



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

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COMMISSIONER

SUBDIVISION DISCLOSURE REPORT
(PUBLIC REPORT)

FOR
Johnson Ranch Phase II

Registration No. DM17-058467

SUBDIVIDER

D& G Development LLC, an Arizona limited liability company
4159 E. Huntington Dr.
Flagstaff, AZ 86004

Effective Date
March 27, 2020

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.

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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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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 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: Lot 21 through 61

The map of this subdivision is recorded in Instrument No. 3867730 records of Coconino County, Arizona.

The subdivision is approximately 59.82 acres in size. It has been divided into 41 lots. Lot boundaries marked with ½” rebar with aluminum cap marked Arizona Surveying, Inc., LS18297.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That D&G Development, LLC, an Arizona limited liability company, as “Owner”, has subdivided under the name Johnson Ranch Phase 2, a subdivision situated in Section 15, Township 22 North, Range 8 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, as shown and platted hereon and hereby publishes this plat as and for the plat of said Johnson Ranch Phase 2 and hereby declares that said plat sets forth the locations and gives the dimensions of the lots, easements and streets, constituting the same, and the each lot, easement, and street shall be known by the number, name or designation that is given to each respectively on said plat.

D&G Development, LLC also declares that all right-of-way shown on this plat are hereby dedicated to Coconino County, including any access trails located within the subdivision. The utility easements identified on this plat are for the use by all authorized public utilities serving “Johnson Ranch”, and are hereby dedicated as such. The Declaration of Covenants, Conditions, and Restrictions for Johnson Ranch Homeowners Association, Inc., were recorded on 17-3775192 at the Office of the County Recorder, Coconino County, Arizona and are hereby incorporated as part of this plat.

All dedicated open paces within the subdivision including areas contained as easements within residential parcels shall be dedicated to the Home Owners Association for use by all property owners within the subdivision.

D&G Development, LLC also declares that a Homeowners Association shall be established with authority to enforce and administer the subdivision’s codes, covenants, and restrictions (CC&R’s). The HOA shall be duly incorporated and shall be solely responsible for maintenance of drainage tracts, subdivisions perimeter fences, open spaces, detention ponds and trails including those located within the rights of way of the subdivision. The CC&R’s shall empower the HOA to make equitable assessments against lots to pay for such maintenance and to impose liens against lots to secure payment of such assessments.

All trail easement within this subdivision are dedicated for use by pedestrians, equestrians, and bicycles.

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: Subdivider is located in Coconino County, located approximately 5 miles north of Flagstaff Mall, outside the city limits of Flagstaff, Arizona.

Follow I-17 North to US-180W/Country Club Dr., in Flagstaff. Take exit 201 from I-40 East. Use the right 2 lanes to take Exit 340A to merge onto I-40E towards Albuquerque. Take Exit 201 towards US-89N/Page. Follow US-89N, approximately 5 miles to Cinder Lake Landfill Road.

UTILITIES

Electricity: Arizona Public Service, (APS), (800) 771-7298, www.aps.com
Subdivider advises that utilities are complete to the lot line. Cost to purchaser to complete facilities from the lot line to the dwelling for improved lot is included in the purchase price. Cost to purchaser to complete facilities from the lot line to the dwelling for unimproved lot is approximately \$20.00 per linear foot, including trenching. Cost to purchaser to receive service is \$25.00 plus tax activation fee, a deposit may be required depending upon past credit. Once service is established direct user fees apply.
Fees and/or deposits are subject to change, purchaser should contact the provider for further details.

Telephone: Suddenlink, (888) 592-3861, www.suddenlink.com
Subdivider advises that facilities are complete to the lot line. Cost to purchaser to complete facilities from the lot line to the dwelling for improved lot is included in the purchase price. Cost to purchaser to complete facilities from the lot line to the dwelling for unimproved lot is approximately \$20.00 per linear foot, including trenching. Provider offers numerous service packages with varying charges. A deposit may be required depending upon past service history and credit. Once service is established, direct user charges will apply.
Fees and/or deposits are subject to change, purchaser should contact the provider for further details.

