388	$26,241
FCV YoY Change	0%	0%	0%	0%	60%
Assessed FCV	$2,458	$2,458	$2,458	$2,458	$3,936
LPV Total	$16,388	$16,388	$16,388	$16,388	$17,207
State Aid	$0	$0	$0	$0	$0
Tax Amount	$263	$262	$263	$0	$0



Flood Information

Map Number: 04017C3015F
Map Date: 2016-03-02
Panel: 3015F
FEMA Zone: X

(Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

2125 W Third St, Winslow, AZ 86047-2183

Navajo Assessor Parcel # 103-11-014

Ø Parcel Dimensions Download Map



Sold Pending Off Market
Active Cancelled Foreclosure
UCB Expired Coming Soon

Property Information		Area Information	
Property Owner	DELTA 66 ENTERPRISES LLC	Subdivision	KACHINA VISTA
Property Address	2125 W Third St Winslow, AZ 86047-2183 Navajo County	Section/Town/Range	23/19N/15E
Tax Mailing Address	Delta 66 Enterprises LLC 2141 W Third St Winslow, AZ 86047	Census Tract Census Block	960600 3155
Property Type	(1120) STORE FRONT COMML BLDG	Latitude	35.0356579741687
Legal Class	(01-12) COMML/REAL & IMPS NOT IN OTHER CLASSES	Longitude	-110.72543574792
Lot/Block/Tract	12/-/0	Tax Area Tax Municipality School Districts	0130 Winslow Winslow Unified District#01

Legal Description

Abbr. Legal Description	LOT 12 KACHINA VISTA
Full Legal Description	KACHINA VISTA SUBD:N 426.3' OF LOT 12

Land Areas

Lot

Size: 1.413 acres / 61,545 sqft

Structure:

RESTAURANT, FULL SVC Class: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

Structure Information

Living Area: 3,142 sqft
Year Built: 1964
Stories: 5

Components

Concrete Reinforced Wall: 100 sqft
Package Heating & Cooling: 3,142 sqft

Construction

Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
Added Attached: None

Additional Features

Added Detached: None

RESTAURANT, FULL SVC Class: WOOD OR STEEL STUD FRAME

Structure Information

Living Area: 1 sqft
Year Built: 1957
Stories: 5

Components

Concrete Paving, Unreinforced: 1,440 sqft
Gate, Chain Link: 950 sqft

Construction

Construction: WOOD OR STEEL STUD FRAME
Added Attached: None

Additional Features

Added Detached: None

No Loan History: $

Subdivision - KACHINA VISTA

Subdivision Details

Improved Lots: 14
Year Built Range: 1940 - 2007
With Pool: 0 (0%)

Stories

Single Story: 13
Multiple Story: 1

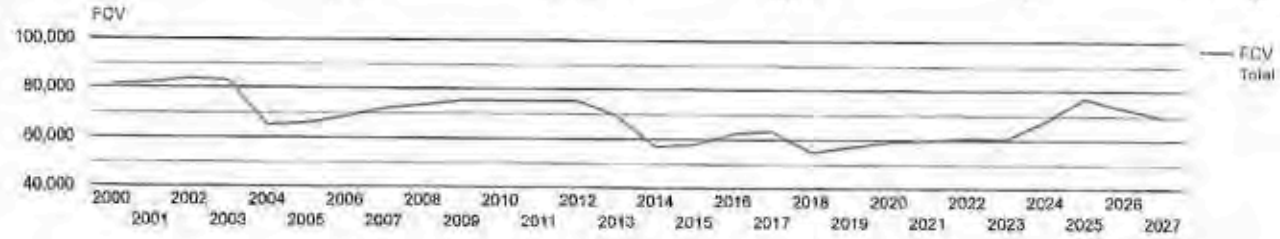
Average House

Sqft: 4,372
Lot Sqft: 82,922
Fixtures: 0

Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)
County Treasurer

	2023 Final	2024 Final	2025 Final	2026 Prelim	2027 Prelim
FCV Improvement	$36,278	$43,581	$52,647	$48,630	$50,590
FCV Land	$24,375	$24,375	$24,375	$24,375	$18,738
FCV Total	$60,653	$67,956	$77,022	$73,005	$69,328
FCV YoY Change	-1%	12%	13%	-5%	-5%
Assessed FCV	$10,311	$11,213	$12,324	$11,316	$10,399
LPV Total	$60,653	$63,686	$66,870	$70,213	$69,328
State Aid	$0	$0	$0	$0	$0
Tax Amount	$1,102	$1,119	$1,143	$0	$0



