



Arizona Department of Real Estate (ADRE)
Development Services Division
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SUBDIVISION DISCLOSURE REPORT
(PUBLIC REPORT)

FOR

Lake Havasu Estates Unit 14 Tract 1117

aka Lake Havasu Estates Unit 14

Registration No. DM24-062138

SUBDIVIDER

HS Three LLC
3317 Knight Lane
Lake Havasu City, Arizona 86404

Effective Date: December 27, 2024

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION NOR AN ENDORSEMENT by the State of Arizona of this land. The public report reflects information provided by the subdivider and not all of the information in this report has been verified by the Department; certain 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

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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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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 SUBDIVIDER 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 SUBDIVISION DISCLOSURE PUBLIC REPORT CONTAINS IMPORTANT INFORMATION RELATING TO THE SUBDIVISION DESCRIBED HEREIN. INFORMATION IN THIS REPORT IS SUBJECT TO CHANGE AT ANY TIME. SUBDIVIDER STRONGLY RECOMMENDS PURCHASERS READ AND UNDERSTAND THE CONTENTS OF THIS REPORT AND INDEPENDENTLY VERIFY AND INVESTIGATE THE INFORMATION THAT FOLLOWS.

ALL DISTANCES IN THIS REPORT DESCRIBED HEREIN ARE APPROXIMATE, UNLESS OTHERWISE NOTED. IF ANY DISTANCE FROM A PARTICULAR LOT TO A PARTICULAR FEATURE IS IMPORTANT, PURCHASER SHOULD MEASURE AND VERIFY BEFORE DECIDING TO PURCHASE.

Subdivider advises that there may be other disclosure issues of concern not included in this Subdivision Disclosure Public Report. Purchaser is responsible for making all necessary inquiries and consulting the appropriate persons or entities prior to the purchase of any property.

The information in this Advisory is provided with the understanding that it is not intended as legal or other professional services or advice. These materials have been prepared for general informational purposes only. The information and links contained herein may not be updated or revised for accuracy. If you have any additional questions or need advice, please contact your own lawyer or other professional representative.

THIS REPORT INCLUDES: Lots 8, 16, 18, 19, 20, 21, 39, 48, 50, 51, 57, 58, 61, 62, 63, 66, 75, 76, 92, 109, 110, 112, 113, 114, 115, 130, 131, 134, 136, 137, 149, 176, 177, 205, 206, 207, 208, 210, 211, 212, 215, 216, 228, 268, 286, 291, 292, 314, 315, 316, 328, 351, 371, 372, 375, 379, 394, 400, 404, 429, 432, 439, 442, 443, 444, 474, 487 and 491

THE MAP OF THIS SUBDIVISION Fee Number 71-12234, records of Mohave County, Arizona.

The subdivision is approximately 640 acres in size. It has been divided into 499 lots. Lot boundaries will be staked at lot corners. Original wooden stakes may have been destroyed or removed. Purchaser is responsible for re-staking at a cost of approximately \$350.00.

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:

Intersection of Knox Dr and Whispering Winds Dr., approximately 25 miles from Kingman, Mohave County, Arizona

UTILITIES

ELECTRICITY:

Unisource Energy Services, 928-855-2138 website: www.uesaz.com

Unisource Energy Services provides electrical service to this subdivision. Purchasers are advised to contact Unisource Energy Services for current extension costs and deposits for extension of services to their lot.

Trenching, conduit and backfill costs are approximately \$12.00 per lineal foot.

NOTE: Activation of this service is in the control of the Provider and therefore “Seller” cannot guarantee when the service will be activated. A deposit may be required depending on past service, payment history and/or based on credit rating. Fees and/or deposits and applicable taxes are subject to change; please contact the utility company for further details. Once service is established, direct user charges will apply.

