



Arizona Department of Real Estate (ADRE)
Development Services Division
www.azre.gov

100 North 15th Avenue, Suite 201
Phoenix, Arizona 85007

DOUGLAS A. DUCEY
GOVERNOR

JUDY LOWE
COMMISSIONER

7/26/2021

Nexstar Homes, LLC
2350 E. Germann Road, Suite
Chandler, AZ 85286

RE: **EXPEDITED REGISTRATION PROGRAM**
CERTIFICATE OF ADMINISTRATIVE COMPLETENESS **Subdivision**
Registration No. DM21-060694

CONGRATULATIONS!

This letter is to acknowledge receipt of your application for a disclosure report and to certify it as administratively complete in accordance with the provisions of A.R.S. §32-2183(B). The date of this letter is the effective date of your disclosure report. Please place the effective date and registration number provided above on each disclosure report. You are authorized to sell the following described property:

WHITE HAWK AT CAMP VERDE, aka, White Hawk in the Town of Camp Verde, Yavapai County, State of Arizona.

The Department has not subjected your application and disclosure report to a detailed examination. Acceptance of this material as meeting all requirements is based solely on your affirmation that the material submitted is full, true, complete and accurate. **In the event that a subsequent examination reveals any omission, inaccuracy, misrepresentation, fraudulent statement or failure to comply with statutory standards for subdivisions, the Department may suspend further sales, order rescission offers for completed sales, and you or the subdivision may be subject to administrative enforcement action and penalties or sanctions.**

If a change occurs in any of the information or representations provided in the application or disclosure report, an amendment to the application and disclosure report must be filed with appropriate fees before making further sales. **Any use of an inaccurate disclosure report in making sales may require you to rescind such sales and may result in administrative penalties and sanctions.**

As a reminder, a receipt for the disclosure report must be obtained from each purchaser and retained by you for five years. Enclosed is a copy of the Department's published receipt form, which must be used.

Sincerely

A handwritten signature in cursive script that reads "Judy Lowe".

Judy Lowe
Real Estate Commissioner

Enclosures

PUBLIC REPORT RECEIPT

The developer shall furnish you, as a prospective customer, with a copy of the Public Report required by the Arizona Department of Real Estate. It is recommended that you read the report before you make any written offer to purchase or lease an interest in the development, and before you pay any money or other consideration toward the purchase or lease of an interest in the development.

FOR YOUR PROTECTION, PLEASE DO NOT SIGN THIS RECEIPT UNTIL YOU HAVE RECEIVED A COPY OF THE REPORT AND HAVE HAD THE OPPORTUNITY TO READ IT. BY SIGNING THIS RECEIPT THE BUYER HAS ACCEPTED THE PUBLIC REPORT AND ACKNOWLEDGES THE INFORMATION IT CONTAINS.

WHITE HAWK AT CAMP VERDE
Development Name

White Hawk
Marketing Name

DM21-060694 _____
Public Report Registration Number Lot Number

I understand that the report is not a recommendation or endorsement of the development by the Arizona Department of Real Estate, but is for information only.

Buyer's Printed Name Current Address

Buyer's Signature Date

Buyer's Printed Name Current Address

Buyer's Signature Date



Arizona Department of Real Estate (ADRE)
Development Services Division
www.azre.gov

100 N. 15th Ave. Suite 201
PHOENIX, AZ 85007

DOUGLAS A. DUCEY
GOVERNOR

JUDY LOWE
COMMISSIONER

SUBDIVISION DISCLOSURE REPORT

(PUBLIC REPORT)

FOR

WHITE HAWK AT CAMP VERDE

AKA: White Hawk

Registration No. DM21-060694

SUBDIVIDER

NEXSTAR HOMES, LLC, an Arizona limited liability company
2350 E. Germann Road, Suite 35
Chandler, AZ 85286

Effective Date

July 26, 2021

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION NOR AN ENDORSEMENT by the State of Arizona of this land. The application and public report have not been subjected to a detailed examination by the Department. The report was prepared by the subdivider and none of the information in this report has been verified by the Department; all information has been accepted by the Department as true and accurate based on attestation of the subdivider/or the subdivider's agents. The purchaser should verify all facts before signing any documents. The Department assumes no responsibility for the quality or quantity of any improvement in this development.

Contents

GENERAL	4
SUBDIVISION LOCATION	6
UTILITIES	6
STREETS, ROADS AND DRAINAGE	8
LOCAL SERVICES AND FACILITIES	9
COMMON, COMMUNITY AND RECREATIONAL FACILITIES	11
ASSURANCES FOR COMPLETION OF IMPROVMENTS	11
PROPERTY OWNERS ASSOCIATIONS	11
SUBDIVISION CHARACTERISTICS	11
SUBDIVISION USE AND RESTRICTIONS	19
AIRPORTS.....	20
TITLE.....	20
METHOD OF SALE OR LEASE	20
TAXES AND ASSESSMENTS.....	21

THE ARIZONA DEPARTMENT OF REAL ESTATE

REQUIRES THAT:

1. You BE GIVEN this public report;
2. YOU SIGN A RECEIPT indicating that you received this report;

RECOMMENDS:

1. You DO NOT SIGN ANY AGREEMENT before you have read this report;
2. You see the EXACT PROPERTY you are interested in BEFORE SIGNING any document for lease or purchase.

ARIZONA LAW STATES:

1. THE SALE OR LEASE OF SUBDIVIDED LANDS PRIOR TO ISSUANCE OF THIS REPORT OR FAILURE TO DELIVER THIS REPORT TO YOU SHALL RENDER THE SALE OR LEASE RESCINDABLE BY YOU. ACTION TO RESCIND MUST BE BROUGHT WITHIN 3 YEARS FROM DATE OF EXECUTION OF PURCHASE AGREEMENT.
2. CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.
3. IF YOU HAVE SIGNED A PURCHASE AGREEMENT FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* PRIOR TO INSPECTING THE LOT, YOU HAVE SIX MONTHS TO INSPECT AND UPON INSPECTION MAY RESCIND THE PURCHASE AGREEMENT.

*A contract or agreement for purchase of a lot which includes a building or obligates the seller to complete construction of a building within two years from the contract date does not constitute the purchase of an unimproved lot. Therefore, if your purchase includes a lot and a building or a building to be built, you are not entitled to the rescission rights described in paragraphs 2 and 3.

GENERAL

This report includes: Lots 1 through 12, inclusive, WHITE HAWK AT CAMP VERDE, an Amended Final Plat for the White Hawk Business Park (as Amended from Reception #2019-0022806).

The map of this Subdivision is recorded in Instrument No. 2020-0052704 records of Yavapai County, Arizona.

The Subdivision is approximately 6.59 acres in size. It has been divided into 12 Lots. Lot boundaries will be staked and pinned.