Flood Information

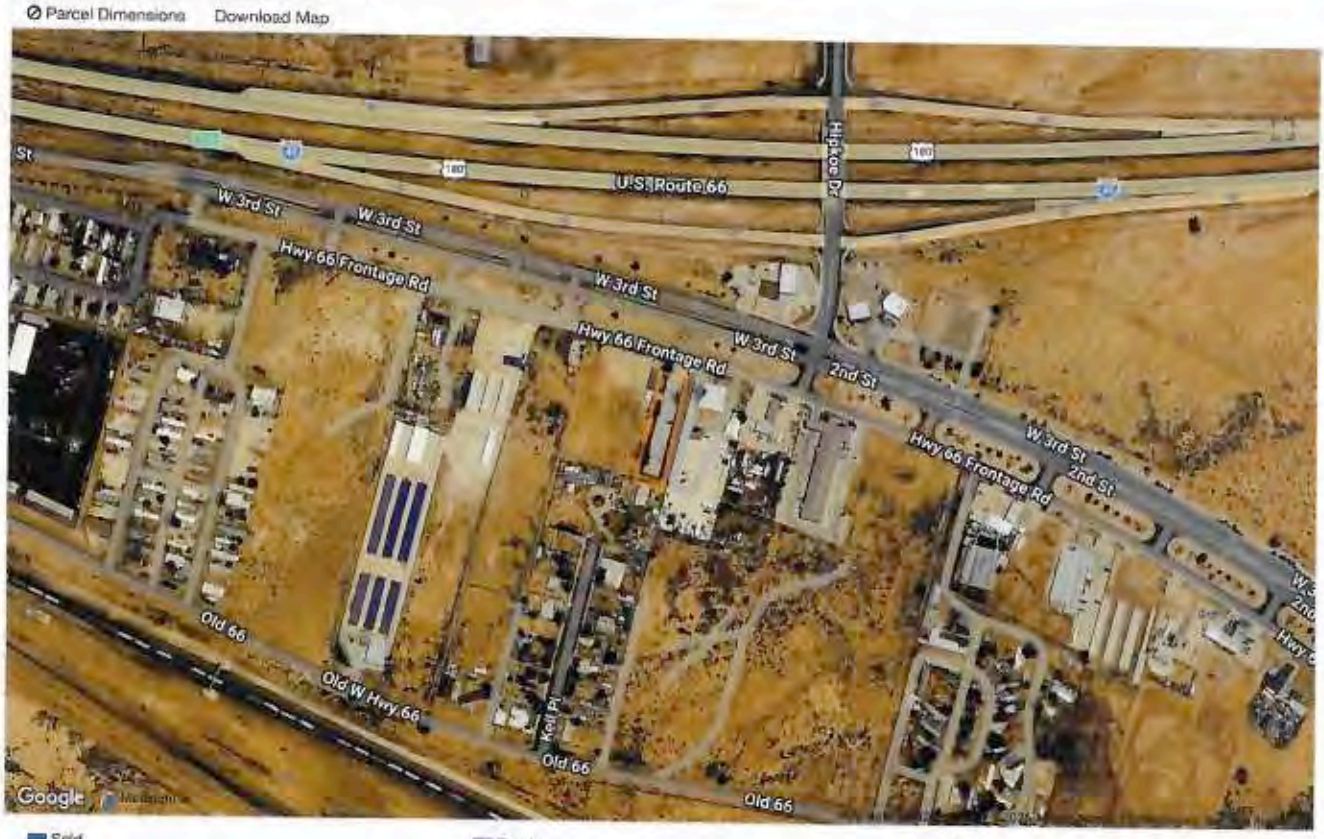
Map Number: 04017C3015F
Map Date: 2016-03-02
Panel: 3015F
FEMA Zone: X

(Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

2141 W Third St, Winslow, AZ 86047-2131

Navajo Assessor Parcel # 103-11-015

⊘ Parcel Dimensions Download Map



Sold Pending Off Market

Active Cancelled Foreclosure

UCB Expired Coming Soon

Property Information		Area Information	
Property Owner	ROBERT D & CHRISTINE M (C SALISBURY	Subdivision	KACHINA VISTA
Property Address	2141 W Third St Winslow, AZ 86047-2131 Navajo County	Section/Town/Range	23/19N/15E
Tax Mailing Address	Robert D & Christine M (C Salisbury Winslow Az 86047 Usa,	Census Tract Census Block	960600 3013
Property Type	(0510) MOTEL	Latitude	35.0359118999574
Legal Class	(01-12) COMML/REAL & IMPS NOT IN OTHER CLASSES	Longitude	-110.725740588371
Lot/Block/Tract	13/-/0	Tax Area Tax Municipality School Districts	0130 Winslow Winslow Unified District#01

Legal Description

Abbr. Legal Description	LOT 13;TH WLY ALG HWY R/W 80 FT ; TH S300 FT ;TH E TO E LOT LINE;TH N TO POB KACHINA VISTA
Full Legal Description	KACHINA VISTA SUBD:BEG NE COR LOT 13;TH WLY ALG HWY R/W 80' ; TH S 300';TH E TO E LOT LINE;TH N TO POB

Land Areas

Lot

Size: 0.509 acres / 22,180 sqft

Structure:

MOTEL

Class: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

Structure Information

Living Area: 5,315 sqft
Year Built: 1977
Stories: S

Construction

Construction:
MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
Added Attached: None

Additional Features

Added Detached: None

Components

Concrete Reinforced Wall: 100 sqft
Package Heating & Cooling: 5,315 sqft

No Loan History: $

Subdivision - KACHINA VISTA

Subdivision Details

Improved Lots: 14
Year Built Range: 1940 - 2007
With Pool: 0 (0%)

Stories

Single Story: 13
Multiple Story: 1

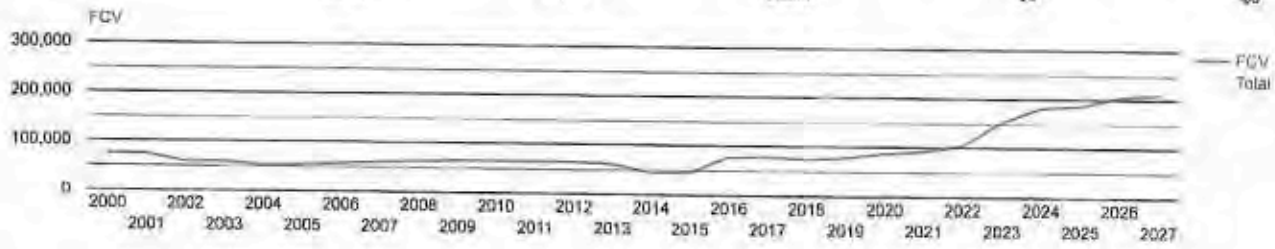
Average House

Sqft: 4,372
Lot Sqft: 82,922
Fixtures: 0

Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)
County Treasurer

	2023 Final	2024 Final	2025 Final	2026 Prelim	2027 Prelim
FCV Improvement	$143,579	$172,022	$177,239	$194,998	$198,243
FCV Land	$9,900	$9,900	$9,900	$9,900	$12,190
FCV Total	$153,479	$181,922	$187,138	$204,898	$210,433
FCV YoY Change	47%	19%	3%	9%	3%
Assessed FCV	$25,247	$29,089	$29,063	$30,878	$30,765
LPV Total	$131,074	$137,627	$144,508	$151,733	$159,320
State Aid	$0	$0	$0	$0	$0
Tax Amount	$2,302	$2,326	$2,379	$0	$0



Flood Information

Map Number: 04017C3015F
Map Date: 2018-03-02
Panel: 3015F
FEMA Zone: X

(Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

Navajo County Assessor's Parcels

103-11-013	3.924 Acres	170,922 Square Feet
103-11-014	1.413 Acres	61,545 Square Feet
103-11-015	.509 Acres	22,180 Square Feet
Total	5.826 Acres	254,647 Square Feet




U.S.