Cable: Suddenlink, (888) 592-3861, www.suddenlink.com
Subdivider advises that facilities are complete to the lot line. Cost to purchaser to complete facilities from the lot line to the dwelling for improved lot is included in the purchase price. Cost to purchaser to complete facilities from the lot line to the dwelling for unimproved lot is

approximately \$20.00 per linear foot, including trenching. Provider offers numerous service packages with varying charges. A deposit may be required depending upon past service history and credit. Once service is established, direct user charges will apply.

Fees and/or deposits are subject to change, purchaser should contact the provider for further details.

Internet or Fiber Optic: Suddenlink, (888) 592-3861, www.suddenlink.com

Subdivider advises that facilities are complete to the lot line. Cost to purchaser to complete facilities from the lot line to the dwelling for improved lot is included in the purchaser price. Cost to purchaser to complete facilities from the lot line to the dwelling for unimproved lot is approximately \$20.00 per linear foot, including trenching. Provider offers numerous service packages with varying charges. A deposit may be required depending upon past service history and credit. Once service is established, direct user charge will apply.

Fees and/or deposits are subject to change, purchaser should contact the provider for further details.

Natural Gas: Unisource Energy, (928) 774-4592, www.ueaz.com

Subdivider advises that utilities are complete to the lot line. Cost to purchaser to complete facilities from the lot line to the dwelling for improved lot is included in the purchaser price. Cost to purchaser to complete facilities from the lot line to the dwelling for unimproved lot is approximately \$20.00 per linear foot, including trenching. Purchasers cost to receive service includes a \$25.00 installation fee and turn on fee, a \$85.00 security deposit may be required.

Fees and/or deposits are subject to change, purchaser should contact the provider for further details.

Water: Doney Park Water, (928) 526-1080, www.doneypark.com

Subdivider advises that utilities are complete to the lot line. Cost to purchaser to complete facilities from the lot line to the dwelling for improved lot is included in the purchase price. Cost to purchaser to complete facilities from the lot line to the dwelling for unimproved lot is approximately \$20.00 per linear foot, including trenching. Purchasers cost receive service includes a one-time non-refundable membership fee of \$5.35 plus tax. One-time non-refundable establishment charge of \$37.42 plus tax. A security deposit of \$83.00.

Fees and/or deposits are subject to change, purchaser should contact the provider for further details.

LETTER FROM ARIZONA DEPARTMENT OF WATER RESOURCES DATED FEBRUARY 23, 2017 STATES IN PART:

“Johnson Ranch subdivision is being served groundwater by Doney Park Water Company. The Department had determined that adequacy of the proposed supply does not meet the criteria of a 100-year adequate water supply. The following criteria have not been met:

- **Physical availability of water supply for 100 years**
- **Continuous availability of water supply for 100 years**

Therefore the Department finds the water supply to be inadequate. For additional information please contact the Arizona Department of Water Resources at (602) 771-8599.”

Sewage Disposal: Individual Septic Systems or Alternative Septic Systems will be required for this subdivision. The cost to purchaser to complete facilities for an improved lot is included in

the purchaser price. The cost to purchaser for unimproved lot ranges from \$7,000 to \$10,000. Additional cost for permit, engineered or alternative system, difficult soil conditions, larger tank, and soil testing.

Estimate cost for maintenance ranges from \$300.00 to \$400.00, cleaning and pumping.

Purchaser should contact Coconino County Environment Quality, (928) 679-8850, www.coconino.az.gov/ for complete information regarding individual septic systems.

THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY IN ITS REPORT OF FEBRUARY 2, 2016, STATES

The sanitary facilities of water supply, sewage treatment and garbage disposal as represented by the approval plan documents on file with the Arizona Department of Environmental Quality are hereby approved subject to the following provisions.

