



**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

LOUIS DETORRE
COMMISSIONER

SUBDIVISION DISCLOSURE PUBLIC REPORT

for

Canyon Vista Estates

Registration No.DM06-052324

SUBDIVIDER

Canyon Vista Properties, LLC and
Vistara Homebuilders, LLC
1102 E Missouri Avenue
Phoenix, AZ 85014

Effective Date: July 5, 2006

1st Amendment Effective Date: March 30, 2022

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION NOR AN ENDORSEMENT by the State of Arizona of this land but is provided for informational purposes ONLY. 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 or structure

Table of Contents

SUBDIVISION DISCLOSURE PUBLIC REPORT	1
PROPERTY REPORT DISCLAIMER	1
GENERAL	4
SUBDIVISION LOCATION.....	4
UTILITIES.....	5
STREETS, ROADS AND DRAINAGE	10
ASSURANCES FOR COMPLETION	11
LOCAL SERVICES AND FACILITIES	12
AIRPORTS	15
SUBDIVISION CHARACTERISTICS	16
ADJACENT LANDS AND VICINITY:.....	17
SUBDIVISION USE AND RESTRICTIONS	26
TITLE	26
METHOD OF SALE OR LEASE	27
TAXES AND ASSESSMENTS	27
PROPERTY OWNERS ASSOCIATIONS	28
EXHIBIT “A”	30

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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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 DWELLING UNIT)* 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 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 AND MEASURED FROM THE CENTER OF THE SUBDIVISION, 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.

NOTE: Subdivider reserves the right to make changes in the proposed land uses, improvement plans, street patterns and types, architectural styles and designs, size of residence, and other improvements to be built within the Subdivision. The total number of residential lots may increase or decrease from the current plan depending upon market conditions or other conditions, including acquisition of additional property.

SUBDIVISION LOCATION

Location: This is a rural subdivision approximately 13.5 miles north of Show Low and ½ mile east of State Highway 77 on Shumway Road, Unincorporated City/Town, Navajo County, Arizona.

This report includes Lots 1 through 56

EXCEPT all oil, gas and minerals as reserved in the Deed recorded in Docket 416, page 943, records of Navajo County, Arizona.

The map of this subdivision is recorded in Book 25 of Plats, Pages 21, 22, and 23, records of Navajo County, Arizona.

The subdivision is approximately 105.13 acres in size. It has been divided into 56 lots and Tract A, B and C. Lot boundaries will be staked at the corners by iron pins.

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.

UTILITIES

ELECTRICITY:

Arizona Public Service, (602) 371-7171, or (800) 253-9405, www.aps.com.

Purchaser's costs to receive service is an establishment fee of \$25.00 (Expedited Fee, if available), plus tax. A security deposit may be required and may vary but will not exceed two times the average monthly bill at the service address, plus tax to initiate service. A Monthly Service Fee (Delivery Fee), plus tax.

Electrical lines are complete to the lot lines. Utilities from the lot line to the dwelling will vary based on contractor/builder, home placement on the lot, etc. You are encouraged to do your independent research to determine cost to install conduit from lot line to the dwelling.

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, CELLULAR, AND STREAMING TELEPHONE SERVICES:

Frontier Communications, (844) 365-6371, <http://frontier.com>

Telephone lines are complete to the lot lines. Frontier is the landline provider in the area; however, they are at capacity, and they do not currently offer new service to the lots in this subdivision. In the future they may offer service, if they do, it is your responsibility to research plans, prices, and services details by contacting the provider. In addition, conduit from lot line to dwelling will need to be installed.

If landline service is currently NOT available. Wi-Fi-Internet telephone service may be available as an option through your internet provider or Cell phone service may be available as an option through your chosen provider where a signal can be reached. Verify that your cell phone carrier provides adequate strength of service within and around the Subdivision. Various plans and bundle packages may be available and would vary in price depending on the provider, the type of service provided, and/or type of plan.

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. **IT IS POSSIBLE THAT YOU MAY NOT HAVE TELEPHONE SERVICE AT THE TIME OF CLOSING. PURCHASER IS ADVISED TO CONTACT THEIR SERVICE PROVIDER TO DETERMINE THE STATUS OF TELEPHONE SERVICE. YOU MAY ALSO WANT TO CONSIDER TEMPORARY ALTERNATIVES, I.E., A CELLULAR TELEPHONE.**

CABLE, SATELLITE OR STREAMING TELEVISION SERVICES:

Frontier Communications, (844) 365-6371, <http://frontier.com>

Frontier is the landline provider in the area; however, they are at capacity, and they do not currently offer service to the lots in this subdivision. In the future they may offer service, if they do, it is your responsibility to research plans, prices, and services details by contacting the provider. In addition, conduit from lot line to dwelling will need to be installed.

If landline service is currently NOT available. Satellite or Streaming Television Services may be available as an option through your internet provider or Satellite, or Streaming Television may be available as an option through your chosen provider where a signal can be reached. Verify that your satellite or streaming television carrier provides adequate strength of service within and around the Subdivision. Various plans and bundle packages may be available and would vary in price depending on the provider, the type of service provided, and/or type of plan.

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. **IT IS POSSIBLE THAT YOU MAY NOT HAVE CABLE SERVICE/SATELLITE SERVICE AT THE TIME OF CLOSING. PURCHASER IS ADVISED TO CONTACT THEIR SERVICE PROVIDER TO DETERMINE THE STATUS OF CABLE/ SATELLITE SERVICE. YOU MAY ALSO WANT TO CONSIDER ALTERNATIVES, I.E., A SATELLITE PROVIDER OR ANOTHER INDEPENDENT PROVIDER OFFERING STREAMING TV SERVICES.**

INTERNET:

Frontier Communications, (844) 365-6371, <http://frontier.com>

Frontier is the landline provider in the area; however, they are at capacity, and they do not currently offer service to the lots in this subdivision. In the future they may offer service, if they do, it is your responsibility to research plans, prices, and services details by contacting the provider. In addition, conduit from lot line to dwelling will need to be installed.

If landline service is currently NOT available. Internet Services may be available as an option through your chosen provider where a signal can be reached. Verify that your satellite carrier provides adequate strength of service within and around the Subdivision. Various plans and bundle packages may be available and would vary in price depending on the provider, the type of service provided, and/or type of plan.