Navajo County

Zoning Ordinance



ARTICLE 8 - INDUSTRIAL ZONING DISTRICTS (IND)

Section 801 - Purpose

The principal purpose of these Zoning Districts are to provide for light and heavy industrial uses in locations which are suitable and appropriate, taking into consideration the land uses on adjacent or nearby properties, access to major streets or highways, rail service or other means of transportation, and the availability of public utilities. Principal uses permitting in these Zoning Districts including manufacturing, compounding, processing, packaging, or treatment of materials.

Section 802 - Use Regulations

The following are permitted uses within the IND-1 Zoning District:

1. Any use permitted in the Commercial-Residential Zoning District, subject to all regulations for such C-R Zoning District, unless the use is otherwise regulated in this Article.

    a. Dwellings, manufactured home parks, recreational vehicle parks, manufactured home subdivisions, hotels, resort hotels, and motels shall not be permitted in any Industrial Zoning District.

2. Manufacturing, assembling, or packaging of the following:

    a. Art needle work, weaving, and tapestries.

    b. Books.

    c. Candy, cosmetics, drugs, perfumes, pharmaceutical, perfumed toilet soap and toiletries. This shall not include refining and rendering of fats and oils.

    d. Clay, leather, metal, and glass products.

    e. Electrical appliances, instruments, and devices.

    f. Electrical or electronic apparatus.

    g. Jewelry.

    h. Medical, dental, and drafting instruments.

    i. Merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, glass, hair, leather, paper, plastics, precious, or semi-precious metals or stone, light sheet metal, shell, textiles, tobacco, wire, yarns, wood not involving planning mills, and paint not employing a boiling process.

    j. Musical instruments, games and toys.

k. Optical goods and equipment.

l. Pottery and figurines, or other similar ceramic products.

m. Watches, clocks, and other similar precision instruments.

3. Compounding of the following:
   a. Candy, cosmetics, drugs, perfumes, pharmaceuticals, perfumed toilet soap and toiletries. This shall not include refining and rendering of fats and oils.

   b. Merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, glass, hair, leather, paper, plastics, precious, or semi-precious metals or stone, light sheet metal, shell, textiles, tobacco, wire, yarns, wood not involving planning mills, and paint not employing a boiling process.

4. Sales, service, and rental of construction equipment.

5. Accessory buildings and uses customarily incidental to the above usages.

6. A use similar to any of the above listed uses may be allowed upon a written determination of the Director if the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the Zoning District. The burden shall be on the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

The following are permitted uses within the IND-2 Zoning District, subject to approval by the Board of Supervisors after report from the Commission which may secure reports from Health Department, Public Works, and Planning and Development Services:

1. Manufacturing of the following:

   a. Acid.

   b. Ammonia.

   c. Celluloid.

   d. Chemicals.

   e. Cement, lime, gypsum, or plaster of paris.

   f. Explosives.

   g. Fertilizer.

   h. Gas.

i. Glue, soap, candle, or tallow.

j. Iron and steel.

k. Lighters and matches.

l. Synthetic rubber or its constituents.

m. Stock foods made of kelp, fish, or fish meal.

2. Storage of the following:

a. Chemicals.

b. Explosives.

c. Glue, soap, candle, or tallow.

d. Stock foods made of kelp, fish, or fish meal.

e. Raw hides.

f. Wholesale fertilizer.