PROSPECTIVE PURCHASERS ARE HEREBY ADVISED THAT THE RECORDED PLAT FOR THIS SUBDIVISION CONTAINS THE FOLLOWING, IN PART:

DEDICATION *(in part):*

- “1. SETS FORTH THE NAME, LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.
2. DEDICATES FOR THE PUBLIC USE, THE STREETS AS SHOWN AND PLATTED HEREON.
3. GRANTS AND/OR RESERVES AS APPLICABLE, THE EASEMENTS AS SHOWN, FOR THE PURPOSES DESCRIBED HEREON.
4. ALL DRAINAGE WILL BE MAINTAINED WITHIN THE PROJECT LIMITS. PRE-DEVELOPMENT DISCHARGE WILL BE EQUAL TO THE POST-DEVELOPMENT DISCHARGE WILL BE EQUAL TO THE POST-DEVELOPMENT RATE AND DRAINAGE FEATURES ONCE CONSTRUCTED WILL BE CONTAINED WITHIN THE DESIGNATED TRACTS AND/OR EASEMENTS.
5. ALL NECESSARY EROSION CONTROL MEASURES WILL BE DEVELOPED AND REMAIN IN THE PLACE FOR THE DURATION OF THE PROJECT OR WHEN STABILIZATION OF THE DISTURBED AREAS OCCURS. ALL TOWN OF CAMP VERDE DEVELOPMENT CRITERIA WILL BE ADHERED TO DURING THE DEVELOPMENT OF THIS PROJECT.”

DRAINAGE AND MAINTENANCE NOTE *(in part):*

“NATURAL GROUND CONDITIONS MAY CONVEY FLOWS THROUGH INDIVIDUAL LOTS; CAUTION SHOULD BE EXERCISED IN SELECTING A BUILDING SITE. PROPERTY OWNERS MAY WISH TO CONTACT THE TOWN OF CAMP VERDE FOR ADDITIONAL DIRECTION. INDIVIDUAL PROPERTY

OWNERS ARE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF DRAINAGE OVER THEIR RESPECTIVE LOT(S).

FUTURE DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION MAY ALTER EXISTING NATURAL WATERCOURSES DEPICTED ON THIS PLAT, PROVIDED THAT FLOW CHARACTERISTICS OF THE EXISTING WATERCOURSE ENTERING THE SUBDIVISION BOUNDARY IS MAINTAINED. DRAINAGE PLANNING AND COOPERATION IS REQUIRED BETWEEN ALL FUTURE PROPERTY OWNERS WITHIN THIS SUBDIVISION SO THAT SHARED, CONTINUOUS DRAINAGE CONVEYANCE INFRASTRUCTURE CAN BE DEVELOPED TO THE POINT WHERE FULLY-DEVELOPED RUNOFF LEAVES THE SUBDIVISION BOUNDARY AT A RATE EQUAL TO OR LESS THAN THE RATE PRIOR TO ANY DEVELOPMENT.”

CLASS III DRAINAGE EASEMENTS *(in part):*

“THE INDIVIDUAL ADJACENT PROPERTY OWNERS [AND PROPERTY OWNER'S ASSOCIATION]* SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE DRAINAGE EASEMENTS AND DRAINAGE APPURTENANCES AS THEY WERE WHEN THE SUBDIVISION WAS APPROVED AND ACCEPTED WITHIN THE LIMITS OF THE SUBDIVISION, AND THAT THE TOWN OF CAMP VERDE RESERVES THE RIGHT TO GIVE NOTICE TO THOSE PROPERTY OWNERS TO ANY NECESSARY OR REQUIRED REPAIRS WHEN NECESSARY. IF THOSE MAINTENANCE ITEMS OR REPAIRS ARE NOT MADE WITHIN THE TIME ALLOTTED BY THE TOWN, THE TOWN SHALL RESERVE THE RIGHT TO AFFECT THOSE MAINTENANCE ITEMS OR REPAIRS AT THE OWNERS EXPENSE.”

FIRE ACCESS NOTE *(in part):*

“WHITE HAWK DRIVE SHALL NOT BE OBSTRUCTED IN ANY MANNER INCLUDING THE PARKING OF VEHICLES. “NO PARKING FIRE LANE” SIGNS SHALL BE INSTALLED ALONG WHITE HAWK DRIVE ON BOTH SIDES OF ROADWAY IN ACCORDANCE WITH SECTIONS 0103.6, 0103.6.1 AND D103.6.2 OF THE 2012 INTERNATIONAL FIRE CODE.”

* **NOTE:** Subdivider advises; per the “NOTICE REGARDING PROPERTY OWNERS ASSOCIATION AND TERMINATION OF WHITE HAWK BUSINESS PARK PROTECTIVE COVENANTS”, recorded in Instrument No. 2021-0009712, records of Yavapai County, Arizona, a Property Owners Association (aka, “Homeowners Association”) has not been formed for this Subdivision and the Protective Covenants originally filed for the Subdivision have been terminated and voided.

YOU ARE ADVISED TO OBTAIN A COPY OF THE RECORDED MAP AND CORRECTION DOCUMENTS, IF ANY, AND NOTE ALL EASEMENTS, RESTRICTIONS AND STATEMENTS CONTAINED THEREIN.

SUBDIVISION LOCATION

Location: The Subdivision is located at the intersection of Homestead Parkway and White Hawk Drive approximately one-half mile northeast of the intersection of Highway 260 and Homestead Parkway, Town of Camp Verde, Yavapai County, State of Arizona.

Directions: From Interstate 17 (“I-17”): Take Exit 287 at Camp Verde, to State Route 260, then head southeast for approximately .33 mile to Homestead Parkway, turning left (east) and proceeding approximately .4 mile to White Hawk Drive, turning left (north) into the Subdivision.

