



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

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JUDY LOWE
COMMISSIONER

SUBDIVISION DISCLOSURE PUBLIC REPORT
FOR
**Mesquite Springs Phase One, Mesquite Springs Phase
Two, Mesquite Springs Phase Three**
AKA
Mesquite Springs

SUBDIVIDER "SELLER"

Mobile Home Financing, LLC, an Arizona Limited Liability Company
14362 N Frank Lloyd Wright Boulevard, Suite 1000
Scottsdale, AZ 85260.

Registration No. **DM19-059402**

Effective Date: April 8, 2019

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 or structure in this development.

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THE ARIZONA DEPARTMENT OF REAL ESTATE

REQUIRES THAT:

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

RECOMMENDS:

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

ARIZONA LAW STATES:

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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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

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

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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. 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.

SUBDIVISION LOCATION: Mesquite Springs Phase One Amended, Mesquite Springs Phase Two, Mesquite Springs Phase Three aka Mesquite Springs also known as Mesquite Springs is located south of E. Cottonwood Street and west of S. 6th Street, Cottonwood, Yavapai County, State of Arizona.

West on Loop 202 to I-10, North on I-10 to I-17, North on I-17 to AZ-260, AZ-260 to AZ-89A, AZ-89-ALT to 6th St., 6th St. to Cottonwood Street, then Cottonwood Street to Project.

THIS REPORT Lots 1, 2, 3, 4, 13, 17, 21, 22, 23, 38, 42, 54, 58 records of Yavapai County, Arizona.

*Lot 17 and 54 of **Mesquite Springs Phase One Amended**, according to the plat recorded in Book 61 of Maps, page 85, records of Yavapai Count, Arizona; EXCEPT all minerals ores and metals of every kind and character, as reserved in Deed recorded in Book 187 of Deeds, page 331, records of Yavapai County, Arizona.*

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*Lots 21 through 23, 38, 42 of **Mesquite Springs Phase Two**, according to the plat recorded in Book 60 of Maps page 35, records of Yavapai County, Arizona, EXCEPT all minerals, ores and metals of every kinds and character, as reserved in Deed recorded in Book 187 of Deeds, page 33, records of Yavapai County*

*Lots 1 through 4, 13, 58 of **Mesquite Springs Phase Three** according to the plat recorded in Book 63 of Maps, page 19, records of Yavapai County, Arizona; EXCEPT all minerals ores and metals of every kind and character, as reserved in Deed recorded in Book 187 of Deeds, page 331, records of Yavapai County, Arizona.*

THE PLAT MAP OF THIS SUBDIVISION is

Mesquite Springs Phase One recorded in Book 61 of Maps, pages 85 and 86,
Mesquite Springs Phase Two recorded in Book 60 of Maps pages 35 and 36; and
Mesquite Springs Phase Three recorded in Book 63 of Maps, pages 19 and 20, records of Yavapai County, Arizona.

The subdivision lots are a total of approximately 12.87 acres in size. It has been divided into 61 Lots and 5 Tracts. Lot boundaries will be staked with ½-inch rebar at corners and radii.

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

DEDICATIONS:

KNOW AL MEN BY THESE PRESENTS THAT MESQUITE SPRINGS LLC., AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME "MESQUITE SPRINGS", THAT PARCEL DESCRIBED ABOVE, AS SHOWN AND PLATTED HEREON; AND HERBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF MESQUITE SPRINGS AND HEREBY DECLARES THAT THIS PLAT:

1. SETS FORTH THE NAME, LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, STREETS, EASEMENTS & DRAINAGE EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.
2. "TRACT A" "BOULDER LANE", "BLOSSOM COURT", "AGUA PRIETA", 3RD DRIVE", & "PARAMOUNT ST." SHALL BE DEDICATED TO THE CITY OF COTTONWOOD FOR USE OF THE PUBLIC AS SHOWN AND PLATTED HEREON. THIS INCLUDES DRAINAGE AND PEDESTRIAN INGRESS/EGRESS.
3. TRACT B AND THE REMAINING PORTION OF TRACT D IS DEDICATED AS COMMON AREA OPEN SPACE AND DRAINAGE EASEMENTS.