3. General Uses:

a. Blast furnaces and coke ovens.

b. Commercial feed lots.

c. Crematories.

d. Distillation of bones.

e. Drop forge industries.

f. Junkyards.

g. Refining of petroleum or its products.

h. Rendering of fat, grease, lard, or tallow.

i. Rock crushers.

j. Smelting of tin, copper, zinc, or iron ores.

k. Stockyards or slaughter of animals.

l. Tanneries. Wholesale storage of gasoline.

m. Wool processing.

4. A use similar to any of the above listed uses may be allowed upon a written determination of the Director if the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the Zoning District. The burden shall be on the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

Section 803 - Development Standards:

	IND-1	IND-2
Maximum Lot Coverage (Percentage)	50	50
Distance Between Buildings (Feet)	5	5
Front Yard Setback (Feet)	25	25
Rear Yard Setback (Feet)	25	25
Side Yard Setback (Feet)	5	5
Maximum Building Height (Feet)	40	40
Maximum Fence/Wall Height (Feet)	7	7

Section 804 - Additional Regulations

1. Any use not within a completely enclosed building shall be screened from lots in adjoining Rural or Residential zoning districts by a solid fence at least six (6) feet in height.
2. Any lighting shall be placed as to reflect away from adjoining Rural or Residential zoning districts.

ARTICLE 7 - COMMERCIAL/RESIDENTIAL ZONING DISTRICT (C-R)

Section 701 - Purpose

The principal purpose of this zoning district is to provide for shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhoods and wholesaling or distribution activities in locations where there is adequate access to major streets or highways. Principal uses permitted in this zoning district include retail and wholesale commerce, commercial entertainment, and some light manufacturing usages.

Section 702 - Use Regulations

The following are permitted uses within the Commercial-Residential Zoning Districts:

1. Single-family dwellings. Allowed dwelling types include:
    a. Site-built homes.
    b. Manufactured homes.
    c. Rehabilitated mobile homes.
    d. Factory-built homes provided they are approved models with the Arizona Department of Housing.
2. Churches.
3. Schools.
4. Utility facilities, to include:
    a. Facilities for the delivery to the public, by a regulated public utility or a public entity, water, gas, electricity, steam, hot or cold air, telecommunications and cable televisions service, or sewer service.
        i. This shall include pipes, lines, and cables required for the actual delivery of the foregoing, as well as facilities and appurtenances directly related thereto (such as pumping or booster stations along pipelines and substations along transmission lines).
        ii. This shall **not** include generating plants, treatment plants, storage yards, or other major utility facilities which may be allowed with a Special Use Permit. It likewise shall not include television, radio, or telecommunications towers and stations, which may be allowed with a Special Use Permit.
5. Publicly owned or operated properties such as fire stations, police stations, and post offices.
6. Multiple-family dwellings.
7. Boarding and lodging houses.
8. Accessory buildings and uses customarily incidental to the permitted uses.
9. Antique Stores.

10. Art and dance instruction, art galleries.
11. Art metal, and ornamental iron shops.
12. Automobile laundry, provided, steam cleaning is confined within a completely enclosed building.
13. Automobile part and supply stores.
14. Automobile repair shops and garages provided all operations are conducted within a completely enclosed building.
15. Automobile sales and rentals.
16. Automobile service stations with underground storage of fuels.
17. Awning and canvas stores.
18. Banks.
19. Bakeries and candy stores, including the manufacturing of bakery and candy products for on-site retail sales only.
20. Barber and beauty shops.
21. Bars and liquor stores.
22. Bathhouses and massage therapy.
23. Blueprinting and photocopying/printing establishments.
24. Boat sales.
25. Book, stationary, and gift stores.
26. Bowling alleys.
27. Catering establishments.
28. Cabinet and carpentry shops.
29. Clothing and costume stores, including rentals.
30. Community buildings.
31. Contractor's yard.