- 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. The Public Report must include, but shall not be limited to, items 2a and 2h:**
 - a. The Subdivider or his/her agent shall disclose prior to sale of each approved lot of these ADEQ provisions and those of the ADEQ ATC for Drinking Water Facilities (Initial Lot Owner).**
 - b. The owner of lots shall obtain site-specific permits for construction and operation from Coconino County Health Department before constructing any on-site wastewater treatment facility or Arizona Department of Environmental Quality, if the County or City is not delegated authority to approve the on-site wastewater treatment system.**
 - c. The lot owner shall obtain site-specific construction and operating permits for an Alternative On-Site Wastewater Treatment Facility or Conventional system if applicable from ADEQ or from the local agency authorized by ADEQ to issue such permits. The cost of an alternative on-site wastewater treatment facility may be in excess of \$15,000.**
 - d. This approval is based on ADEQ evaluation of sanitary facilities for a single family dwelling with four or less bedrooms on each lot. Some lots may accommodate large sewage disposal capacities, subject to local approval.**

Garbage Services: The nearest solid waste disposal site Cinder Lakes Landfill located approximately 2 miles, northwest of the subdivision.

Purchasers may contract with an independent solid waste disposal company:

Waste Management
2508 S. Flagstaff Ranch Rd.
Flagstaff, AZ 86005
(928) 779-2950
www.wm.com/location/arizona/az/flagstaff/location.jsp

Subdivider has completed the extension of the utilities to the lot line.

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: Asphalt paved public streets have been completed and are being maintained by Coconino County, with the cost to purchasers included in the property taxes.

Access within the Subdivision: Asphalt paved public streets have been completed and are being maintained by Coconino County, with the cost to purchasers included in the property taxes.

Street Lights: Subdivider advises that there is a street light at the entrance of the subdivision, Johnson Ranch Homeowners Association will pay electricity.

Flood and Drainage: Subdivider has completed Drainage Easements, to be maintained by the Homeowners Association.

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: Cromer Elementary, 7150 E. Silver Saddle Rd., (928) 773-4150, Grades K-5, approximately 4 miles from subdivision
Sinagua Middle School, 3950 E. Butler Ave., (928) 527-5000, Grades 6-8, approximately 10 miles from subdivision
Coconino High School, 2801 N. Izabel St., (928) 773-8200, Grades 9-12, approximately 10 miles from subdivision

SCHOOL BUS TRANSPORTATION WILL ONLY BE PROVIDED TO STUDENTS RESIDING OUTSIDE THE SCHOOLS DESIGNATED WALKING DISTANCE. PURCHASERS SHOULD CONTACT THE SCHOOLS TO DETERMINE THE AVAILABILITY OF SCHOOL BUS TRANSPORTATION.

PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES AND SCHOOL BUS TRANSPORTATION MAY CHANGE. YOU SHOULD CONTACT THE FLAGSTAFF UNIFIED SCHOOL DISTRICT AT (928) 527-6000 REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

Shopping Facilities: Chevron located at 11230 US-89, 1.4 miles north, Silver Saddle Store located at, 9001 US-89, 1.0 miles south, Family Dollar Store located at, 5060 N. US-89, 2.2 miles south, Safeway located at 4910 N. Hwy 89, and Flagstaff Mall located at 4650 US-89, approximately 4.8 miles.

Public Transportation: Currently no public transportation to this subdivision

Medical Facilities: Concentra located at 1110 E. Route 66, Suite 100, (928) 773-9695, approximately 8.6 miles
Flagstaff Medical Center located at 1200 N. Beaver St., (928) 779-3366, approximately 10 miles from subdivision

Fire Protection: Summit Fire District, (928) 526-9537, or available by dialing 911

Ambulance Service: Guardian Medical Transport located at 1200 N. Beaver St., (928) 773-2145 or by dialing 911. Guardian Medical Transport may access a fee for services.

Police Services: Coconino County Sheriff, (928) 774-4523 or by dialing 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 has completed Dedicated Public Trail(s), Open Space, Common Area, Private Trails and Detention Areas in this subdivision. Areas will be maintained by the Homeowners Association.

Within the Master Planned Community: Subdivider advises that is not a Master Planned Community.