IT IS POSSIBLE THAT YOU MAY NOT HAVE ELECTRICAL SERVICE AT THE TIME OF CLOSING. PURCHASER IS ADVISED TO CONTACT THEIR SERVICE PROVIDER TO DETERMINE THE STATUS OF ELECTRICAL SERVICE. YOU MAY ALSO WANT TO CONSIDER TEMPORARY ALTERNATIVES.

TELEPHONE:

Telephone service is not available to the subdivision. Limited access to wireless cell phone service is available

CABLE:

Cable service is not available to the subdivision. Satellite service is available.

Subdivider is **not** providing satellite service to the Lots, and any costs required to install a satellite dish and receive satellite broadcasts shall be paid by the Purchaser.

NOTE: Activation of this service is in the control of the Provider and therefore “Seller” cannot guarantee when the service will be activated. Service fees depend on types of service and/or bundles selected and vary in range. A deposit may be required depending on past service, payment history and or based on credit rating. Fees and/or deposits and applicable taxes are subject to change; please contact the utility company for further details. Once service is established, direct user charges will apply.

INTERNET OR FIBER OPTIC:

Internet or Fiber Optics is not available to the subdivision.

NATURAL GAS:

Neither natural gas, nor propane is available to the subdivision.

WATER:

Subdivider advises water is provided by private well.

Purchasers cost for well installation may be provided by Brown Drilling (928) 757-1920, is approximately \$65,915.94 for a PVC cased well or \$89,234.94 for a steel-cased well.

AVAILABILITY OF WATER IS UNKNOWN. THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS NOT PREPARED A WATER AVAILABILITY REPORT.

SEWAGE DISPOSAL:

TLC Excavating Inc. 928-692-6451, Sewage disposal is via individual septic tank and leach field. Purchasers cost to install septic tank system is: \$8,850.00 for 1000 gallon tank; \$9,850.00 for 1250 gallon tank; and \$10,850.00 for 1500 gallon tank.

SUBDIVIDER ADVISES THAT INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE TO BE USED FOR SEWAGE DISPOSAL. THERE IS NO ASSURANCE THAT AN INDIVIDUAL SYSTEM CAN BE INSTALLED. PRIOR TO PURCHASE, YOU SHOULD CONTACT THE STATE AND LOCAL HEALTH DEPARTMENTS FOR SPECIFICATION AND REQUIREMENTS. YOU SHOULD SATISFY YOURSELF AS TO THE COST OF INSTALLING THE SYSTEM.

IF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM CANNOT BE INSTALLED, NO REFUND OF THE PURCHASE PRICE OF THE LOT WILL BE MADE.

MOHAVE COUNTY DEVELOPMENT SERVICES DIVISION OF ENVIRONMENTAL QUALITY/WASTE DISPOSAL RECITES IN THE CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS:

1. NO "DISCHARGE" TO THE "WATERS OF THE UNITED STATES" PURSUANT TO SECTIONS 301, 309, 402, 404, AND 502 OF THE FEDERAL CLEAN WATER ACT (CWA) IS AUTHORIZED BY THIS APPROVAL. IF THIS PROJECT RESULTS IN DISCHARGE TO THESE WATERS, CWA PERMITS ARE NECESSARY BEFORE COMMENCING THE DISCHARGE, PURSUANT TO THE CODE OF FEDERAL REGULATIONS TITLES 33 AND/OR 40. ANY CONSTRUCTION IN A WATERCOURSE SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE SECTION 404 PERMIT PROGRAM WHICH IS ADMINISTERED BY THE U.S. ARMY CORPS OF ENGINEERS.

2. THIS CERTIFICATE OF APPROVAL DOES NOT CONSTITUTE AN INDIVIDUAL OR GENERAL AQUIFER PROTECTION PERMIT FOR THE ANY SEWAGE COLLECTION SYSTEM OR ONSITE WASTEWATER TREATMENT SYSTEM AT THIS SUBDIVISION; ALL SUCH ACTIVITIES MUST FOLLOW CURRENT AND UPDATED CODES AND REGULATIONS RELATIVE TO AQUIFER PROTECTION PERMITTING AND ANY

OTHER SUCH RULE, LAW OR REGULATION THAT MAY BE IN EFFECT WHEN SUCH SYSTEMS ARE PERMITTED.