UTILITIES

Electricity: Arizona Public Service (“APS”), (602-371-7171). Conduit has been completed to the lots. Subdivider will have electric facilities completed to the lot lines by November 15, 2021. Builder is responsible for the extension from the lot line to the dwelling, with costs to purchasers being included in the construction cost of a new home. APS typically charges an \$8.00 (plus tax) service establishment charge to receive service. A deposit (typically \$250.00, but can vary) may also be required, depending on past service/payment history with APS or another utility company, and/or a credit check. Once service is established, monthly direct user fees will apply. **Fees and/or deposits are *subject to change*; please contact APS for further details, current costs and deposits.** Website: www.aps.com

Telephone: CenturyLink (800-244-1111) currently has facilities located approximately 3,000 feet from the farthest lot in the Subdivision. Subdivider will not be extending CenturyLink service to the lot lines, however, conduit has been installed. CenturyLink has advised Subdivider that it will only extend fiber optic cable in this area to provide telephone, cable, and internet services. Current estimate of cost to extend fiber optic cable to the lot lines is approximately \$75.00 per lineal foot. The cost to extend fiber optic from the lot line to the dwelling is estimated at \$10.00 per lineal foot. In the event purchasers opt to extend lines (at their own cost) CenturyLink currently charges an additional one-time hook-up fee of \$27.50 for service and a deposit (typically \$45.00 to \$130.00) may also be required depending on credit worthiness. Once service is established, direct user charges would apply. **If purchasers desire to extend CenturyLink fiber optic cable to their lot lines and dwellings they are advised to contact CenturyLink directly for current details, costs, deposits and further information.** Website: www.centurylink.com

SUBDIVIDER ADVISES CELLULAR AND SATELLITE SERVICE PROVIDERS ARE MORE ECONOMICAL OPTIONS FOR PHONE, TELEVISION AND INTERNET SERVICE AT THIS TIME. PURCHASERS ARE ENCOURAGED TO CONSULT WITH THEIR CHOSEN CELLULAR SERVICE CARRIER AND/OR SATELLITE SERVICE PROVIDER FOR INFORMATION ON AVAILABLE SERVICE, COSTS, PROMOTIONS AND BUNDLES BEING OFFERED. NOTE: CELLULAR AND SATELLITE SERVICE WILL NOT BE PROVIDED BY SUBDIVIDER AND MUST BE OBTAINED BY THE PURCHASER.

Cable: Cable television service is not currently available in the Subdivision, however, Satellite service is available from Direct TV (1-855-765-7721 / website: www.directvplan.com) and DISH Network (1-844-463-7890 / website: www.infinitydish.com). Service fees vary in range and depend on types of service desired, equipment needed, current promotions being offered at the time, and/or bundles selected. Deposits may be required depending on past service and payment history. Monthly fees, initial costs, and deposits are subject to change. Once service is established, direct user charges will apply. **Purchasers are advised to contact the individual providers directly for current details, costs, deposits and further information.**

NOTE: SATELLITE SERVICE WILL NOT BE PROVIDED BY SUBDIVIDER AND MUST BE OBTAINED BY THE PURCHASER.

Internet or Fiber Optic: Fiber optic service is not available in the Subdivision at this time, however, Satellite service is available from Direct TV (1-855-765-7721 / website: www.directvplan.com) and DISH Network (1-844-463-7890 / website: www.infinitydish.com). Service fees vary in range and depend on types of service desired, equipment needed, current promotions being offered at the time, and/or bundles selected. Deposits may be required depending on past service and payment history. Monthly fees, initial costs, and deposits are subject to change. Once service is established, direct user charges will apply. **Purchasers are advised to contact the individual providers directly for current details, costs, deposits and further information.**

NOTE: SATELLITE SERVICE WILL NOT BE PROVIDED BY SUBDIVIDER AND MUST BE OBTAINED BY THE PURCHASER.

Natural Gas: Not available to the Subdivision.

Water: Camp Verde Water System, Inc. (928) 567-5281. Water lines are completed to the lot lines. Builder will extend lines from the lot-line to the dwelling, with cost to purchasers being included in the construction cost of a new home. Cost to Purchaser to receive service includes a one-time service establishment fee of \$27.50. A deposit is typically not required. Once service is established, the minimum monthly rate for a standard 5/8" meter is \$23.75 per month and direct usage charges will apply. **Fees and/or deposits are *subject to change*. Purchasers are advised to contact the service provider for further details, current costs and deposits.**

Website: cvwsinc@yahoo.com

Sewage Disposal: Camp Verde Sanitary District (928) 554-0872. Sewer lines are completed to the lot lines. Builder will extend lines from the lot-line to the dwelling. The cost to purchasers will be included in the construction cost of a new home. Costs to purchasers to received service will include a \$35.00 Transfer Fee with fees will be determined by the number of total fixtures in the individual homes. **Fees and/or deposits are *subject to change*. Purchasers are advised to contact the service provider for further details, current costs and deposits.**

Website: <http://campverdesewer.com>

Garbage Services: Taylor Waste, Inc. (928) 649-2662. Cost to Purchasers is \$15.00 per month for one 65-gallon trash container or \$17.00 per month for one 95-gallon trash container. No deposit or establishment fee is currently required. **Fees and/or deposits are *subject to change*.**

Purchasers are advised to contact the service provider for further details, current costs and any change regarding deposits. Website: www.taylorwaste.com

Subdivider has completed the extension of water and sewer facilities to the lot lines. Subdivider will complete the extension of electric facilities by November 15, 2021.

PURCHASERS ARE ADVISED TO CONTACT THE ABOVE LISTED PROVIDERS REGARDING EXTENSION RULES, REGULATIONS, SERVICE CONNECTIONS, INSTALLATION CHARGES, ACCOUNT SET-UP FEES AND THE COSTS INVOLVED. COSTS ARE SUBJECT TO CHANGE BY THE SERVICE PROVIDERS.

STREETS, ROADS AND DRAINAGE

Access to the Subdivision: The asphalt paved exterior public streets are completed. Maintenance is provided by the Town of Camp Verde. Purchasers cost for maintenance is included in their property taxes.

Access within the Subdivision: The asphalt paved interior public streets are completed. Maintenance is provided by the Town of Camp Verde. Purchasers cost for maintenance is included in their property taxes.

Street Lights: Street lights are not available to the Subdivision.

Flood and Drainage: All drainage facilities have been completed. Subdivider advises purchasers are responsible for maintenance of any drainage channel or stormwater detention basin located on their lot. Lots 6 through 10 and Lot 12 lot lines extend to the centerline of the Verde Woods Irrigation Ditch which is adjacent to the Subdivision. The Verde River is located approximately one-quarter mile east and northeast of the Subdivision.

Subdivider advises that open drainage channels are located on Lots 3, 6, 7 and 10, and stormwater detention basins are located on Lots 6 through 10 and Lot 12. The open drainage channels direct stormwater runoff toward the Verde Woods Irrigation Ditch, located immediately east and northeast of the Subdivision, and the Verde River, located approximately one-quarter mile east / northeast of the Subdivision.

On-lot stormwater detention is located on Lots 6 through 10 and Lot 12 to lessen and delay stormwater flowing towards the Verde Woods Irrigation Ditch and the Verde River located east and northeast of the Subdivision.

Subdivider further advises that each Purchaser of a lot is prohibited from filling in any drainage channel or stormwater basin on his lot and is required to maintain it free of debris that could prohibit water flow. Furthermore, Subdivider advises that Yavapai County and/or the Town of Camp Verde, if the channels are altered or not maintained, have the right to enter the property and perform required maintenance and the lot owner would be required to reimburse their cost.