Internet Service providers serving the area may be Viasat Internet, Hughes.net, Starlink and a number of other smaller but high-quality internet companies exist and may cover the area.

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

NATURAL GAS:

Seller advises that natural gas is NOT available to the Subdivision; however, Purchasers are advised that propane is available from a number of suppliers, including, but not limited to:

Owens Energy
1460 E. Deuce of Clubs, Show Low, Arizona 85901
(928) 537-8900
www.owensenergy.com

In letter dated March 3, 2022, Owens Energy has cited in part the following with respect to the subdivision:

“Without physically going out to see the properties we should be able to provide propane services to these properties as long as we have access to the properties. Costs to new customers would be

a yearly tank lease which is \$50-\$100 a year depending on their usage. Other costs could include a gas yard line if they choose to have us install, which runs between \$350-\$400 depending on the length of the gas line. The only costs would be the cost of the propane per gallon which is currently as \$2.99 a gallon.”

Service fees depend on types of service selected and vary in range. A deposit may be required depending on past service and payment history. Once service is established, direct user charges will apply. Fees and/or deposits and applicable taxes are subject to change; please contact the provider for further details and pricing information.

IT IS PURCHASER’S RESPONSIBILITY TO RESEARCH ADDITIONAL SUPPLIERS, COST, AND DETAILS FOR PROPANE, TO INCLUDE MAINTENANCE.

WATER:

WATCO Inc., 1-800-713-8905, www.watcowater.com.

There will be a \$25.00 establishment fee and a possible deposit of \$45.00. The quality of the water is not regulated by federal or state authorities and may not be suitable for domestic use. Utilities from the lot line to the dwelling will vary based on contractor/builder, home placement on the lot, etc. Running lines from lot line to dwelling will be approximately \$30.00 per linear foot. It is your responsibility to research prices and details by contacting the contractor/builder.

In letter dated May 25, 2006, the Arizona Department of Water Resources has cited in part the following with respect to the subdivision:

Pursuant to A.R.S. § 45-108. (In part) the Department recommends that your office include the following statement in all promotional material and contracts for sale of lots in this subdivision:

“Pursuant to A.R.S § 45-108 and A.A.C. R12-15-715 et seq., the Department has determined that the water supply for the Canyon Vista Estates subdivision is adequate. i.e., that the water supply is physically, continuously, and legally available to satisfy the applicant’s 100-year projected water demand, and that the water supply is of suitable water quality. However, the legal availability of the water withdrawn from wells in this area may be the subject of court action in the future as part of a determination of surface water rights. Whether future court action will have an effect on the legal availability of the water supply for the proposed subdivision cannot be determined at this time.”

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 SERVICE AT THE TIME OF CLOSING. PURCHASER IS ADVISED TO CONTACT THEIR SERVICE PROVIDER TO DETERMINE THE STATUS OF SERVICE.**

SEWAGE DISPOSAL:

State/County/Subdivider advises that individual sewage disposal systems are to be used for sewage disposal. You should satisfy yourself as to the cost of installing the system. Prior to purchase, you should contact the state and local environmental health departments for specification and requirements. Navajo County Department of Environmental Health; 600 N. 9th Place, Show Low, Arizona 85901; (928) 532-6050 ext. 5539, <https://www.navajocountyaz.gov/Departments/Public-Health-Services/Environmental-Health/Environmental-Quality> or more information, review the Septic System Protocols and Guidance Manual by visiting www.navajocountyaz.gov.

Prior to installing a septic tank, a percolation test (perc test) will be performed to evaluate the soil's capacity to accept a subsurface sewage disposal system. Subdivider has obtained the below estimate. It is your responsibility to research prices and details.

BW Construction LLC, (928) 457-0095, www.bwconstructionllc.net

In email dated March 14, 2022, BW Construction LLC has cited in part the following with respect to the subdivision:

"Perc tests usually cost around \$900-\$1,000. That comes with a soil analysis, all paperwork ready for county, a septic design, and an estimate from BW Construction.

If the perc fails, then we charge \$500-\$600. Depending on depth of perc holes, an engineer would have to get involved after that, they typically charge \$500-\$2500.

If an alternative system is required due to failure of the perc, typical cost for that style of system is \$18,000-\$40,000+

On average, depending on soil rate and home size, a conventional septic system runs around \$8,500-\$12,000.

Due to inflation of materials and fuel, these prices are just a ballpark estimate of average costs. Prices will be looked over and adjusted at time of project installation."

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 SERVICE AT THE TIME OF CLOSING. PURCHASER IS ADVISED TO CONTACT THEIR SERVICE PROVIDER TO DETERMINE THE STATUS OF SERVICE.**

GARBAGE SERVICES (Refuse/Recycling):

TBS Waste, LLC, (928) 536-7632, www.tbswaste.com

Cost to purchasers is approximately \$25.00 per month, plus tax for weekly service. Fees and/or deposits are subject to change; please contact the utility provider for further details. Purchasers are advised that there are other providers in the area; purchasers are further advised to contact the service provider of their choice for the cost associated with garbage collection.

UTILITIES NOTE: Subdivider has completed the facilities to lot lines for Electricity, Telephone, and Water. Sewage disposal systems are available by Septic. Cable and Internet are currently not available in the current underground lines and must be obtained through alternate service providers.

SUBDIVIDER IS **NOT** PROVIDING CONDUIT FROM LOT LINE TO THE DWELLING AND WILL NEED TO BE INSTALLED BY THE PURCHASER. SUBDIVIDER IS **NOT** PROVIDING SERVICE TO THE LOTS, AND ANY COSTS REQUIRED TO INSTALL AND RECEIVE SERVICE SHALL BE PAID BY THE PURCHASER. UTILITIES ARE PURCHASER'S RESPONSIBILITY AFTER THE CLOSE OF ESCROW.

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.

Arizona Corporation Commission regulates certain utility rates and service fees. Rate increases may be subject to public hearing. Purchasers are encouraged to contact the individual utility company or the Arizona Corporation Commission, for additional information.

STREETS, ROADS AND DRAINAGE

Access to the Subdivision: Access to this development is by way of Shumway Road, a County owned and maintained road contiguous to this project. Shumway Road connects to State Highway 77 approximately ½-mile to the west. The exterior streets have been completed with an asphalt surface and have been accepted by Navajo County for maintenance. Costs to purchasers for maintenance are included in the property taxes.