GARBAGE SERVICES:

Garbage disposal is by self-haul. The nearest landfill is Lake Havasu City landfill, approximately 36 miles from the subdivision.

SUBDIVIDER HAS MADE NO PROVISIONS FOR THE INSTALLATION OR EXTENSION OF UTILITIES. YOU WILL BE REQUIRED TO BEAR ALL COSTS FOR INSTALLATION OR EXTENSION OF UTILITIES.

CONTACT THE ABOVE UTILITIES REGARDING EXTENSION RULES AND REGULATIONS, SERVICE CONNECTIONS AND COSTS INVOLVED.

STREETS, ROADS AND DRAINAGE

ACCESS TO THE SUBDIVISION: Asphalt paved and bladed and graded public roads are complete. Continued maintenance provided by Mohave County. Purchasers cost included in real property taxes.

ACCESS WITHIN THE SUBDIVISION: Bladed and graded public roads are complete within the subdivision. The roads have not been built to Mohave County Standards for maintenance. Continued maintenance is the responsibility of individual purchasers. Purchasers cost to maintain the roads are approximately \$200.00 per mile.

MOHAVE COUNTY WILL NOT MAINTAIN THE STREETS UNTIL THEY HAVE BEEN CONSTRUCTED TO MINIMUM STANDARDS AND THE COUNTY, APPROVES AND ACCEPTS THEM FOR MAINTENANCE. IF THE STREETS ARE NOT ACCEPTED FOR MAINTENANCE, THE FUTURE COST OF MAINTENANCE WILL HAVE TO BE PAID BY THE ADJACENT PROPERTY OWNERS. IF THE ADJACENT LOT OWNERS FAIL TO COOPERATE, THEN YOU MAY HAVE TO INDIVIDUALLY BEAR THE ENTIRE COST OF MAINTAINING THE ROAD TO YOUR LOT.

STREET LIGHTS: Street lights are not available in this subdivision.

FLOOD AND DRAINAGE: Flood and Drainage facilities are not installed in the subdivision.

ARIZONA STATE TRUST LAND: All State Land is owned by the State of Arizona and is subject to disposition, planning and development by the Arizona State Land Department or as otherwise provided by law. Other land in the vicinity of this subdivision may be privately owned. Subdivider has no control over current or future uses of any land owned by the State of Arizona or others.

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 land.az.gov, or call (602) 542-4631.

LOCAL SERVICES AND FACILITIES

PUBLIC SCHOOL(S) AND DISTRICT(S): PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES AND SCHOOL BUS TRANSPORTATION MAY CHANGE. YOU SHOULD CONTACT THE YUCCA ELEMENTARY SCHOOL DISTRICT AT 928-766-2581 AND KINGMAN UNIFIED SCHOOL DISTRICT AT 928-753-5678 REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

ELEMENTARY SCHOOL:

Yucca Elementary School, (K-5) 12261 S. 3rd Street, Yucca, AZ 7 miles;

MIDDLE SCHOOL:

White Cliffs Middle School (6-8) 3550 Prospector St. Kingman 25 miles;

HIGH SCHOOL:

Kingman 25 miles; Kingman High School (9-12) 3550 Prospector St. Kingman, 25 miles.

School bus transportation is available to High School only.

SHOPPING FACILITIES:

Basha's grocery store 25 miles in Kingman.

PUBLIC TRANSPORTATION:

Public transportation is not available to this subdivision.

MEDICAL FACILITIES:

Kingman Regional Medical Center 3269 Stockton Hill Road, Kingman, AZ 86409-25 Miles.

FIRE PROTECTION:

Yucca Fire Department. Cost to Purchasers included in real property taxes.