ASSURANCES FOR COMPLETION OF IMPROVMENTS

Assurances for Completion of Subdivision Facilities: Subdivider advises all improvements in Phase II being offered in the report are complete.

Assurances for Maintenance of Subdivision Facilities: The utility companies will maintain their respective facilities, Johnson Ranch Homeowners Association will maintain the Association Facilities, Coconino County will maintain the public streets.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Johnson Ranch Homeowners Association has been formed and is operational. Initial assessment has been set at \$600.00 annually.

Reserve Contribution:

Upon purchase of a Lot, each Lot owner shall pay the Association a Reserve Contribution fee equal to one year's assessment which shall be utilized for replacement and maintenance reserves. The initial Reserve Contribution fee shall be \$200.00.

Control of Association: The control of the association will be turned over to the residents when 75% of Lots (46 lots) are sold or relinquished by Declarant in writing.

Title to Common Areas: Common Areas have been conveyed to the Homeowners Association.

Membership: All lot owners will be members.

PAYMENTS TO PROPERTY OWNERS ASSOCIATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH RECORDED RESTRICTIONS. SAID ASSOCIATION MAY ALSO IMPOSE SPECIAL ASSESSMENTS.

SUBDIVISION CHARACTERISTICS

Topography: Subdivision is level, open meadow

Flooding and Drainage: The subdivision is not subject to any known flooding or drainage problems or downstream from any existing flood structure/dam.

Christine A. Laguna, P.E. of CD&E Engineering in a letter dated February 25, 2020 that: I Christine A. Laguna, Civil Engineer in the State of Arizona, Registration 29327, and as a project engineer of Civil Design & Engineering, Inc., P O Box 30836, Flagstaff, Arizona, state the following:

1. Apex Land Surveys prepared the Final Plat for Phase 2 for the development and found or set the subdivision boundary corners, under the supervision of Arizona Land Surveyor, Richard Reece, Registration Number 59307. Individual lot corners were set for Johnson Ranch Phase 2.
2. Civil Design & Engineering, Inc., prepared construction plans, and roadways were designed to follow natural contours of the land as much as possible. Therefore, cuts and fills were minimized. The roads complete and are paved.
3. Drainage improvements are designed to convey runoff generated from a 100-year, 24-hour recurrence interval. The Phase 2 drainage report had been prepared by Civil Design & Engineering, Inc., and is available for review upon request. Both reports are in accordance with the current Coconino County Stormwater Management Design Manual and have been reviewed and approved by the appropriate governing agencies.
4. The Federal Emergency Management Agency (FEMA) has depicted the Johnson Ranch location to be in Flood Zone "X". This is an area determined to be outside the 0.2% annual chance floodplain. A FIRM map exists for the location. Flood insurance is not required for this area.
5. Floodplain limits have been defined for the developer. Finished floor elevations have been determined for lots bordering the Open Space and Drainage Easements. Recorded with this final plat is a map that illustrates the required finished floor elevations of several lots directly affected by the drainage easements.
6. On lot grading will be required as the individual residences are constructed to maintain positive drainage away from any proposed improvements and direct runoff into the streets. On lot grading and design is the responsibility of the owner/contractor.

Soils: State whether the subdivision lots are subject to subsidence or expansive soils. Then restate the Executive Summary information from the soils report.

Craig P. Wiedeman, P.E. of Western Technologies, Inc., in a letter dated February 1, 2017, states:

Re: Johnson Ranch
APN 301-31-003A
6515 East Landfill Road
Coconino County, Arizona

“In accordance with your request, we are providing the following general discussion regarding geotechnical conditions on the above referenced site. As part of our previous geotechnical evaluation of the site, fourteen borings and ten test pits were drilled and excavated on the site to depths of exploration included soft to stiff, low plasticity Sandy CLAYS and Sandy SILTS, and loose to dense, Silty and Clayey SANDS and GRAVELS. Variable amounts of cinder cobbles were encountered in the subsoils at some of the locations explored. No groundwater was encountered at the time of the field exploration.