Access within the Subdivision: Streets within the subdivision are dedicated to the public and are maintained by Navajo County. The interior streets have been completed with an asphalt surface and have been accepted by Navajo County for maintenance. Costs to purchasers for maintenance are included in the property taxes.

Streetlights: none

Flood and Drainage: The developer has installed culvert systems where necessary and drainage easements/tracts as outlined on plat map. The Homeowners Association will provide maintenance

of drainage for open space retention tracts. Purchaser's cost for maintenance is included in their property taxes and Homeowners Association fees, respectively.

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.azland.gov, or call (602) 542-4631.

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

Within the Subdivision: Subdivider has completed the common area tracts, which are maintained by the Homeowners Association. Cost to purchasers for maintenance is included in the Homeowners Association fees. Tract A is designated as Open Space (Landscaping). Tracts B is designated as Open Space (Recreation and Drainage). Tract C is designated for a future roadway and will be used as open space until the time said roadway is constructed. Tract D is designated for the water production site.

Within the Master Planned Community: Subdivider advises this Subdivision is not part of a Master Planned Community.

ASSURANCES FOR COMPLETION

Assurances for Completion of Subdivision Facilities: Subdivider has advised all improvements are complete to the lot lines. Financial Assurances are not necessary.

Assurances for Maintenance of Subdivision Facilities: Utility companies will maintain their respective utilities. Navajo County will maintain the public streets. According to the recorded Covenants, Conditions and Restrictions, Articles, and Bylaws for this subdivision the Homeowners Association is responsible and will maintain the common areas consisting of the entrance area, entrance road median landscaping, and perimeter fencing.

LOCAL SERVICES AND FACILITIES

PUBLIC SCHOOL(S) AND DISTRICT(S): The Subdivision is within the **Snowflake Unified School District #5**. For a recent list of schools, school boundaries, school assignments and bus transportation within the district, you may contact the **Snowflake Unified School District at (928) 536-4156, <https://www.susd5.org/>**. The following is the closest public schools to the **Silver Creek Estates** subdivision:

ELEMENTARY SCHOOL:

Taylor Elementary School (Grades K-3), approximately 5 miles northwest
29 South 300 East
Snowflake, Arizona 85937

INTERMEDIATE SCHOOLS:

Taylor Intermediate School (Grades 4-6), approximately 5 ½ miles northwest
207 North 500 West
Taylor, Arizona 85939

JUNIOR HIGH SCHOOLS:

Snowflake Junior High School (Grades 7-8), approximately 6 ¾ miles northwest
1380 South Main Street
Snowflake, Arizona 85937

HIGH SCHOOL:

Snowflake Union High School (Grades 9-12), approximately 7 ¾ miles northwest
190 South 200 West
Snowflake, Arizona 85937

The phone number for all schools are: (928) 536-4156

The mailing address for all schools are: 682 School Bus Lane, Snowflake, Arizona 85937

NOTE: School Bus Transportation will only be provided to students residing outside the schools designated walking distance and special education students, exceptions may be approved by the school superintendent. Purchasers should contact the schools to determine the current location of schools and the availability of school bus transportation and additional information regarding the schools and districts. Purchaser are advised that school boundaries, school size, school facilities, school bus transportation and school assignments are subject to change and any such changes are out of the control of the Seller.

FOR ADDITIONAL INFORMATION REGARDING SCHOOLS AND DISTRICTS PROSPECTIVE PURCHASERS SHOULD CONTACT THE FOLLOWING WEBSITES:

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/>

SHOPPING FACILITIES: City of Snowflake/Taylor is approximately 5 miles north of the subdivision. City of Show Low shopping centers are from 14 to 16 miles from the development. Food, drinks/water, and medical supplies may be purchased at:

Family Dollar, approximately 8 miles northwest

36 S. Main Street

Snowflake, Arizona 85937

(928) 536-2623

www.familydollar.com

Bashas, approximately 6 miles northwest

650 N. Main Street

Taylor, Arizona 85939

(928) 537-6060

www.bashas.com

Walmart Supercenter, approximately 5 ½ miles northwest

715 N. Main Street

Taylor, Arizona 85939

(928) 536-2543

www.walmart.com

HOSPITALS AND MEDICAL FACILITIES: There are small medical clinics in both Snowflake and Taylor.

Banner Urgent Care, approximately 10 miles southeast

680 E. Deuce of Clubs, Suite B

Show Low, Arizona 85901

(928) 596-4580, www.bannerhealth.com

Compass Medical Center, approximately 6 ¾ miles northwest

1300 Main Street,

Snowflake, Arizona 85937

(928) 536-5525, www.compassmedicalaz.com

Summit Healthcare Family Medicine Snowflake-Taylor/ Snowflake Outpatient Center, approximately 6 ¾ miles northwest

1121 Main Street

Snowflake, Arizona 85937

(928) 536-5000, www.summithealthcare.net

Summit Healthcare Snowflake Medical Center, approximately 7 ¾ miles northwest

590 Main Street
Snowflake, Arizona 85937
(928) 536-7519, www.summitphysician.net

Summit Healthcare (full-service hospital), approximately 13 ¼ miles southeast
2200 Show Low Lake Road
Show Low, Arizona 85901
(928) 537-6556, www.summithealthcare.net

PUBLIC TRANSPORTATION: Public Transportation is not available to this Subdivision.

HIGHWAYS: State Highway 77 (Main Street), approximately ¾-mile west

TRANSPORTATION NOTE: For additional Transportation information, you may also contact the **Navajo County Public Works**, (928) 532-6080, www.navajocountyaz.gov/Departments/Public-Works/Contact-Information; **Arizona Department of Transportation**, (602) 712-7355, www.azdot.gov; or **Arizona Department of Transportation Inter-modal Transportation Department** provides schedules, maps and other information of new freeway construction in the state. You are encouraged to view their website at www.azdot.gov/projects.

FIRE PROTECTION: Fire Emergency Protection is available by dialing 911.
Provided by Timber Mesa Fire and Medical Department
With costs to purchasers to receive, service included in their property taxes.
3561 E. Deuce of Clubs, Show Low, Arizona 85901

Timber Mesa Fire and Medical Station 15, approximately 10 ¼ miles southeast
60 N. 6th Street
Show Low, Arizona 85901
Non-Emergency (928) 537-5100

AMBULANCE SERVICE: Ambulance Emergency Service is available by dialing 911.
Provided by Timber Mesa Fire and Medical Department

POLICE SERVICE: Police Emergency Service is available by dialing 911.
Provided by Navajo County Sheriff's Department
Non-Emergency (928) 524-4050

Navajo County Sheriff's Office, approximately 9 ¾ miles southeast
550 N. 9th Place
Show Low, Arizona 85901
(928) 532-6060

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

AIRPORTS

Public Airport: The closest public airport is Show Low Regional Airport, approximately 13 ½ miles south of the subdivision.