Arizona State Trust Land: The Arizona State Land Department administers over 9.3 million acres of State Trust Land. This is not public land. Trust land may be subject to future development and may not be preserved or saved for open space without compensation.

A person must have prior approval to use State Trust Land. Temporary recreational use is allowed with certain restrictions and conditions through purchase of a recreational permit. Use of State Trust Land without proper approval is a trespass.

MANY ROADS ON RURAL TRUST LANDS ARE NOT LEGAL TRAVEL ROUTES, EXCEPT FOR STATE LESSEES AND HUNTERS, AND DO NOT PROVIDE LEGAL ACCESS TO PRIVATE LAND. STATE TRUST LAND MAY BE SOLD OR LEASED FOR USES WHICH MAY EXCLUDE RECREATION. RECREATION IS A TEMPORARY USE THAT MAY BE TERMINATED AT ANY TIME.

For additional information, visit the State Land Department web page at www.land.state.az.us, or call (602) 542-4631.

LOCAL SERVICES AND FACILITIES

Schools: The Subdivision is within the Camp Verde Unified School District (www.campverdeschools.net), located at 410 Camp Lincoln Road, Camp Verde, approximately 4 miles northeast of the Subdivision (driving distance). School information is as follows:

Elementary (Pre-K – 5th): Camp Verde Elementary School (928-567-8060), is located at 210 Camp Lincoln Road, Camp Verde, approximately 4.3 miles northeast of the Subdivision.

Middle School (6th – 8th): Camp Verde Middle School (928-567-8014), is located at 370 Camp Lincoln Road, Camp Verde, approximately 4.3 miles northeast of the Subdivision.

High School (9th -12th): Camp Verde High School (928-567-8035), is located at 1326 Montezuma Castle Hwy, Camp Verde, approximately 4.3 miles northeast of the Subdivision.

NOTE: Camp Verde Online (928-567-8076), located at 462 S. Main Street, Camp Verde is currently offered for High School students (grades 9th – 12th).

FOR INFORMATION REGARDING CURRENT SCHOOL BUS AVAILABILITY, SCHEDULES AND PICK-UP LOCATIONS PURCHASERS SHOULD CONTACT CAMP VERDE UNIFIED SCHOOL DISTRICT TRANSPORTATION DEPARTMENT (“BUS BARN”) AT (928) 567-8055 OR VISIT: [HTTP://CAMPVERDESCHOOLS.ORG](http://CAMPVERDESCHOOLS.ORG).

PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES AND SCHOOL BUS TRANSPORTATION MAY CHANGE. YOU SHOULD CONTACT THE INDIVIDUAL SCHOOLS WITH THE CONTACT INFORMATION GIVEN ABOVE REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

For more information on schools visit:

Arizona Department of Education at www.azed.gov

Great Schools at www.greatschool.org

Arizona School Facilities Board www.sfb.state.az.us

Arizona State Board for Charter Schools <https://asbcs.az.gov/>

Arizona State Board for Private Postsecondary Education <https://ppse.az.gov/>.

Arizona Private School Association www.arizonapsa.org

United States Department of Education www.ed.gov

Shopping Facilities: For food, gas and limited supplies, convenience stores with gas, restaurants and other services are located at the intersection of Highway 260 and Interstate 17 approximately ½ mile southwest of the Subdivision. For more extensive supplies, food and services, Basha's Super Market, Walgreens, Circle K and other shops and services are located on Finnie Flat Road approximately 2 miles southeast of the Subdivision.

Public Transportation: Subdivider advises there is no public transportation available to the Subdivision, however, however various private transportation companies may be available for a fee.

Medical Facilities: Northern Arizona Healthcare Medical Group's Camp Verde / Verde Valley Medical Clinic (928-639-5509) is located at 1298 Finnie Flat Road, Camp Verde approximately 1 mile southeast of the Subdivision. Verde Valley Medical Center provides walk-in immediate care. Northern Arizona Healthcare Medical Group's Cottonwood Verde Valley Medical Center (928) 634-2251 is located at 269 South Candy Lane in Cottonwood, approximately 15 miles northwest of the Subdivision. Verde Valley Medical Center is a full-service, 110-bed, non-profit hospital serving Cottonwood, Sedona, Camp Verde, and other surrounding communities. Verde Valley Medical Center utilizes 800 professional and support personnel with a medical staff comprised of more than 80 physicians representing 21 medical specialties.

Fire Protection: Camp Verde Fire District (928-567-9401), is located at 26B W. Salt Mine Road, in Camp Verde, approximately 3.1 miles southeast of the Subdivision. Cost to Purchaser is included in property taxes. For emergencies, dial 911.

Ambulance Service: Verde Valley Ambulance Company (928-634-7750), is located at 839 W. Mingus Avenue in Cottonwood, approximately 15.6 miles from the Subdivision. For emergency service dial 911.

Police Services: Camp Verde Marshall's Office (928-554-8300) is a full service law enforcement agency located at 646 South 1st Street in Camp Verde, approximately 2.8 miles southeast of the Subdivision. For emergency service, dial 911.

LOCATIONS AND COSTS OF THE ABOVE SERVICES AND FACILITIES MAY CHANGE. YOU SHOULD VERIFY THEIR CURRENT LOCATIONS AND COSTS PRIOR TO PURCHASE.

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

Within the Subdivision: Subdivider advises there are no common community or recreational facilities in the Subdivision.

Within the Master Planned Community: N/A, the Subdivision is not part of a Master Planned Community.

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

Assurances for Completion of Subdivision Facilities: All costs to complete the electric facilities to the lots have been invoiced by the electric company (APS) in advance of completion, and paid in full by Subdivider. All other Subdivision improvements have been completed.

Assurances for Maintenance of Subdivision Facilities: The Town of Camp Verde will maintain the interior streets and sewer, Camp Verde Water System Inc. (the provider) will maintain the water facilities. Utility providers are to maintain their respective services.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: N/A, the Subdivision is not subject to a Homeowners Association.

Control of Association: N/A.

Title to Common Areas: N/A, the Subdivision does not have any Common Areas.

Membership: N/A.

SUBDIVISION CHARACTERISTICS

Topography: Subdivider advises that the topography of the Subdivision is relatively flat with a slight downward slope to the northeast (towards the Verde River).

Flooding and Drainage: The Subdivision is not subject to any known flooding or drainage problems or downstream from any existing flood structure or dam. In the "Response to Flood Hazard Status Request's" for each of the Lots, obtained from the Yavapai County Flood Control District, dated August 31, 2020:

"THE PROPERTY IS WHOLLY OR PARTIALLY WITHIN: FIRM – Areas determined to be outside the 500 year floodplain.

FLOOD ZONE DESCRIPTIONS:

Unshaded Zone X – Areas determined to be outside the 500 year floodplain.