AMBULANCE SERVICE:

Yucca Fire Department 12349 Frontage Road, Yucca, AZ 86438, 928-766-2002 Ambulance service is available by dialing 911.

POLICE SERVICES:

Mohave County Sheriff's Department

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

AIRPORTS

AIRPORT:

Kingman Airport, 25 Miles from Yucca, AZ and Subdivision.

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

WITHIN THE SUBDIVISION: There are no common area facilities within the subdivision.

WITHIN THE MASTER PLANNED COMMUNITY: This subdivision is not part of a Master Planned Community.

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

ASSURANCES FOR COMPLETION OF SUBDIVISION FACILITIES: There are no planned facilities for this subdivision.

ASSURANCES FOR MAINTENANCE OF SUBDIVISION FACILITIES: Utility companies are to maintain their respective utilities. Property owners are responsible for continued maintenance of the roads within the subdivision.

PROPERTY OWNERS ASSOCIATIONS

NAME AND ASSESSMENTS: There is no Property Owners Association.

SUBDIVISION CHARACTERISTICS

TOPOGRAPHY:

Gently Sloping Areas, Rolling Desert Hills.

FLOODING AND DRAINAGE:

Subdivider advises the subdivision is not subject to flooding or drainage issues.

Jaimni Upadhyaya of Mohave Engineering in his letter dated February 14, 2017, states:

“This letter is to provide information regarding flood plain and flood zone designation as defined by the Federal Emergency Management Agency (FEMA) for Lots located inside Lake Havasu Estates, Units 9, 13, and 14.

Lake Havasu Estates- Units 9,13, and 14 is a residential subdivision located in portion of section 25, 17N, 17W, section 31, 17N, 16W and section 29, 17N, 16W of the G & SRM, Mohave County Arizona.

The property is located approx. 8 miles south-east of Yucca via I-40, to W Alamo Road. The property is located in low lying desert lands with vegetation consisting of desert shrub and thin grasses. All streets within the subject units are vehicle passable.

The Mohave County Flood Control District, FEMA Map Viewer, FIRM panel Numbers 04015C5475G dated 11-18-2009 and 04015C5500G dated 11-18-2009 indicates that the subject Parcels (lots) shown in Exhibit-1 falls under flood zone “X unshaded”

FEMA flood zone “X” unshaded are Areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

The subject lots are not located within the Special Flood Hazard Area. Although flood insurance is not required for the subject lots, Mohave County does recommend to have one.”

SOILS:

Subdivider advises the soil is subject to expansion and moderate subsidence.

Jeffery D. Vann, MS, P.E of Vann Engineering in his letter dated February 22, 2017 states:

“It is the understanding of this firm that the proposed development of the site will consist of a single-family residential development with 121 lots. The residences are proposed to be built with conventional foundations and slabs or post-tensioned at-grade slabs with no planned basements. The proposed structures will be a wood frame and stucco construction imposing light foundation

loads. For purposes of foundation design, maximum column and wall loads have assumed to be as summarized below:

Foundation Type	Maximum Wall Load (KLF)	Maximum Wall Load (KLF)
Post-Tension Slabs		
Conventional, shallow, lightly loaded surface-level spread foundations with total and differential settlements limited to ½ inch and ¼ inch, respectively	100	5.0

Grading will consist of cuts and fills to obtain finish grade elevations or as necessary for support of foundations. The recommendations for site grading contained in the report have not precluded the site to be free of contaminants.

The site is located on native undisturbed land in Yucca, Arizona. The Geotechnical Investigation Report completed for the development included twenty-five (25) exploratory test borings (with a frequency of testing of 1 point of investigation for every 4.8 lots).

The results of the investigation reveal that the surface soils exhibit a moderate to high potential for expansion. The potential for surface soil collapse is moderate at the site.