Show Low Regional Airport
3150 Airport Loop Road
Show Low, Arizona 85901
(928) 532-4190
www.showlowaz.gov

The Show Low Regional Airport is located 1 mile east of Show Low, and features two runways with parallel and connecting taxiways, a modern 6,400-square-foot terminal building, short- and long-term vehicle parking lots, and three aircraft parking ramps. Runway 6-24 is 100-feet wide by 7,200-feet long and has a weight-bearing capacity of 60,000 pounds for dual-wheel, main gear aircraft. Runway 3-21 is 3,920-feet long by 60-feet wide, with a weight-bearing capacity of 12,500 pounds and used frequently as the crosswind runway.

Flight operations from the airport described above may produce aircraft noise. Additional information about the flight paths, flight hours, type of aircraft and similar information may be obtained by contacting airport directly. Present operations are subject to change and are not within the Subdivider's control.

HELIPORT NOTE: Heliports are located at various hospitals, malls, television and radio news stations, police, fire, and other governmental agencies, in addition to privately owned heliports are located throughout Arizona.

IMPORTANT AIRPORT INFORMATION NOTE:

The State Land Department and the State Real Estate Department maintain airport maps, which are available to the public; you may contact them at www.land.az.gov. The maps are also posted on the Arizona Department of Real Estate's web site at www.azre.gov or you may view the Arizona Department of Transportation airport maps at www.azdot.gov/maps. Additional information may be obtained directly by contacting each respective airport.

Due to the proximity of these airports and airstrip facilities and operations, this Community may experience noise, vibrations, fumes, odors, dust, fuel and lubricant particles or other effects of air traffic or roadway traffic and/or other effects that may be of concern or undesirable to some individuals.

Please be advised that aircraft types, flight patterns, and volume could change. Present operations are subject to change and are not within the Seller's control. Purchaser is also urged to visit the Community and the particular home site at various times of the day and night to experience the impact of current noise levels and other effects.

ALL AREAS WITHIN AN OVER-FLIGHT DISTRICT ARE SUBJECT TO AIRCRAFT ACTIVITY. SINGLE AIRCRAFT OVERFLIGHTS, CERTAIN AIRCRAFT AND PARTICULAR NOISE LEVELS AFFECT EVERYONE DIFFERENTLY AND COULD BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT TRAFFIC CONSIST OF CARGO, COMMERCIAL, CHARGER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT. IF A RESIDENCE IS OUTSIDE THE OVER-FLIGHT DISTRICT, IT IS STILL SUBJECT TO OVER-FLIGHT BY AIRCRAFT FROM THE CLOSEST AIRPORT, ANOTHER AIRPORT IN THE VALLEY OR FROM AN AIRPORT OUTSIDE THE VALLEY

SUBDIVISION CHARACTERISTICS

Topography: Predominately level, sandy loam soil with intermittent rock influences; gross cover with shaggy bark Juniper trees, Elms, Oak, Apple, and Cottonwood trees.

You are advised to assure yourself, by personal observation or other methods outside this report, of the usability for your needs of the lot in which you may be interested.

Flooding and Drainage: Developer advises that there are no flooding and drainage problems. In a letter dated October 1, 2005, signed by John Murphy, P.E., states in part:

“This letter serves to certify to the best of my knowledge that Canyon Vista Estates subdivision, a residential subdivision located in an unincorporated area of Navajo County, Arizona, is located in a designated Zone ‘C’ per the Federal Emergency Management Agency (FEMA) Community Panel Number 2218 of 2700, Insurance Rate Map Number 040066-2218-B, Navajo County, Arizona, dated June 1, 1982.

Per FEMA, a Zone ‘C’ designation is defined as: “Areas of minimal flooding”

A drainage evaluation of the property determined that stormwater runoff will sheet flow across the developed lots until reaching drainage facilities which are designed to manage the runoff. Future lot owners should elevate their building finished floors sufficiently to ensure stormwater runoff flowing across the lots can be diverted around the proposed improvements. One foot (1') above the highest adjacent existing ground elevation will be sufficient in all cases to prevent runoff from a 100-year event from inundating any structures.

It is further understood that flood insurance is not legally required for lot owners in the Canyon Vista subdivision but may be required by public or private lending institutions or other parties.

Finally, no structures or improvements should be constructed within or near drainage easements that might impede stormwater runoff from reaching the drainage facilities.”

END OF LETTER

Soils: Craig Wiedeman, P.E., Registered Professional Engineer with Western Technologies, Inc., LLC., in Executive Summary of soils report dated October 13, 2005, states in part:

“In accordance with your request, we are providing the following general discussion regarding geotechnical conditions on the above reference development. The primary geotechnical concern on this site is the tendency of the site soils to swell moderately to significantly when wet. Typical moisture sources that initiate this swelling are rainfall, snow melt and landscape watering. This swelling 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 bearing on the site soils are not suitable for use due to the expansive characteristics of these soils. To help minimize this problem, we are recommending post-tensioned slab-on-ground foundations. Post-tensioned slabs are thickened, reinforced concrete slabs-on-grade that contain tensioned steel cables to make the slab stronger. A post-tensioned slab combines the footings and floor slab into one rigid unit that acts like a raft and distributes stresses more informally throughout the structure if movement does occur due to swelling soils. This will greatly reduce or eliminate cracking and warping of windows and doors. Although this type of foundation system is typically more expensive than convention shallow foundations, the cost is greatly offset by the reduced site preparation procedures that are required.

One of the major factors in reducing movements due to swelling 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 compaction of backfill around structures and in utility line trenches is also a key in minimizing subsurface moisture infiltration.

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.”