Selected soil samples obtained during the field exploration were tested for water content, density, gradation, plasticity, consolidation, expansion, R- value, and water soluble salts and sulfates. Laboratory test results indicate that native subsoils located near and below anticipated shallow foundation levels exhibit generally low compressibility at existing water contents. Low to relatively high additional compression occurs when the water content is increased. When water is added to compacted near-surface soils, low expansion occurs.

The primary geotechnical concern on this site is the tendency of the site soils to compress when wet under typical foundation loading conditions. Typical moisture sources that initiate this type of movement are rainfall, snow melt and landscape watering. This movement results in drywall cracking, warped windows and doors, and eventually structural distress. Water leaks from utilities can cause extreme damage in these types of soils.

Conventional shallow spread footings and slabs-on-grade are suitable for use on this project provided the recommendations contained in our previous geotechnical evaluation are followed. Basically, these consist of supporting foundations and slabs on recompacted site soils and/or imported, low expansive engineered fill. Details are presented in the geotechnical evaluation report.

One of the major factors in reducing possible movements due to compressible soils is the proper control of surface water through positive drainage away from all structures. The quicker the water runs away from a structure, the less time it has to infiltrate into the soils. Proper backfill moisture infiltration.

This summary should not be used for design. Our geotechnical evaluation report for this project should be used. If you have any questions concerning this information, or require additional consultation, design, observation, or testing services, please contact us. We look forward to working with you on future projects.”

Adjacent Lands and Vicinity: To the northwest of the subdivision is Anaszi Trails subdivision zoned AR 2 ½ , Highway 89 to the West and Landfill Road along the southerly boundary, to the North and West – AR 2 ½ and East and South, U.S. Forest Service

NOTE: Owners of adjacent lands 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. Purchasers should contact Coconino County with any questions regarding the zoning of adjacent lands and its use.

Coconino National Forest abuts the subdivision on the East, South and partially to the North boundaries. Therefore due to the close proximity the area may pose a safety factor to unsupervised children and adults. Purchasers are encouraged to drive within the vicinity of the subdivision to determine whether areas of concern exist.

Purchasers are advised that the subdivision is situated in a wildlife area where native wildlife exists. During periods of construction activity, it is common for wildlife to actively migrate away from the development area. There are wild animals known to inhabit the area, such as deer, elk, black bear, coyotes, mountain lions, skunks, rabbits and raccoons. Such animals may enter upon the residential properties and may present danger to persons or pets. Snakes, black widow spiders, prairie dogs, deer mice, and other pest and animals are common in this part of Arizona. Fortunately, most pest can be controlled with pesticides. If a buyer has concerns, he or she should seek the advice of a pest control company.

Cinder Lake Landfill is approximately 2 miles northwest of the subdivision.

Due to the close proximity of Highway 89, lot owners may possibly experience heavy traffic, noise, dust and odors associated with the highway.

Subdivider recommends that you visit the community and drive around the general area on at least several occasions on different days and at different times to familiarize yourself with physical and other conditions to determine whether there are additional material factors that might effect your decision to purchase a home in this subdivision. Since, subdivider cannot predict every circumstance that may be material to you as a Purchaser, it is imperative that you satisfy yourself about the decision to purchase by investigating matters of concern to you.

Construction and General Disclosures:

For a period of time that there is building in this community, there will be construction traffic and other development-related activities, which may result in additional traffic, noise, or dust for the period of development.

Winter Weather:

The Subdivision is subject to freezing temperatures and other weather conditions such as snow and/or freezing rain during the winter months. In such an event, it is the responsibility of Purchaser to ensure his/her Lot and Home are properly winterized. This may include, but is not limited to, protecting exterior plumbing fixtures, condensate lines and other pipes carrying water from freezing, and protecting plants and other landscape features. Subdivider is not responsible for damage caused by freezing temperatures, nor is Subdivider responsible to remove or otherwise clear the lot or streets within the Subdivision of any snow or ice.

Subdivider advises that Transwestern Pipeline transects property (easements Docket 155, Page 620 and locations are identified on recorded plat recorded in Instrument No, 3775137).