Soils encountered at the location of TB-12 were found to have a Plasticity Index of 19 and a moderate to high expansion potential. The soils encountered at the other test borings were found to have a lower expansion potential and are therefore more suitable for construction. As such, the native soils with a Plasticity Index greater than or equal to 15 should not be utilized in the building pads and surrounding fills in conjunction with conventional and post-tensioned slab systems.

For conventional foundation systems, depending upon the foundation alternate and bearing pressure utilized, 1500 psf may be utilized for conventional foundations bearing at 1.5 feet on 1.0 feet of controlled compacted fill. Conventional foundations bearing on native undisturbed soil in lieu of controlled compacted full must be embedded a minimum depth of 2.5 feet for an allowable soil bearing capacity of 1500 psf.

With regard to the 2009 / 2012 IBC (whichever is applicable) and PTI 3rd Edition for uniform thickness post-tensioned systems, the minimum recommended perimeter foundation thickness is 12.0 inches in conjunction with a uniform slab thickness. The uniform thickness slab shall be designed by the project structural engineer. Embedment depth for uniform thickness post-tensioned slabs is referenced from finish floor for both interior and perimeter footings. Subgrade preparation in uniform post-tensioned slab areas must consist of at least 12.0 inches of processed surface soil, prior to the placement of additional fill soil, or resultant in a proposed cut situation for an allowable soil bearing capacity of 1250 psf. The pads may be constructed of on-site soils provided the Plasticity Index less than 15.

Total and differential settlements (1/2- inch and ¼-inch, respectively) from assumed loads will be within generally accepted tolerances provided that the building site prepared and grading operations are performed as specified in the Geotechnical Investigation Report. No major changes in the moisture content of foundation bearing soils occurs after construction, and positive drainage away from the structure is maintained.

During and after construction of the complex, structural foundation/floor slab bearing soils should not be exposed to moisture infiltration or moisture content fluctuations. Proper drainage of surface water and roof runoff water away from the structure should be provided during construction as well as throughout the life of the structures. Long-term ponding should not be allowed near the structures. Proper placement of landscape vegetation and irrigation systems should be utilized so that structural foundation/floor slab bearing soils are not exposed to moisture infiltration or moisture content fluctuations.

No groundwater was encountered during the course of the firm's site investigation to a depth of 15.0 feet. The site is not located within any current known study areas of significant ground subsidence or earth fissures due to groundwater withdrawal.

Chloride concentrations of the subgrade soil samples were 33, 98, 166, and 201 ppm. Since the chloride concentration is less than 500 ppm, post-tensioned tendon encapsulation will not be required.

The sulfate contents of the site soil samples were 0.12, 0.131, 0.156, and 0.164 percent. This suggests a moderate potential for sulfate exposure for the subgrade soils, therefore, Type II cement is recommended for all concrete applications.

This project is not located over any known active faults or fault associated disturbed zones. This report is 2012 IRC compliant. A 2009 IBC / 2012 IBC Site Classification of C may be utilized in the earthquake design of the proposed structures.

In the Geotechnical Investigation Report and Addendum, recommendations are given for the subsurface soil conditions that were encountered at the site during our investigations. Based on the findings presented in the Geotechnical Investigation Report and Addendum, the site is considered suitable for the proposed construction provided foundation/floor slab systems are properly designed, specified compaction for fill material is used, and foundation bearing soils are not exposed to moisture infiltration or moisture content fluctuation. Neither Vann Engineering, INC. nor their agents or employees shall be jointly, severally or individually liable to the client or owner in excess of the compensation to be paid for our work, by any reason of any act or omission, including breach of contract or negligence not amounting to willful or intentional wrong. Our professional services have been performed using that degree and skill ordinarily exercised, under similar circumstances, by reputable Geotechnical engineers practicing in this or similar localities. No warranty, expressed or implied, is made

The Geotechnical Investigation Report and Addendum are not intended as bidding documents, and any contractor reviewing this report must insist on a final report prior to drawing any conclusions. The soil materials and conditions encountered on the subject site and utilized in our laboratory analysis are believed to be representative of the total area; however, soil materials and conditions do vary in character between points of investigation. The recommendations contained

In the Geotechnical Investigation Report and Addendum are based on the assumption that the soil materials and conditions do not deviate appreciably from those disclosed by the investigation. Should unusual soil materials or conditions be encountered during construction, the soil engineer must be notified so that he may make supplemental recommendations if they should be required. The Geotechnical Investigation Report and Addendum are issued with the understanding that it is the responsibility of the owner to see that its provisions are carried out or brought to the attention of those concerned.