END OF LETTER

ADJACENT LANDS AND VICINITY:

Purchasers are advised to do their independent research regarding surrounding property and investigate any matters of concern. **YOU ARE ADVISED TO DETERMINE FOR YOURSELF WHAT AFFECT, IF ANY, THE USES ADJACENT TO OR IN THE VICINITY OF THE SUBDIVISION WILL HAVE ON THE USE AND ENJOYMENT OF**

YOUR PURCHASE. SUBDIVIDER AND ITS AGENTS MAKE NO REPRESENTATION OR WARRANTY WITH RESPECT TO FUTURE ADJACENT LAND USES OR DEVELOPMENT OF THE PROPERTY NOT OWNED BY THE SUBDIVIDER SURROUNDING THE SUBDIVISION. EXISTING AND/OR PROPOSED USE OF ADJACENT PROPERTY IS SUBJECT TO CHANGE AND IS NOT WITHIN THE SUBDIVIDER'S CONTROL.

North: RU-1 (Rural Zoning District - One (1) Acre per Dwelling Unit.)
South: RU-1 (Rural Zoning District - One (1) Acre per Dwelling Unit.); Municipal
East: RU-1 (Rural Zoning District - One (1) Acre per Dwelling Unit.)
West: RU-1 (Rural Zoning District - One (1) Acre per Dwelling Unit.)

NOTE: The zoning information is current as of the date of this Public 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:

**Navajo County Development Department,
Navajo County Planning and Zoning**
100 East Code Talkers Drive
South Highway 77
P.O. Box 668
Holbrook, Arizona 86025
www.navajocountyaz.gov/Departments/Planning-and-Zoning

PURCHASERS SHOULD VISIT THE LOCATION AND DETERMINE IF IT IS A MATERIAL FACTOR THAT MIGHT AFFECT A PURCHASER'S DECISION TO PURCHASE A HOME IN THE COMMUNITY.

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 mentioned in the Public Report or discovered by purchaser's own inspections are of concern to purchaser.

ADJACENT LAND USES: Adjacent land to the Community, but not necessarily adjacent to the Subdivision, is as follows:

Agriculture, Equestrian Uses and Livestock:

Agriculture: Subdivision is located in the vicinity of agricultural areas to include multi-use parks and trails that may include equestrian properties. Purchaser is advised that agricultural properties with horse and animal privileges may be legal and should be expected to continue indefinitely. Subdivider advises purchasers that the types of agricultural operations are subject to change. Many

procedures normal and necessary to the operation of agricultural uses such as field crops, vineyard, orchards, dairy and poultry farms and feed lots result in noise, noxious odors (particularly, fertilizer odor), chemical treatment, including aerial spraying of chemicals, defoliants, pesticides and fertilizers, and the use of farm equipment, which may produce dust, chemicals and particles in the air, unpleasant odors and noise, irrigation or other potentially detrimental effects to residential use of adjacent properties. Irrigation ditches on surrounding properties may pose a safety hazard to unsupervised children, pets, and adults.

Cattle Operations: Livestock and other farm animals, including cattle/dairy operations, are present in the vicinity of the subdivision. Activities associated with these operations may produce noise, unpleasant odors, insects, and truck traffic. The operators of the farms in the vicinity of the property from time to time will be applying insecticides, fertilizers, and other farm chemicals in the vicinity of the property. **NOTE: Purchasers should carefully investigate in person the potential impact of such odors, dust, noise, spraying, irrigation, truck traffic and early hours of operation or other effects resulting from the nearby agricultural and livestock uses, as these conditions may be disturbing to some individuals. Purchaser should confirm that the possible nuisances are acceptable.**

Open Range Livestock: Subdivider advises that this Subdivision is located in an open range area in which livestock may roam at large under the laws of the state and that no provisions have been made for the fencing of the Subdivision to preclude livestock from roaming within the Subdivision.

American Indian Reservations:

THIS SUBDIVISION IS NOT LOCATED WITHIN FIVE MILES OF AN AMERICAN INDIAN RESERVATION. Although Subdivision is not within 5 miles of White Mountain Apache Tribal Lands, Subdivider discloses the White Mountain Apache Tribal Lands are located approximately 13 miles southwest.

Subdivider makes no representation or warranty with respect to future land uses on these American Indian Communities nor as to any rights an adjacent property owner may have to protest or influence future land uses. Land use changes within these Indian Communities are not subject to mandatory public notice and hearing requirements and procedures that are common in many municipalities. The land in these Indian Communities may be developed for any use, now or in the future. Furthermore, the [American Indian Community is a Sovereign Nation and is not subject to all laws and regulations of the United States of America, the State of Arizona, or Navajo County.

ACTIVITIES ON THE RESERVATION INCLUDE OR MAY INCLUDE OPEN RANGE, AGRICULTURAL OPERATIONS, AIRCRAFT OPERATIONS, 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 NON-PUBLIC CLOSED AREAS, WHICH REQUIRE SPECIAL PERMISSION TO ENTER. THOROUGHFARES AND ROADS ON THE RESERVATION MAY NOT BE AVAILABLE FOR PUBLIC USE.

Note: Information on American Indian Reservation Lands may be obtained using the Inter-Tribal Council of Arizona (ITCA) website at <http://www.itcaonline.com/tribes.html> or the

Arizona Native Desert Wildlife, Scorpions, Termites and Other Pests:

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. If these or any other creatures are a concern, purchaser may contact the Arizona Game and Fish Department at (602) 942-3000 or visit their website at www.azgfd.gov. For additional information, please visit www.desertusa.com.

Termites: Prior to pouring finished floors, each home 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 break the protective barrier and therefore could void the warranty. Purchasers with concerns should seek the advice of a pest control company.

Wildlife: The subdivision is situated in a desert area where native wildlife exists. Wildlife includes, but is not limited to, desert cottontail, desert tortoise, black-tailed jackrabbit, birds, javelina, coyotes, mule deer, elk, various rodents, and lizards. Such animals may enter upon residential properties and may present danger.

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

Landfill Transfer Station Note: This property, due to the proximity to the landfill/transfer station and the transport of waste to and from these facilities, may from time-to-time experience noise, odors and dust associated with landfills, which some individuals may find objectionable.

Waste Management (WM) - Pinetop Lakeside Hauling & Lone Pine Transfer Station,
approximately 2 ¾ miles southwest
7654 Lone Pine Dam Road
Show Low, AZ 85901
(928) 368-5472
www.wm.com

Wastewater Treatment Plant and Production Facilities Note: These sites may include a surrounding landscape buffer to mitigate its impact on the neighborhood. Purchasers are advised that the operation of the wastewater treatment plant may result in noxious odors/smells, fumes, physical airborne particulates/dust caused or created by the operation and maintenance of the wastewater treatment plant, noise, traffic, and other effects and/or other conditions in the event of any improvements to or expansion of the wastewater treatment plant that may be disturbing to certain individuals.