High Voltage Lines: Subdivider advises that there are no existing or proposed high voltage power lines (115kv or greater) or any existing or proposed substations (115kV or greater) within the boundary of the subdivision or within ½ miles of the subdivision boundary.

Purchasers area advises that utility providers maintain generating plants throughout areas they service. Purchaser should contact utility provider for further information regarding any changes in existing facilities or any new facilities that might be planned in the vicinity of the property.

INFORMATION ON A PROPOSED OR EXISTING TRANSMISSION LINE AND SUBSTATION MAY BE AVAILABLE FROM THE ARIZONA CORPORATION COMMISSION OR FROM THE UTILITY COMPANY. IN ADDITION TO THE ABOVE DISCLOSED INFORMATION, BUYER SHOULD CONTACT THE UTILITY COMPANY FOR FURTHER AVAILABLE INFORMATION WHICH MAY INCLUDE STRUCTURE HEIGHTS, SCHEMATICS OF WHAT STRUCTURES WILL LOOK LIKE AND CONSTRUCTION SCHEDULES.

Subdivider advises that there are no known unusual safety factors, other than the Flagstaff area is subject to controlled burns in the forest from time to time, which creates some smoke in the air.

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for improved lots with dwellings and unimproved lots
Zoning: Planned Residential Development

Conditions, Reservations and Restrictions: Purchaser are advised to read the declaration of Covenants, Condition, and Restrictions (CC&R's) and other such restrictive documents, which may have an effect on your use and enjoyment of your property.

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 Coconino County Recorder. Information about zoning may be obtained at the Office of the Coconino County Planning and Zoning Department. Restrictions are recorded as cited in the following title exceptions and per the subdivision plat.

AIRPORTS

Military Airport: Subdivider advises that there are no military airport in the vicinity as defined in A.R.S. 28-8461.

Public Airport: Subdivider advises that there are no public airport in the vicinity as defined in A.R.S. 28-8486.

Airport: Flagstaff Pulliam Airport, located at 6200 South Pulliam Drive, Flagstaff, AZ 86001, approximately 20 miles.

TITLE

Title to this subdivision is vested in D & G Development, 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 March 16, 2020 issued by Pioneer 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: Your vested interest/ownership interest in the property will be evidenced by the subdivider delivering a recorded Deed to you and by your signing a Promissory Note and Mortgage or Deed of Trust for the unpaid balance, if any.

Purchasers are advised to read these documents before signing them.

Cash sales are allowed

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

Use and Occupancy: Purchaser is able to use and occupy their lot/unit upon close of escrow and recordation of Deed.

Leasehold Offering: This is not a leasehold offering.

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 10.9445 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., is \$3,949... The estimated property tax for an unimproved lot (vacant), based on the above tax rate and average sales price of \$170,000., is \$1,002..

Special District Tax or Assessments: Subdivider advises that there are no special tax or assessments.

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"

1. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:
 2020.
2. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
 This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
3. OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.
4. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Book	5 of Promiscuous Records
Page	484
Purpose	Public Highway.
5. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Book	14 of Official Records
Page	466
Purpose	Electric lines and poles.
6. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Book	75 of Official Records
Page	490
Purpose	Water lines.
7. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Instrument No.	00-3043284
Purpose	Non-exclusive easement for public and private utilities.
8. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Instrument No.	00-3066387
Purpose	Underground water and underground utilities.
9. The effect of Resolution by the County of Coconino, recorded in

Instrument No.	15-3737093
Concerning	Conditional approval of preliminary plat.
10. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Instrument No.	15-3748057
Purpose	Water pipelines and appurtenant facilities.

11. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Instrument No. 16-3748433
Purpose Natural gas pipelines and appurtenant facilities.

12. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Instrument No. 16-3748736
Purpose Utilities.

13. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:

Recorded in Instrument No. 17-3775192.

THERE ARE NO FURTHER MATTERS OF RECORD CONCERNING THIS PROPERTY THROUGH THE DATE OF THIS REPORT.