In the event that any changes of the proposed project are planned the conclusions and recommendations contained in this report shall be reviewed and the report shall be modified or supplemented as necessary.”

ADJACENT LANDS AND VICINITY:

PURCHASERS ARE ADVISED TO DO THEIR INDEPENDENT RESEARCH REGARDING SURROUNDING PROPERTY AND INVESTIGATE ANY MATTERS OF CONCERN.

Prospective purchasers are encouraged to drive the areas surrounding the subdivision (at different times of the day and night) to determine whether any activities or conditions exist that may be of concern and determine to purchaser's own satisfaction whether or not the items

SUBDIVIDER MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO FUTURE ADJACENT LAND USES OR DEVELOPMENT OF THE PROPERTY NOT OWNED BY THE SUBDIVIDER BOTH WITHIN AND SURROUNDING THE SUBDIVISION. EXISTING AND/OR PROPOSED USE OF ADJACENT PROPERTY IS SUBJECT TO CHANGE AND IS NOT WITHIN THE SUBDIVIDER'S CONTROL. ALL DISTANCES ARE APPROXIMATE.

ADJACENT ZONING:

The zoning designations and their definitions for land adjacent but not necessarily adjacent to the Subdivision are as follows:

AR-Zoning. Adjacent Lands Surrounded by Federal Lands.

NOTE: The zoning information is current as of the date of this Disclosure Report. Purchaser is advised that zoning information is subject to change. Owners of the adjacent land or private land described above may seek to rezone their property, may seek zoning variances for their property 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. All zoning is subject to change. For the most up to date information, purchasers are encouraged to contact: Mohave County Planning and Zoning Department.

SUBDIVIDER MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO FUTURE ADJACENT LAND USES OR DEVELOPMENT OF THE PROPERTY NOT OWNED BY THE SUBDIVIDER BOTH WITHIN AND SURROUNDING THE

SUBDIVISION. EXISTING AND/OR PROPOSED USE OF ADJACENT PROPERTY IS SUBJECT TO CHANGE AND IS NOT WITHIN THE SUBDIVIDER'S CONTROL. ALL DISTANCES ARE APPROXIMATE.

VIEWS: Views and/or scenes that may be visible from particular portions of the community or any of its lots will change over time and may be wholly or partially obstructed as development activity continues and landscape matures.

ARIZONA NATIVE DESERT WILDLIFE: Purchaser is also advised that desert wildlife and pests, including but not limited to squirrels, gophers, coyotes, javelina, rabbits, rodents, birds, mountain lions, skunks, bats, owls, woodpeckers, lizards, other reptiles and other pests such as cockroaches, snakes, black widow spiders and centipedes and other animals are common in parts of Arizona and can and will roam unrestricted portions of Arizona and the Subdivider has no control over their behavior. Animals and pests are common in parts of Arizona that may be of concern to some individuals. Fortunately, most pests can be controlled with pesticides.

SCORPIONS: Scorpions are common in parts of Arizona. Fortunately, most pests can be controlled with pesticides. Scorpions, on the other hand, may be difficult to eliminate. Purchasers with concerns should seek the advice of a pest control company.

TERMITES: Prior to pouring finished floors, each building slab will be treated for termites with certain chemicals, as permitted by law. The termite protection warranty that is provided with the home does not guarantee that termite infestation will not occur during the warranty period. The chemicals dissipate over time and other events may occur that will require the home to be retreated. Certain actions to the home, such as excessive watering and landscaping around the foundation of the home, may void the warranty.