Note: Tract D, located on the northwest corner of the subdivision, is designated as water production site to be operated and maintained by WATCO Inc., (928) 537-8739, www.watcowater.com.

High Voltage Electric:

As a result of electric service being available to this and/or other subdivisions within the vicinity, major electrical lines, and infrastructure (high voltage electrical lines, electrical substations, and other electrical facilities) are necessary in order to service. **Studies have shown that transmission lines may create health risks and may have financial or other adverse impacts on the homes or residents in the area of the transmission lines. Voltage and current associated with electrical lines produce electric and magnetic fields of varying strengths. Subdivider encourages Purchaser to make all inquiries into the effects of electric and magnetic fields as desired prior to purchasing a home. Subdivider makes no representation or warranty regarding electric or magnetic field levels within the Subdivision and all inquiries should be referred to the electric provider or to any other person or organization with whom Purchaser desires to consult prior to purchasing a home.**

Canyon Vista Estates is in APS service territory.

Purchasers are advised that utility providers maintain generating plants, electrical substations, and electrical power lines (underground/aboveground) throughout the areas that they service. Purchasers should contact the utility provider for further information regarding any changes to existing facilities or any new facilities that might be planned.

Please note that the size, nature, voltage, and locations of such power lines are not within the subdivider's control and are subject to change. Information on proposed or existing transmission lines and substations may be available from the Arizona Corporation Commission or from the Utility Company. In addition to the disclosed information, purchaser should contact the utility company for information which, which may include structure heights, schematics of what the structures will look like and construction schedules. For further information regarding power lines and substations, purchasers are encouraged to contact APS at (602) 371-5775 or www.aps.com.

Natural Gas Pipelines:

As a result of natural gas service being available to this and other subdivisions within the vicinity, major natural gas lines and infrastructure are necessary in order to service the subdivision and the surrounding areas.

Information on the location of these hazardous liquid, propane, and interstate natural gas pipelines may be available from the Utilities Division of the Arizona Corporation Commission or title searches from Title Companies. Further, project engineers inspecting the subdivided and surrounding lands may identify above ground pipeline markers. Additional information may be obtained by contacting the Pipeline and Railroad Safety Department of the Arizona Corporation Commission at (602) 262-5601 or visit www.azcc.gov/divisions/safety/pipeline.asp or the Federal Office of Pipeline Safety at www.phmsa.dot.gov/pipeline or the National Pipeline Mapping System website at www.npms.phmsa.dot.gov.

Parks, Golf Courses, Recreational Facilities and Mountainous Terrain:

There may be sports facilities, parks, trails, golf courses, recreation, and mountainous terrain surrounding the Subdivision. Purchasers are advised that parks, golf courses, recreational facilities, and mountainous terrain may exist in the surrounding areas of the subdivision and may be privately owned. Hiking and biking trails within natural desert terrain with the attendant landscape and habitat, which may include small wildlife, insects and hazardous terrain that should be enjoyed with caution. Purchasers are advised that mountainous terrain, native plants, wildlife, canals/ditches, channels, creeks, dams, dikes, floodways, lakes (man-made or natural), levees, rivers, washes and/or wells may be hazardous to unsupervised children and adults. These facilities are owned, designed, constructed, and maintained by entities other than the Subdivider. There may be amenities associated with the parks, golf courses, recreational, and mountainous terrain that may be of concern to individuals such as lighted ball fields, man-made lakes, walking, hiking, and biking trails (multi-use trails). There may also be noise and traffic associated with their operations. The Subdivider has no control over the design, maintenance, or future uses of these sites. During certain periods of the year, golf courses will be heavily fertilized. Any of the above may be carried by the wind over the subdivision. Golf course maintenance often requires the use of chemicals and pesticides. Certain nuisance factors associated with golf course play and maintenance may be present. **If lakes or man-made lakes exist within the park or the surrounding area, effluent water may exist.**

Camp Silver Creek, approximately 2 miles southeast
2400 Bourdon Ranch Road
Show Low, Arizona 85901
(928) 537-0959

Shumway Butte and Black Mesa, approximately 1 ¼ miles southwest
West of Arizona State Route 77
<https://www.navajocountyaz.gov/Visiting/Places-to-Visit>

Surrounding Property:

The subdivision is or may be located within an area with various schools, churches, apartment buildings and public service facilities such as fire stations, police stations, libraries and post offices, State Trust Land, rock & gravel operations, the Indian Community, agricultural operations, commercial & industrial developments, freeways/highways, railroad tracks, public or large event-

hosting facilities, multi-family sites, worship sites, school sites, streets & roadways, parks, golf courses, lakes, recreational & open desert areas, trails/paths, airparks & landing strips, construction-related operations, and other non-residential uses may experience an additional amount of noise, vibrations, dust, odors, lighting, signage, pedestrian & vehicular traffic and other nuisances typically associated with these land uses.

Water Hazards

Due to the proximity of the subdivision to canals, canal walking trails, creeks, channels, rivers, floodways, dams, man-made lakes, levees, washes, and wells 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 hazard, especially during times of heavy rainfall, for unsupervised children, pets, and adults. Purchasers are advised to independently investigate this matter. For further information, please contact the Flood Control District of Navajo County at (928) 524-4100 or visit <https://www.navajocountyaz.gov/Departments/Public-Works/Flood-Control>.

Big Dry Lake, approximately 2 ½ miles southwest
Little Colorado River Plateau (Basins), approximately ½-south
Lone Pine Gravel Pit (Basin), approximately 2 ¾ miles southwest
Love Lake, approximately 2 miles northeast
Mexican Lake, approximately 3 ¾ miles southeast
Walnut Spring, approximately 2 miles northeast
White Mountain Lake approximately 3 ½ miles southeast
Schoens Dam, approximately 3 miles northwest
Show Low Creek, approximately 3 ¾ miles west
Silver Creek, approximately ¼-mile south and ¾-mile west
Trophy Lake, approximately 2 ¼ miles southeast

Reclaimed water ("effluent"): Reclaimed water may be used for irrigating the open space/landscaped common areas of the subdivision. The golf courses, parks, lakes, and other bodies of water within or surrounding the subdivision may also be irrigated or filled with effluent. Also, note that wastewater treatment plants may also use the process of reclaiming water which takes non-potable (non-drinkable) water and uses a process of converting wastewater into water that can be reused for other purposes and/or change to potable (drinkable) water. Areas with the process of using Reclaimed water may have an odor and is not suitable for human and animal consumption. The consumption of non-potable water may cause severe illness.