32. Craft shops, including ceramic, mosaic, fabric, jewelry, leather goods, silk screening, dress designing, sculpting and wood carving.
33. Dance halls and nightclubs.
34. Day-care establishments.
35. Delicatessen stores.
36. Drug stores and soda fountains.
37. Dry goods stores.
38. Electrical shops.
39. Equipment sales and rentals.
40. Feed stores.
41. Florist shops.
42. Funeral homes.
43. Furniture stores and rentals.
44. Frozen food lockers.
45. Golf Courses, to include:
    a. Clubhouses
    b. Miniature courses
    c. Practice driving ranges
46. Grocery stores and meat markets provided there are no slaughtering of animals or poultry on the premises.
47. Hardware and appliance stores.
48. Horology stores.
49. Hotels, motels and resorts.
50. Ice cream stores.
51. Ice distribution stations.
52. Jewelry stores.

53. Kennels.
54. Key and gun stores, including incidental repair work.
55. Laboratories.
56. Laundry establishments, including self-service.
57. Libraries.
58. Lumber yards.
59. Manufactured home and Recreational Vehicle sales.
60. Museums.
61. Music conservatory and music instruction establishments.
62. Offices.
63. Paint and wallpaper stores.
64. Parking lots.
65. Parks.
66. Pet shops, not including veterinary or kenneling services.
67. Photography/artist studios.
68. Playgrounds.
69. Plumbing shops.
70. Pool halls.
71. Printing and publishing establishments.
72. Private and public swimming pools.
73. Private schools operated as a commercial enterprise.
74. Precision, optical, and musical instrument repair shops.
75. Public garages.
76. Radio and television broadcasting stations.

77. Rest and nursing stations.
78. Restaurants and cafes.
79. Retail stores.
80. Shoe repair shops.
81. Stone and monument shops.
82. Tailor shops.
83. Taxidermists.
84. Tennis courts.
85. Tinsmith shops.
86. Trade schools.
87. Upholstery shops.
88. Variety stores.
89. Wholesale stores.

The following uses require an Administrative Permit within the Commercial-Residential Zoning District:

1. Guest houses.
2. Home occupation.

The following uses require a Special Use Permit within the Commercial-Residential Zoning Districts:

3. Automobile services stations with above-ground fuel storage of over five hundred (500) gallons.
4. Institutional residential and other group homes.
5. Manufactured home parks.
6. Recreational vehicle parks.
7. Recycling facilities.
8. Sport arenas.
9. Television, wireless, and radio transmitter towers and stations.

10. Warehousing and self-storage facilities.
11. Zoos.

Section 703 - Development Standards

	C-R
Minimum Parcel Size (Square Feet)	6,000
Minimum Parcel Width (Feet)	60
Lot Area Per Dwelling Unit (Square Feet)	1,000
Maximum Lot Coverage (Percentage)	50
Distance Between Buildings (Feet)	5
Front Yard Setback (Feet)	20
Rear Yard Setback (Feet)	15
Side Yard Setback (Feet)	5
Maximum Building Height (Feet)	30
Fence/Wall Height (Feet) **Front Yard** **Side/Rear Yard**	 3.5 7

Section 704 - Manufactured Home Park (MHP) and Recreational Vehicle Park (RVP) Development Standards

	MHP	RVP
Maximum Number of Homes/Vehicles Per Space	1	1
Minimum Space Size (Square Feet)	3,000	1,000
Minimum Space Width (Feet)	36	25
Maximum Space Coverage (Percent)	40	50
Structure/RV Distance from Interior Driveway/Road (Feet)	8	4
Structure/RV Distance from Side of Space (Feet)	5	3
Structure/RV Distance from Interior Driveway/Road on Corner (Feet) **Entry Side** **Non-Entry Side**	 20 8	 20 3
Structure Setback from Exterior Lot Line (Feet)	8	8
Maximum Number of Spaces for RVs (Percentage)	20	-
Minimum Required Solid Fence/Wall Height (Feet)	3.5	3.5
Maximum Required Solid Fence/Wall Height (Feet)	7	7

Section 705 - Additional Regulations

1. Any use not within a completely enclosed building shall be screened from lots in adjoining Rural or Residential zoning districts by a solid fence at least six (6) feet in height.
2. Any lighting shall be placed as to reflect away from adjoining Rural or Residential zoning districts.