COMMENTS: THIS PARCEL IS NOT LOCATED WITHIN A FEMA REGULATED SPECIAL FLOOD HAZAZRD AREA. PARCEL MAY BE SUBJECT TO LOCALIZED DRAINAGE. SEE NOTE 3 [below].

NOTE 3: This property may be subject to localized drainage conditions and/or flooding from undesignated watercourses.

FLOOD INSURANCE – Flood insurance is available for a residential structure with any designated FEMA Zone.

Property Outside a SFHA – Purchase of flood insurance is available and optional, at the discretion of the property owner or lending institution, and is not required by the Federal Insurance Administration, for a federally insured mortgage or loan for buildings located out of a special flood hazard area (SFHA)."

Soils: Subdivider advises that the Subdivision is subject to subsidence/expansive soils. When expansive soil conditions are present, they may cause movement, cracking or other distress in slabs, patios, sidewalks and other flatwork improvements. Western Tehnologies, Inc. issued a Geotechnical Evaluation Report dated September 14, 2020 for the Subdivision and made recommendations as to soils and structural recommendations for structures on the property. Purchaser may obtain a copy of the report from the Subdivider and is encouraged to consult with a soils expert, engineer or architect to determine if sufficient procedures and recommendations were implemented to mitigate possible impacts that the expansive soils may have. According to the Geotechnical Evaluation Report, from Gregory L.E. Burr, R.G. E.I.T., states (*in part*):

“5.1 Laboratory Tests

Laboratory test results (see Appendix B) indicate that native subsoils exhibited low compressibility at existing water contents. Either moderate additional compression occurs or low expansive pressure develop when the water content is increased.

Near- surface soils are of medium to high plasticity. These soils exhibit high expansion potential when recomputed, confined by loads approximating floor loads and saturated in accordance with standard Arizona test methods. Slabs-on-grade supported on recompacted native soils have a high potential for heaving if the water content of the soil increases. Densification of the soil by the passage of construction equipment will increase the expansion potential of the native clayey soil.”

“6.2 Design Considerations

The borings indicate the presence of clayey soils on the Site. These soils will expand or swell with an increase in moisture content. The structures and relate improvements situated on expansive soils could be subject to significant movements if the foundation soils experience an increase in moisture content. It should be understood that if moisture penetrates expansive soils, there could be some heave and resultant cracking/distress of the proposed structure and related improvements. It should be noted that shallow foundation systems are not designed to resist soil movements resulting from sewer or plumbing leaks, excessive or leaking irrigation systems, poor drainage, or water ponding near the structure. Construction of site-on-grade that typically fall under building ode guidelines will be susceptible to heave as well.

In addition, laboratory test results indicate that the site soils become weaker and more compressible with an increase in moisture content. These soils are not considered suitable for support of foundations in their present state. Recommended foundation preparation procedures are presented in the **EARTHWORK** section of this report. Proper drainage should be provided to help prevent infiltration of moisture below foundations and concrete slabs.”

“6.7 Drainage

The major cause of soil-related foundation and slab-on-ground problems is moisture increase in soils below structures. Properly functioning conventional foundations and floor slabs-on-ground require appropriately constructed and maintained site drainage conditions. Therefore, it is extremely important that positive drainage be provided during construction and maintained throughout the life of the structures. It is also important that proper planning and control of landscape and irrigation practices be performed.

Infiltration of water into utility or foundation excavations must be prevented during construction. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to minimize the possibility of moisture infiltration. If utility line trenches are backfilled with the native clay or clayey soils, care should be taken not to over-compact the backfill. However, if the trenches are backfilled with a granular material, then a clay or concrete plug should be placed in the trench adjacent to the structures to prevent water from following the trench back under the structures.

In areas where sidewalks, patios or driveways do not immediately adjoin the structures, protective slopes should be provided with an outfall of about 5 percent for at least 10 feet from perimeter walls. Scuppers and drain pipes should be designed to provide drainage away from the structures for a minimum distance of 10 feet. Planters or other surface features that could retain water adjacent to structures should be avoided if at all possible. If planters and/or landscaping are adjacent to or near the structures, there will be a greater potential for moisture infiltration, soil movement and structure distress. As a minimum, we recommend the following:

- Grades should slope away from the structures.

- Planters should slope away from the structures and should not pond water. Drains should be installed in enclosed planters to facilitate flow out of the planters.

- Only shallow rooted landscaping should be used.

- Watering should be kept to a minimum. Irrigation systems should be situated on the far side of any planting and away from the structures to minimize infiltration beneath foundations from possible leaks.
- Trees should be planted no closer than a distance equal to three-quarters of their mature height or 15 feet, whichever is greater.

It should be understood that these recommendations will help minimize the potential for soil movement and resulting distress, but will not eliminate this potential.”

Subdivider further advises: Positive drainage is a key to the successful performance of any foundation or slab. Desert-type landscaping is advisable near building and pavement areas, and plants requiring more water should be located away from those areas. Positive drainage away from residential structures is always advisable.

Adjacent Lands and Vicinity: The zoning for the lands immediately adjacent to the Subdivision is as follows:

North: “R1L-70” (Residential Single Family Limited)

East: “Open Space” (Arizona State Parks)

South: “R1-PAD” (Single Family Limited - Planned Area Development)

West: “C-2” (Commercial - General Sales and Services)

NOTE: Owners of the adjacent lands described above may seek to rezone their property, seek zoning variances, or may modify their site plan within existing zoning. Consequently, no assurance can be given that the zoning or uses for the adjacent lands will not change from that described above. For current zoning information and proposed land uses purchasers should contact the Town of Camp Verde Community Development at (928) 554-0050 (website: campverde.az.gov) or Yavapai County Planning and Zoning at (928)771-3214 (website: www.yavapai.us).

OTHER EXISTING LAND USES WITHIN THE GENERAL VICINITY OF THE SUBDIVISION INCLUDE, *BUT ARE NOT LIMITED TO*, THE FOLLOWING:

NOTE: Distances shown below are generally measured from the exterior boundaries of the Subdivision and *are approximate only*.