Wireless Communication Facilities:

Multiple Wireless Communication Facility may be located within the vicinity of the subdivision. Wireless Communication Facility means the site, the lease area, freestanding wireless communication support towers, antennas, antenna arrays, accessory equipment structures, and appurtenances used to transmit, receive, distribute provide or offer personal wireless communication services as authorized by the Federal Communication Commission. For that reason, the Property may be subject to some associated annoyance or inconveniences, which may

be of concern to some individuals. Individual sensitivities to these annoyances can vary from person to person. For more information, contact City, Town, County, or the Federal Communication Commission at www.fcc.gov.

Worship Sites:

There are several worship sites within the vicinity of the subdivision. The scope and use of the land may change and prospective buyers are encouraged to contact the worship site for the most current information. Purchaser should be aware that homes situated adjacent to or in the vicinity of this property, may experience an additional amount of noise, dust, odors, lighting, and signage, as well as pedestrian and vehicular traffic, or other effects typically resulting from activities associated with events held at the facility that may be of concern to some individuals. Subdivider has no control over the activities or events of such sites.

IMPORTANT NOTES: Purchasers are advised to do their independent research regarding land surrounding the subdivision and investigate any matters of concern.

Lands that may pose a safety hazard: Subdivider advises that homes situated adjacent to or in the vicinity of commercial property, industrial properties, proving ground, mining operations, entertainment venues, correctional facilities, worship site(s), multi-family site(s), non-residential uses, school site(s), recreational and non-recreational facilities, agricultural land/areas, streets and roadways, parkways and freeways, railroad and light rail tracks, trails, parks, golf courses, artificial lakes, open space areas and construction-related operations may experience an additional amount of noise, dust, odors, wildlife, lighting, signage, as well as, pedestrian and vehicular traffic typically associated with these types of facilities. These areas may also pose as safety hazards to unsupervised children, pets, and adults.

Views are not guaranteed: Subdivider makes no representation or warranty regarding the future protection of views, now or in the future, 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. PURCHASERS ARE ADVISED TO DETERMINE FOR THEMSELVES WHAT AFFECT, IF ANY, THE ACTUAL OR POTENTIAL FUTURE USES AND IMPROVEMENTS ADJACENT TO OR IN THE VICINITY OF THE SUBDIVISION WILL HAVE ON THE USE AND ENJOYMENT OF PURCHASERS' LOT.

Good Faith to Disclose: Subdivider has used its good faith and best efforts in an attempt to disclose noteworthy activities, all material matters, and conditions surrounding and concerning this subdivision using the resources available to Subdivider at the time this public report was prepared. This information may change from time to time. *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 mentioned in the Public Report or discovered by purchaser's own inspections are of concern to purchaser.

TRIBAL:

Inter-Tribal Council of Arizona (Indian Reservation Lands), www.itcaonline.com
White Mountain Apache Tribe, <http://whitemountainapache.org/>

FEDERAL:

Federal Communication Commission, www.fcc.gov
U.S. Department of Interior – Bureau of Reclamation, (602) 216-3999, www.usbr.gov
U.S. Government, www.usa.gov
U.S. Army Corps of Engineers, (602) 230-6900

STATE OF ARIZONA: www.az.gov

Arizona Corporation Commission, (602) 542-3026, www.azcc.gov
Arizona Department of Agriculture, (602) 542-4373, www.agriculture.az.gov
Arizona Department of Environmental Quality, (602) 771-2300, www.azdeq.gov
Arizona Department of Forestry and Fire Management, (602) 771-1400, www.dffm.az.gov
Arizona Department of Mines and Mineral Resources, (602) 771-1601,
<http://www.azgs.az.gov/minerals.html>
Arizona Department of Transportation, www.azdot.gov
Arizona Department of Water Resources (ADWR) (602) 771-8527 www.azwater.gov/azdwr/
ADWR (Well Sites Registered) <http://gisweb2.azwater.gov/wellReg>
Arizona Game and Fish Department, (602) 942-3000, www.azgfd.com
Arizona Geological Survey, (602) 771-1601, www.admmr.state.az.us
Arizona State Land Department, (602) 542-4631, www.land.state.az.us

NAVAJO COUNTY: www.navajocountyaz.gov

The Navajo County Public Works, (928) 524-4100,
<https://navajocountyaz.gov/Departments/Public-Works>
Navajo County Treasurer's Office, (928) 524-4172
www.navajocountyaz.gov/Departments/Treasurer
Navajo County Planning & Zoning Department, (928) 524-4100,
<https://www.navajocountyaz.gov/Departments/Planning-and-Zoning>
Navajo County Environmental Health Services at Holbrook Office: (928) 524-4750, Show Low
Office: (928) 532-6050, Winslow Office: (928) 289-6830,
<https://www.navajocountyaz.gov/Departments/Public-Health-Services/Environmental-Health>

ADDITIONAL CONTACTS:

Central Arizona Project, www.cap-az.com
Desert USA, www.desertusa.com
ESS International Corporation at www.essic.com
Roosevelt Water Conservation District, (480) 988-9581, www.rwcd.net
APS (Arizona Public Service), (602) 371-7171, www.aps.com
Western Area Power Administration (WAPA) (602) 602-2630 or www.wapa.gov

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for unimproved (Vacant Lot without a Dwelling) - Lot Only and improved “lots with dwellings”

“Improved lot or parcel” means a lot or parcel of a subdivision upon which lot or parcel there is a residence or concerning a contract that has been entered into between a Subdivider and a purchaser that obligates the Subdivider directly or indirectly through a building contractor, to complete construction of a residence, on the lot or parcel within two years from the date on which the contract of sale for the lot is entered into.”

“Unimproved lot or parcel” means a vacant lot or parcel without a dwelling, residential, commercial, or industrial building.