ENVIRONMENTAL HAZARDS:

Purchasers are advised environmental issues can consist of air, water, and land pollutions. The Arizona Department of Environmental Quality administers the state's environmental laws. The division is responsible for effectively implementing standards for the safe generation, management, treatment, storage, and disposal of hazardous waste. The Arizona Department of Environmental Quality (ADEQ) website contains environmental information regarding the locations of open and closed landfills (Solid Waste Facilities), wildfire information, as well as air and water quality information and more. For further information, contact the Arizona Department of Environmental Quality at website www.azdeq.state.az.us or (602) 771-2300.

GOVERNMENT LAND AND FACILITIES (CITY, TOWN, COUNTY, STATE, AND FEDERAL):

Much of the land surrounding and in the vicinity of the Subdivision and the Community is presently owned by other Government Agencies. Subdivider has no control over current or future use of any state or federal lands. Owners of the adjacent private lands described above may seek to rezone their property. In addition, they may seek zoning variances for their property or may modify their site plan within existing zoning. Consequently, no assurances may be given that the zoning or uses for adjacent lands will not change from the date of filing of this Application. Homeowners should contact the Mohave County at www.mohave.gov for further information

regarding up-to-date zoning information. For additional information regarding State Land, visit the State Land Department web page at www.land.az.gov.

NATURAL GAS PIPELINES:

There are no high-pressure gas lines within the vicinity of the subdivision.

HIGH VOLTAGE LINES:

There are no high voltage electric lines or substations within the vicinity of the subdivision.

OPEN RANGE:

SUBDIVIDER ADVISES THAT THIS SUBDIVISION IS LOCATED IN AN 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.

SUBDIVIDER HAS USED ITS BEST EFFORTS TO DISCLOSE NOTEWORTHY ACTIVITIES AND CONDITIONS SURROUNDING THIS SUBDIVISION USING THE RESOURCES REASONABLY AVAILABLE TO SUBDIVIDER AT THE TIME THIS DISCLOSURE REPORT WAS PREPARED. THIS 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 AND NIGHT) 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 DISCLOSURE REPORT OR DISCOVERED BY PURCHASER'S OWN INSPECTIONS ARE OF CONCERN TO PURCHASER

SUBDIVISION USE AND RESTRICTIONS

USE: This offering is for unimproved lots without dwellings.

Zoning: *(single family, multi family, etc.)* Agricultural Residential

"Unimproved lot or parcel" means a lot or parcel of a subdivision that is not an improved lot or parcel.

"Improved lot or parcel" means a lot or parcel of a subdivision on which there is a residential, commercial or industrial building or concerning which a contract has been entered into between a subdivider and a purchaser that obligates the subdivider directly, or indirectly through a building contractor, to completely construct a residential, commercial or industrial building on the lot or parcel within two years after the date on which the contract of sale for the lot is entered into.

CONDITIONS, RESERVATIONS AND RESTRICTIONS:

Existing County zoning ordinances. See also matters listed in Schedule B items as shown on the preliminary report issued for this project.

RESTRICTIONS AND OTHER MATTERS OF RECORD: Conditions, reservations and restrictions that may run with the land including City or County zoning restrictions should be investigated by you. Copies of those items which are recorded may be inspected at the Office of the Mohave County Recorder. Information about zoning may be obtained at the Office of the Mohave County Planning and Zoning Department. Restrictions are recorded as cited in the following title exceptions and per the subdivision plat.

MINERAL RIGHTS: All oil, gas, coal and minerals reserved by Santa Fe Pacific Railway Company in Deed recorded in Book 70 of Deeds, page 408 in this subdivision will not belong to the purchasers of these lots. The exercise of the right to extract these minerals could affect the use, enjoyment and value of your lot.

TITLE

Title to this subdivision is vested in HC Three, LLC., an Arizona limited liability company.