North:

- Private residential property zoned R1L-70 -adjacent
- Small portion of currently vacant property zoned M1 (Industrial-General) - .16 mile
- Currently vacant land zoned R1L-175 - .25 mile extending for .43 mile
- Verde River Meadows residential subdivision - .65 mile

- Arena Del Loma Estates - 1.25 miles
- Interstate 17 - 1.5 miles
- Various residential areas and subdivisions – 1.5 miles, extending 2+ miles

Northeast:

- Private residential property zoned R1L-70 - adjacent
- Currently vacant tracts of land zoned R1L-175 - .12 mile
- Mesa Verde Estates residential subdivision - .7 mile
- Butler park - .9 mile
- Heritage State Park and community pool - 1.3 miles
- Coconino National Forest- 1.72 miles extending 2 miles

East

- Open Space; Arizona State Parks and Prescott National Forest land – adjacent, extending .6 miles
- Verde River - .25 mile
- Large privately owned tracts of land zoned R1L-175 - .6 mile, extending for 1 mile
- Montezuma Castle Highway- 1 mile
- Coconino National Forest - 1 mile extending 2+ miles

Southeast:

- Open Space; Arizona State Parks and Prescott National Forest land - adjacent
- Residential area (Ranch Acres) zoned R1L-35 - .6 mile
- Verde Outpost Townhouses residential area (currently vacant), zoned R1-PAD .73 mile
- W. Finnie Flat Road - .9 mile
- Mixture of developed residential, commercial and Open Space properties - .7 mile extending 3+ mile

South:

- N. Homestead Parkway - adjacent
- Currently vacant tracts of private land zoned R1-PAD – adjacent, extending .6 miles
- W. Finnie Flat Road and mixture of commercially zoned property - .62 miles
- Mixture of commercial, rural residential and Open Space - .63 mile, extending additional .3 miles
- Various residential subdivisions - .62 mile, extending 2+ miles

Southwest:

- N Homestead Parkway - adjacent
- Currently vacant tracts of private land zoned R1-PAD – adjacent
- Currently vacant land zoned C-2 - adjacent
- W. State Route 260 - .5 mile
- Interstate 17 - 1 mile
- Prescott National Forest land – 1 mile, extending 2+ miles

West:

- Currently vacant, commercially zoned property owned by Verde Valley Archaeology Center - adjacent
- Currently vacant, industrial zoned property (Simonton Industrial Park) - .1 mile
- N. Industrial Drive - .3 mile
- Mixture of Commercially zoned properties and Highway 260 - .43 mile
- Interstate 17 - .52 mile
- Prescott National Forest - .72 miles, extending 2+ miles

Northwest:

- Private residential property zoned R1L-70 - adjacent
- Currently vacant private tract of land zone R1L-70 – .05 mile
- Mixture of commercial and industrial land - .15 mile extending to .45 mile.
- W. Peterson Road - .18 mile
- Interstate 17 and various travel-related businesses - .5 miles
- Prescott National Forest- .6 miles extending 2 miles+ miles

NOTE: Owners of the nearby lands described above may seek to rezone their property, seek zoning variances, or may modify their site plan within existing zoning. Consequently, no assurance can be given that the zoning or uses for the adjacent lands will not change from that described above. For current zoning information and proposed land uses purchasers should contact the Town of Camp Verde Community Development at (928) 554-0050 (website: campverde.az.gov) or Yavapai County Planning and Zoning at (928)771-3214 (website: www.yavapai.us).

THIS SUBDIVISION IS LOCATED APPROXIMATELY 3 MILES SOUTHWEST OF THE YAVAPAI-APACHE NATION AMERICAN INDIAN RESERVATION. ACTIVITIES ON THE RESERVATION INCLUDE OR MAY INCLUDE OPEN RANGE, AGRICULTURAL OPERATIONS, AIRCRAFT OPERATION, INDUSTRIAL OPERATIONS AND DAIRY FARMS. A RESERVATION HAS ITS OWN LAWS GOVERNING THE LAND WITHIN ITS BOUNDARIES. THESE MAY INCLUDE TRESPASSING, DUMPING, ARCHAEOLOGY, HUNTING, FISHING, ETC. IN ADDITION, CERTAIN AREAS OF THE RESERVATION MAY BE NONPUBLIC-CLOSED AREAS WHICH REQUIRE SPECIAL PERMISSION TO ENTER. THOROUGHFARES AND ROADS ON THE RESERVATION MAY BE AVAILABLE FOR PUBLIC USE.

SUBDIVIDERS ADVISES: The reservation lands consists of five non-contiguous parcels of land located in three separate communities in eastern Yavapai County. The two largest sections of the reservation's territory are in or around the Town of Camp Verde.

FOR MORE INFORMATION, CONTACT YAVAPAI-APACHE NATION INDIAN RESERVATION AT 2400 W. DATSI STREET, CAMP VERDE (928) 567-1062.

NOTE: Subdivider advises various archaeological studies were performed on the Subdivision property and surrounding properties. Significant archaeological materials have been removed from these properties. No development restrictions are on the Subdivision, which was cleared for development. These findings resulted in the

acquisition of the adjacent property, which includes six pit houses that are to be displayed to the public, by the Verde Valley Archaeology Center. Additional information can be obtained by contacting the Subdivider or Verde Valley Archaeology Center.

Safety Factors and Nuisances:

Roadways and Highways: Highway 260 is located approximately .5 miles west / southwest of the Subdivision and Interstate 17 is approximately .5 miles west of the Subdivision. Homes located in the vicinity of a highway or Interstate could experience nuisances, such as, noise or other effects from use of the highway.

Wildlife: The Subdivision is located in an area where native wildlife exists and may roam at large. Wildlife includes, but not limited to; cottontails, jackrabbits, javelinas, coyotes, deer, bobcats, mountain lions, skunks, raccoons, owls, hawks, birds, bees, various rodents, lizards, scorpions, tarantulas, black widow spiders, centipedes, termites, bark beetles, roof rats, cockroaches, bed bugs, gophers, snakes and other animals/insects/pests common in parts of Arizona. Subdivider advises that there may be federally listed endangered or threatened species that live in nearby protected lands or along or in the Verde River. Further information may be obtained on the U.S. Fish and Wildlife website, by contacting an appropriate planning/development service department or Arizona Ecological Services website www.fws.gov/southwest/es/arizona or Arizona Endangered Species website www.fws.gov/endangered/map/state/AZ.html.

Construction Noise and Traffic: During the construction of homes in the Subdivision, additional vehicle traffic (including heavy construction vehicles), dust, noise (including during early morning hours), etc., may exist.

Livestock: Some surrounding areas currently consist of tracts of private and State land historically used for ranching and grazing of livestock which may result in dust, animal odors and farming/ranching activities. There is no assurance that this land will not be developed in the future.

SUBDIVIDER ADVISES THAT THIS SUBDIVISION IS LOCATED IN A NEARBY OPEN RANGE AREA IN WHICH LIVESTOCK MAY ROAM AT LARGE UNDER THE LAWS OF THIS STATE AND THAT NO PROVISIONS HAVE BEEN MADE FOR THE FENCING OF THE SUBDIVISION TO PRECLUDE LIVESTOCK FROM ROAMING WITHIN THE SUBDIVISION.