GENERAL NOTES:

1. THIS SUBDIVISION IS NOT WITHIN AN ACTIVE WATER MANAGEMENT AREA.
2. COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN BOOK 4516, PAGE 583, OFFICIAL RECORDS OF YAVAPAI COUNTY.
3. THIS SUBDIVISION IS LOCATED WITHIN THE TERRITORY OF AND WITHIN ½ MILE OF COTTONWOOD AIRPORT, AND AS SUCH, NOISES ASSOCIATED WITH AIR TRAVEL CAN BE EXPECTED.
4. A DEDICATED A CROSS LOT DRAINAGE EASEMENT ACROSS ALL LOTS AND TRACTS AND EASEMENT SHOWN HEREON.
5. SURVEY MONUMENTS TO BE SET AFTER COMPLETION OF CONSTRUCTION.
6. ALL LOTS SHOWN ON THIS PLAT SHALL BE DESIGNATED AS SINGLE FAMILY DWELLINGS AND ACCESSORY USES.
7. ALL ELECTRIC LINES SHALL BE BURIED OR AS APPROVED BY THE CITY.
8. THE RE ELEVATION IS MINIMUM ELEVATION OF THE LOWEST STRUCTURAL MEMBER OF A MANUFACTURED HOME TYPICALLY 1 FOOT BELOW FINISH FLOOR.
9. ALL MECHANICAL EQUIPMENT ASSOCIATED WITH RESIDENCES CONSTRUCTED UPON THE LOTS SHOWN HEREON MUST BE RAISED ABOVE THE INDICATED REGULATORY ELEVATIONS SHOWN HEREON.
10. THIS SUBDIVISION IS LOCATED ADJACENT TO INDUSTRIAL ZONED PROPERTY ALONG THE WEST LINE OF THE SUBDIVISION.
11. THIS SUBDIVISION IS AFFECTED BY SILVER SPRINGS GULCH, WHICH IS A SPECIAL FLOOD HAZARD AREA. POTENTIAL BUYERS SHOULD REVIEW THE CITY OF COTTONWOOD FLOODPLAIN ORDINANCE 404.
12. ALL RESIDENCES CONSTRUCTED WITHIN THE FLOODPLAIN/FLOODWAY SHALL BE ANCHORED AGAINST FLOATATION. ALL ACCESSORY STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COTTONWOOD ORDINANCE 404.

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, www.aps.com.

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Purchaser's costs to receive service are a \$25.00 establishment fee and a deposit that may vary but will not exceed two times the average monthly bill at the service address, plus tax to initiate service.

NOTE: Activation of this service is in the control of the Provider and therefore "Seller" cannot guarantee when the service will be activated. Cost to complete facilities from lot line to dwelling is included in the purchase price. 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 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:

Cable One, 1-877-693-2253, www.cableone.com. Purchasers will be required to pay \$20.00, plus tax, connection fee and a basic monthly fee will apply. Extra options are available at additional costs.

CenturyLink, 1-800-244-1111, www.centurylink.com. Purchaser's costs to receive service is a one-time service activation fee of \$27.00; a deposit or advance payment may also be required.

NOTE: Activation of this service is in the control of the Provider and therefore "Seller" cannot guarantee when the service will be activated. Cost to complete facilities from lot line to dwelling is included in the purchase price. 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.

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CABLE:

Cable One, 1-877-693-2253, www.cableone.com. Purchasers will be required to pay \$40.00, plus tax, connection fee and a basic monthly fee will apply. Extra options are available at additional costs.

CenturyLink, 1-800-244-1111, www.centurylink.com. Various bundle packages are available and vary in price, with some as low as \$54.94 per month Purchaser's costs to receive service are a one-time service activation fee of \$19.95 and a modem charge of \$14.99 for shipping and handling.

NOTE: Activation of this service is in the control of the Provider and therefore "Seller" cannot guarantee when the service will be activated. Cost to complete facilities from lot line to dwelling is included in the purchase price. 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 AT THE TIME OF CLOSING. YOU ARE ADVISED TO CONTACT YOUR SERVICE PROVIDER TO DETERMINE THE STATUS OF CABLE SERVICE. YOU MAY ALSO WANT TO CONSIDER TEMPORARY ALTERNATIVES, I.E., A SATELLITE ANTENNA.

INTERNET:

Cable One, 1-877-693-2253, www.cableone.com. Purchasers will be required to pay \$45.00, plus tax, connection fee and a basic monthly fee will apply. Extra options are available at additional costs.

CenturyLink, 1-800-244-1111, www.centurylink.com. Purchaser's costs to receive service may include a handling and delivery fee, if applicable, plus \$ 4.95 per month lease fee for modem.