Subdivider's interest in this subdivision is evidenced by Fee Title.

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 December 12, 2024 issued by Chicago Title Insurance Company. **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 evidenced by a standard purchaser agreement. Purchaser's vested interest/ownership interest in the property will be evidenced by the Seller delivering a recorded Warranty Deed to purchasers and, if a purchaser is financing the purchase, by purchaser signing a Promissory Note and Mortgage or Deed of Trust for the amount of the loan/unpaid balance. **PURCHASERS SHOULD READ AND UNDERSTAND THESE DOCUMENTS BEFORE SIGNING THEM.**

CASH SALES ARE PERMITTED.

Purchaser's Earnest Money Deposits, down payments and other advanced funds will be deposited into a neutral escrow account and cannot be used by the Seller until close of escrow. In the event Purchaser breaches the contract deposits and earnest money deposits will be released to the Seller.

RELEASE OF LIENS AND ENCUMBRANCES:

SUBDIVIDER HAS ADVISED THAT ARRANGEMENTS HAVE BEEN MADE WITH THE LENDER IN THE AFOREMENTIONED DEEDS OF TRUST FOR THE RELEASE OF AN INDIVIDUAL LOT UPON COMPLETION OF ALL PAYMENTS AND PERFORMANCE OF ALL THE TERMS AND PROVISIONS REQUIRED OF THE PURCHASER UNDER THE PURCHASE CONTRACT BETWEEN SUBDIVIDER AND SUCH PURCHASER.

USE AND OCCUPANCY: Purchasers will be permitted to occupy their lots upon close of escrow and recordation of the deed.

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

DESIGNATED BROKER:

Broker/Selling or Leasing Agent Name: Tim Holley
Business Address: 157 Paseo Del Sol, Suite 100
City, State, Zip: Lake Havasu City, Arizona 86403
Telephone: 928-530-0347 Email: azvacantland@gmail.com

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 2024 is 6.95 per \$100.00 assessed valuation. The estimated property tax for an unimproved lot (vacant), based on the above tax rate and average sales price of \$10,000.00, is \$55.60.

SPECIAL DISTRICT TAX OR ASSESSMENTS: There are no Special District Taxes or Assessments other than those contained within the real property taxes.

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), FOR THIS SUBDIVISION TO DETERMINE THE RIGHTS OF LOT/UNIT OWNERS TO DETERMINE THE RIGHTS, DUTIES AND LIMITATIONS OF OWNERS IN AND TO USE OF THEIR LOT/UNITS.

EXHIBIT “A”

1. Unpatented mining claims; water rights, claims or title to water; reservations or exceptions in patents or in acts authorizing the issuance thereof, including but not limited to those shown in the Patent to said land, whether or not of public record.
2. Property taxes are paid in full on all parcels, including any assessments collected with taxes to be levied for the year 2024.
3. The liabilities and obligations against said land by reason of its inclusion within the boundaries of the following districts.: YUCCA ELEMENTARY SCHOOL DISTRICT.
4. Easements, set-backs, reservations and restrictions, as shown on the proposed plat of said subdivision, at Fee No. 1971-12234.
5. Reservations and rights of the Santa Fe Pacific Railroad Company, including, but not limited to, the reservation of all oil, gas, coal and other minerals in said land, together with the rights to prospect for, mine and remove the same, all as set forth in Deed recorded in Book 70 of Deeds, page 408.
6. A deed of Trust to secure an indebtedness in the amount shown below,

Amount: \$230,000.00
 Dated: October 18, 2024
 Trustor/Grantor: HS Three LLC
 Trustee: Chicago Title Agency, Inc., an Arizona corporation
 Beneficiary: R.S.I. Mohave, LLC
 Recording Date: October 21, 2024
 Recording No.: 2024051908
 (Includes other property)

NOTE: No further matters affecting the subject property appear of record in the indices of Mohave County through the date of this report.