Water Hazards: Subdivider advises that Lots 7 through 10 and Lot 12 property lines extend to the centerline of the Verde Woods Irrigation Ditch, which dissects Camp Verde and provides irrigation throughout the community. The Verde River is located approximately ¼ miles to the east / northeast of the Subdivision. Canals, canal walking trails, creeks, channels, rivers, floodways, dams, man-made lakes, levees, washes, and wells in the proximity of the Subdivision may be subject to high velocity and volume occurring during major events. Purchasers are advised that they could pose life-threatening situations and/or safety hazards, especially during times of heavy rainfall.

Parks / Open Space: Subdivider advises that east and northeast of the Subdivision, approximately 80 acres is owned by Arizona State Parks and the United States Forest Service. Town of Camp Verde has proposed managing the property for both agencies and developing a Town Park on the 80 acres along the Verde River located approximately one-quarter mile east / northeast of the Subdivision. There is no assurance that the property will or will not be developed as a Town Park. In the event that it is developed as a Town Park open to the public, residents could experience nuisance from traffic or noise.

Subdivider advises there are no natural gas pipelines within 500 feet of the Subdivision boundaries.

High Voltage Lines: Subdivider advises there are no existing or proposed high voltage power lines (115kv or greater) or any existing substations (115kV or greater) within the boundary of the Subdivision or within ½ miles of the Subdivision boundary. For further information purchasers may contact APS at 928-443-6621.

Other current proposed area development:

East / Southeast: Subdivider advises that east of the Subdivision, 28.22 acres of vacant land is in escrow to a residential developer that is currently developing Verde Ranch Estates, a gated community with manufactured housing and common area facilities, immediately east of the vacant land. Commercial property is located along Highway 260 and along Finnie Flat Road further to the southeast.

West/Southwest: Subdivider advises that south of the Subdivision, approximately 15 acres is currently owned by the Verde Valley Archaeology Center, Inc., a non-profit company with plans to develop an archaeological museum, auditorium, and museum open to the general public. There is no assurance that the property will or will not be developed as a as an archaeology center. In the event that it is developed as an archaeology center open to the public, residents could experience nuisance from traffic or noise. Subdivider advises there is an 88-acre commercial/industrial project proposed surrounding the businesses at the interchange of Highway 260 and Interstate 17.

NOTE: There is no assurance that the proposed/planned development of the property discussed above (or any other surrounding areas) will or will not be developed as stated. Subdivider has no control over current or proposed development or other land-use in areas surrounding the Subdivision. Purchasers are advised to contact the Town of Camp Verde Community Development Department and Yavapai County Planning and Zoning for further information and determine for themselves what, if any, affect any such development or surrounding land-use would have on purchaser's use and enjoyment of their property.

Views are not guaranteed: Subdivider makes no representation or warranty regarding the future protection of views, which may be a factor in the homeowner's decision to purchase. Views and scenes that are visible from particular portions of the Subdivision or lots will change over time and may be blocked or partially obstructed as development activity continues and landscaping matures within and outside of the Subdivision. Neither Subdivider nor any salesperson or representative of Subdivider makes any representation or warranty regarding the future

protection of views that may be a factor in the purchaser's decision to purchase in this Subdivision.

General: Purchasers are advised that homes situated adjacent to or on the vicinity of, including but not limited to: Agricultural operations, dairy farms, canals, creeks, washes, rivers, flood plains, railroads, freeways, water reclamation/treatment plants, well site/storage tanks, landfills, commercial property, multi-family sites, worship sites, school sites, libraries, fire stations, municipal buildings, parks, trails, open space areas, golf courses, construction-related operations, industrial property, or other non-residential uses and/or other recreation amenities are likely to experience an additional amount of, including but not limited to; noise, odors, fumes, cultivation & related dust, agricultural burning, application of pesticides, irrigation, and drainage, vibrations, pests such as flies and mosquitoes, lighting, vehicular and pedestrian traffic associated with the described uses and/or operations for an indefinite period of time.

PURCHASERS ARE ADVISED TO DETERMINE FOR THEMSELVES WHAT EFFECT, IF ANY, THE CURRENT EXISTING AND PROPOSED USES AND IMPROVEMENTS ADJACENT TO OR IN THE GENERAL VICINITY OF THE SUBDIVISION WILL HAVE ON THE USE AND ENJOYMENT OF PURCHASER'S LOT.

Subdivider has used its best efforts in an attempt to disclose all noteworthy activities and conditions surrounding this Subdivision using the resources reasonably available to Subdivider at the time this Public Report was prepared. The information may change from time to time. Prospective purchasers are encouraged to (i) drive the areas surrounding the Subdivision (at different times of the day) to determine whether there exists any activities or conditions that may be of concern to Purchaser and (ii) determine to Purchaser's own satisfaction whether or not the items mentioned in the Public Report or discovered by the Purchaser's own inspections are of concern to Purchaser.

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for Improved Lots (*Lots with a Dwelling*).

Zoning: The property is zoned R1-L – Single Family Residential.

Conditions, Reservations and Restrictions: In accordance with the recorded Subdivision Plat, and existing Town and County zoning ordinances. Other restrictions are recorded as cited in the title exceptions shown on Exhibit "A" attached hereto.

Restrictions and Other Matters of Record: Conditions, reservations and restrictions that may run with the land including Town or County zoning restrictions should be investigated by you. Copies of those items which are recorded may be inspected at the Office of the Yavapai County Recorder, located at 1015 Fair St., in Prescott (928-771-3244 / website: www.yavapai.us/recorder). Information about zoning may be obtained from the Town of Camp Verde Planning and Zoning Department (928-554-0050 / website:

<https://www.campverde.az.gov/>) and the Yavapai County Planning and Zoning Department (928-771-3214 / website: <https://www.yavapai.us>).

AIRPORTS

Military Airport: Subdivider advises the Subdivision is not within the territory or vicinity of a Military Airport as defined in A.R.S. 28-8461.

Public Airport: Subdivider advises the Subdivision is not located in the vicinity of a public airport as defined in A.R.S. 28-8486. The Cottonwood Municipal Airport (a city-owned, public-use airport) is located at 1001 W. Mingus Avenue in Cottonwood, approximately 18 miles northwest of the Subdivision. The airport is served by a single, 4,250 feet long by 75 feet wide, asphalt runway which is oriented in a northwest-southeast direction. The facility provides tie-downs for based and visiting aircraft, but does not have a control tower. Phoenix Sky-Harbor International Airport is located approximately 127 miles south in Phoenix.

Airport: Subdivider advises that the Cottonwood Municipal Airport, described above, is the nearest airport to the Subdivision (approximately 18 miles northwest).

TITLE

Title to this Subdivision is vested in Nexstar Homes, LLC, an Arizona limited liability company (Subdivider), as fee-simple title.

Subdivider's interest in this Subdivision is fee-simple title, evidenced by recorded Special Warranty Deed.