Zoning: RU-1 (Rural Zoning District - One (1) Acre per Dwelling Unit)

Conditions, Reservations and Restrictions: Purchasers will be subject to the following documents as stated in the recorded Declaration of Covenants, Conditions, and Restrictions, as amended from time to time (the “CC&Rs”), Articles of Incorporation, Bylaws of the Homeowners Association, and if applicable Design Guidelines and Rules of the Homeowners Association, and the restrictions on the recorded subdivision plat and existing zoning ordinances. See also matters listed in Schedule B items as shown in the 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 Navajo County Recorder. Information about zoning may be obtained at the Office of the Navajo County Planning and Zoning Department. Restrictions are recorded as cited in the following title exceptions and per the subdivision plat.

TITLE

Title to this subdivision is vested as follows as of original filing dated July 5, 2006: Canyon Vista Properties, L.L.C., an Arizona limited liability company and Vistara Homebuilders, LLC, an Arizona Limited Liability Company

Title to this subdivision is vested as follows as of the date of this amendment: Canyon Vista Properties, L.L.C., an Arizona limited liability company as to Lots 1 through 21, 24, 29, 36, 38 through 41, 44 through 51, 53, 55, 56.

(Excepting Lots which have been sold to purchasers as of the effective date of this amendment.)

Subdivider's interest in this subdivision is evidenced by a Warranty Deed of record putting title into their name.

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 17, 2022, issued by Lawyers 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 purchase agreement. Purchaser's vested interest/ownership interest in the property will be evidenced by the Subdivider delivering a recorded Special Warranty Deed to purchaser 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.**

Release of Liens and Encumbrances: Each lot will be sold free and clear of liens.

Use and Occupancy: Lot purchasers will be permitted to use and occupy their lot upon close of escrow, recordation of Deed.

Leasehold Offering: None of the property will be leased by the Subdivider.

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

NOTE: The tax bill is prepared and mailed by the Navajo County Treasurer, using tax rates set by local jurisdictions and taxing authorities in your district. The first one-half of your property tax bill is due and payable on October 1st and becomes delinquent if not paid by November 1st. The

second half of your tax bill is payable on March 1st and becomes delinquent if not paid by May 1st. For the most current and complete tax rate information, interest, delinquent property tax rates, purchasers are encouraged to contact the appropriate taxing authority directly. You may contact the Navajo County Treasurer's Office at www.navajocountyaz.gov/Departments/Treasurer or at (602) 506-8511.

Real Property Taxes: The combined primary and secondary property tax rate for this subdivision for the year 2021 is \$11.7127 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 \$25,000.00 to \$80,000.00 is \$398.23 to \$1,274.34. For an improved lot (lot with home) tax is based on the above tax rate and average sales price range which is not yet established. Average price range will be shown on the purchase contract and is subject to change. Tax rate will be established by the County Treasurers Office.

PLEASE NOTE: THE TYPICAL TAX RATES VARY IN RANGE AND THE ESTIMATES ABOVE ARE ESTIMATED HIGHER THAN THE ACTUAL RATE. THIS AVERAGE SALES PRICE IS SUBJECT TO CHANGE BASED ON PURCHASER'S OPTIONS AND/OR UPGRADES AND AS THE PROPERTY IS FORMALLY ASSESSED BY THE COUNTY ASSESSORS.

Special District Tax or Assessments: Please view your tax bill for information on special district taxes and tax assessments. The following special districts are **not** included in the real property tax estimate set forth above but will be included in the property tax bill for the lot. Please view your tax bill for information on special district taxes and tax assessments.

The Shumway Road Improvement District, a district formed to improve and maintain the main external access road to this area is now of full force and effect. The actual amounts that any new owner of property in this subdivision are unknown at this time. Payment of any assessment under this special district will be made through regular property taxes.

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

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Canyon Vista Properties Homeowners Association. Annual assessments will be \$300.00.

Control of Association: Control will pass from developer to the Association upon sale of 75% of the development.

Title to Common Areas: Title to the Common Areas has already been transferred to the Association.

Membership: All purchasers acquiring title for a lot will be members of the Homeowners Association (HOA), an Arizona nonprofit corporation pursuant to the Articles of Incorporation filed with the Arizona Corporation Commission and recorded Covenants, Conditions and Restrictions (CC&R's) and Bylaws.

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

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.

ARCHITECTURAL CONTROL COMMITTEE NOTE: PURCHASERS ARE ADVISED THAT THE RECORDED DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION PROVIDES FOR AN ARCHITECTURAL/DESIGN REVIEW COMMITTEE. IF AVAILABLE FOR THIS SUBDIVISION, PURCHASERS SHOULD REVIEW THE ASSOCIATED DESIGN GUIDELINES FOR GUIDANCE. APPROVALS ARE NEEDED PRIOR TO MODIFYING CERTAIN STRUCTURES.

EXHIBIT "A"

SCHEDULE B

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2022.
2. Property taxes, including any personal property taxes and any assessments collected with taxes, for the Second installment of 2021 Taxes.
3. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.
4. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric lines
Recording No.: Nare [Book 9, page 575](#)
Recording No: [Docket 48, page 175](#)
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: ingress and egress
[Recording No: 2003-28859](#)
7. Matters shown on record of survey:
Recording No.: [Book 43 of Surveys, page 1](#)
8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition, or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
[Recording No: 2003-28646](#)
[Recording No.: 2005-30835](#)
[Recording No.: 2005-33352](#)
[Recording No.: 2006-27089](#)
[Recording No. 2006-29983](#)
Liens and charges as set forth in the above mentioned declaration,
Payable to: Canyon Vista Estates Properties Homeowners' Association, Inc.
9. A resolution in favor of Navajo County
For: White Mountain Lakes Fire District
Recording Date: April 23, 2019
[Recording No: 2019-5508](#)
10. A resolution in favor of Navajo County
For: Timber Mesa Fire & Medical District
Recording Date: April 23, 2019
[Recording No: 2019-5509](#)
11. A resolution in favor of Navajo
For: Timber Mesa Fire & Medical District
Recording Date: April 23, 2019
[Recording No: 2019-5509](#)

12. Certification by the Shumway Road Improvement District of Navajo County, Arizona
For: Notice of all Unpaid Assessments due

Recording Date: July 17, 2006

[Recording No: 2006-21321](#)

Recording Date: July 18, 2006

[Recording No: 2006-21521](#), and

Recording Date: September 7, 2006

[Recording No: 2006-27194](#)

NOTE: There are no further matters of record concerning this subdivision through the date of this report.