Title is subject, among other things, to all taxes, assessments, covenants, conditions, restrictions, limitations, reservations, rights, obligations, powers, easements, rights of way, liens, and charges of record. **YOU SHOULD INVESTIGATE THE TITLE AND SATISFY YOURSELF AS TO WHAT EFFECT, IF ANY, THESE MATTERS MAY HAVE ON THE USE OF THE LAND.** Title exceptions affecting the condition of title are listed in the Preliminary Title Report dated June 30, 2021, issued by EMPIRE WEST TITLE AGENCY. **You should obtain a title report and determine the effect of the listed exceptions.**

EXCEPTIONS: SEE EXHIBIT "A" ATTACHED

METHOD OF SALE OR LEASE

Sales: Sales will be made through a professional real estate brokerage firm and through an escrow account with Empire West Title Agency. Purchaser's vested ownership interest in the property will be evidenced by Subdivider delivering a recorded Special Warranty Deed to Purchaser. Purchaser should read all purchase and sale documents before signing them.

Cash Sales are permitted.

Release of Liens and Encumbrances: There are no recorded or unrecorded liens or encumbrances against the property.

Use and Occupancy: Lot purchasers will be permitted to use and occupy their lot upon close of Escrow, recordation of Special Warranty Deed, and receipt of a Certificate of Occupancy.

Leasehold Offering: Will any of the property be leased? Yes No

THE PURCHASE CONTRACT IS A BINDING AGREEMENT. CONTRARY TO THE TERMS AND PROVISIONS OF THE CONTRACT, YOU MAY HAVE ADDITIONAL RIGHTS, REMEDIES AND WARRANTIES PROVIDED BY LAW. READ THOROUGHLY BEFORE SIGNING. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE PRIOR TO COMMITMENT TO PURCHASE.

TAXES AND ASSESSMENTS

Real Property Taxes: The combined primary and secondary property tax rate for this Subdivision for the year 2020 is 14.9247% per \$100.00 assessed valuation. The estimated property tax for an improved lot (lot with dwelling), based on the above tax rate and average sales price of \$500,000.00 is \$7,462.35.

Note: Subdivider advises the amount of tax stated above is an estimate only and the actual property tax might be lower as the assessed value is sometimes lower than the actual cash value.

Special District Tax or Assessments: All Special District Taxes are included in the combined tax rate set forth above.

AMOUNT OF TAXES AND ASSESSMENTS SET FORTH ABOVE ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE.

YOU ARE ADVISED TO READ THE RECORDED DECLARATION OF (COVENANTS, CONDITIONS AND RESTRICTIONS), ARTICLES OF INCORPORATION, DECLARATION OF CONDOMINIUM, BYLAWS FOR THIS SUBDIVISION TO DETERMINE THE RIGHTS OF LOT/UNIT OWNERS TO PARTICIPATE IN THE CONTROL OF THE PROPERTY OWNERS' ASSOCIATION AND TO DETERMINE THE RIGHTS, DUTIES AND LIMITATIONS OF OWNERS IN AND TO USE OF THEIR LOT/UNITS. FURTHER, YOU SHOULD DETERMINE FOR YOURSELF IF SUBDIVIDER'S ARRANGEMENTS AND PLANS FOR THE PAYMENT OF ASSESSMENTS ON UNSOLD LOTS/UNITS WILL BE SUFFICIENT TO FULFILL THE NEEDS, DEMANDS AND FINANCIAL OBLIGATIONS OF THE ASSOCIATION, AS SET FORTH IN THE DECLARATION AND BYLAWS.

EXHIBIT “A”**SCHEDULE B – EXCEPTIONS**

1. Water rights, claims or title to water, whether or not shown by the public records.
2. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof.
3. Taxes for the full year of 2021. (The first half is due October 1, 2021 and is delinquent November 1, 2021. The second half is due March 1, 2022 and is delinquent May 1, 2022).
4. Any action by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.
5. Any charge upon said land by reason of its inclusion in Verde Ditch Company.
6. Any charge upon said land by reason of its inclusion in Camp Verde Sanitary District.
7. All matters shown on Results of Survey recorded in Book 53 of Land Surveys, Page 23.
8. All matters contained in Judgment filed in the Superior Court of the State of Arizona, in and for the County of Yavapai, filed November 28, 1998, Case No.47115 wherein The Estate of Virginia F. Webb, Plaintiff, and The Verde Ditch Co., et al, Defendants, recorded March 2, 1998 in Book 3552 of Official Records, Page 730. (affects Lots 7 thru 10 and 12)
9. All matters contained in Town of Camp Verde Ordinance No. 99-A142, Development Agreement with Harvard Investments, Inc., recorded May 14, 1999 as Book 3663 of Official Records, Page 213; re-recorded as Book 4151 of Official Records, Page 16; thereafter Assignment of Development Agreement recorded as Book 4236 of Official Records, Page 866, and thereafter Assignment of Development Agreement recorded as Book 4239 of Official Records, Page 497 and thereafter Partial Assignment of Development Agreement recorded as Document No. 2017-0037860.
10. The terms and conditions of that certain Sewer Right-Of-Way Easement Agreement set forth in Book 4008 of Official Records, Page 169 of Official Records. (affects Lots 7 thru 10 and 12)
11. The terms and conditions of that certain Sewer Right-Of-Way Easement Agreement set forth in Book 4084 of Official Records, Page 731 of Official Records. (affects Lots 7 thru 10 and 12)
12. Matters as shown on survey recorded in Document No. 2014-0046768 of Official Records.
13. The terms, conditions and provisions contained in the document entitled Declaration of Access and Utility Easements recorded August 25, 2014 as Document No. 2014-0038276 of Official Records.
14. The terms, conditions and provisions contained in the document entitled Easement Agreement (Drainage) recorded November 15, 2018 as Document No. 2018-0058880 of Official Records.
15. The terms, conditions and provisions contained in the document entitled Agreement to Waive Claim for Diminution in Value recorded February 20, 2019 as Document No. 2019-0007612 of Official Records.

16. Covenants, conditions, restrictions, liabilities and obligations in the document recorded in Document No. 2019-0017607 and Notice recorded in Document No. 2021-0009712 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.
17. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Document No. 2019-0022806, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
18. Easement(s) for utilities and incidental purposes, recorded in Document no. 2020-0052588 of Official Records. (affects Lots 1, 3, 7)
19. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Document No. 2020-0052704, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
20. The terms, conditions and provisions contained in the document entitled Agreement to Waive Claim for Diminution in Value recorded February 11, 2021 as Document No. 2021-0009524 of Official Records.

THERE ARE NO ADDITIONAL ITEMS OF RECORD PRIOR TO THE DATE OF THIS REPORT

END OF SCHEDULE B