NOTE: Activation of this service is in the control of the Provider and therefore "Seller" cannot guarantee when the service will be activated. Cost to complete facilities from lot line to dwelling is included in the purchase price. 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. YOU ARE ADVISED TO CONTACT YOUR SERVICE PROVIDER TO

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DETERMINE THE STATUS OF INTERNET SERVICE. YOU MAY ALSO WANT TO CONSIDER TEMPORARY ALTERNATIVES, I.E., A SATELLITE ANTENNA.

NATURAL GAS: Natural Gas will NOT be available to the lots covered under this Subdivision Disclosure Public Report.

WATER:

City of Cottonwood, 928-634-0186 www.cottonwoodaz.gov. Purchasers will be required to pay a \$48.31 service establishment fee and a \$100.00 refundable deposit.

NOTE: Activation of this service is in the control of the Provider and, therefore, Seller cannot guarantee when the service will be activated. Cost to complete facilities from lot line to dwelling is included in the purchase price. 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.

SEWAGE DISPOSAL:

City of Cottonwood, 928-634-0186, www.cottonwoodaz.gov. Purchasers cost will be a monthly charge of approximately \$26.25.

GARBAGE SERVICES (Refuse/ Recycling):

Taylor Waste, 928-649-2662, www.taylorwaste.com. Purchasers cost with an approximate monthly fee of \$16.00 plus fuel surcharge for service.

The extension of facilities to the lot lines have been completed for Electricity, Telephone, Cable, Internet-Fiber Optic, Water and Sewage.

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. UTILITIES ARE PURCHASER'S RESPONSIBILITY AFTER CLOSE OF ESCROW. DELAYS IN SERVICE OR DELIVERY, MONTHLY SERVICE CHARGES, DEPOSITS, INSTALLATION CHARGES AND SERVICE FEES ARE SUBJECT TO CHANGE BY THE UTILITY COMPANIES AND ARE NOT WITHIN THE CONTROL OF THE DEVELOPER OR BUILDER.

Arizona Corporation Commission regulates certain utility rates and service fees. Rate increases may be subject to public hearing. Purchasers are encouraged to

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contact the individual utility company or the Arizona Corporation Commission, for additional information.

STREETS, ROADS AND DRAINAGE

ACCESS TO THE SUBDIVISION: The asphalt paved public exterior streets have been completed to the minimum standards of the City of Cottonwood, which have been accepted by the City of Cottonwood for maintenance. Costs to purchasers for maintenance are included in the property taxes.

ACCESS WITHIN THE SUBDIVISION: The asphalt paved public interior streets have been completed to the minimum standards of the City of Cottonwood, which have been accepted by the City of Cottonwood for maintenance. Costs to purchasers for maintenance are included in the property taxes.

STREETLIGHTS: There is a "dark sky" ordinance that governs this subdivision and there are no streetlights installed.

The Community features a "dark sky" focus for lighting along public streets outside the Community. The night sky friendly lighting is part of the Community's efforts to reduce light pollution and support astronomical observations, while conserving energy and money in the process. The Community's lighting plan has been approved by the City of Cottonwood, emphasis on major intersection lighting for roadway safety for vehicular and pedestrian traffic.

FLOOD AND DRAINAGE: The typical street drainage, retention basins, easements and drains have been completed to the minimum standards of the City of Cottonwood, which have been accepted by the City of Cottonwood for maintenance. Costs to purchasers for maintenance are included in the property taxes.

STATE LAND: All State Land is owned by the State of Arizona and is subject to disposition, planning and development by the Arizona State Land Department or as otherwise provided by law. Other land in the vicinity of this subdivision may be privately owned. Subdivider has no control over current or future uses of any land owned by the State of Arizona or others. For information regarding State Land, please contact Arizona State Land Department at (602) 542-4631 or visit their website at www.land.state.az.us

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

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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.

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

WITHIN THE SUBDIVISION: Subdivider reports that there are no common area facilities other than streets and drainage easements, which have been completed and accepted for maintenance by the City of Cottonwood. Costs for maintenance are included in property taxes.

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

ASSURANCES

ASSURANCES FOR COMPLETION OF SUBDIVISION FACILITIES:

Subdivision facilities are complete and accepted by the City of Cottonwood and utility providers.

ASSURANCES FOR MAINTENANCE OF SUBDIVISION FACILITIES:

Utility companies will maintain their respective utilities. City of Cottonwood maintain the public streets, public water and public sewer.

SCHOOLS

PUBLIC SCHOOLS: The Subdivision is within the **Cottonwood Oak Creek School District #6** and the **Mingus Union High School District #4**. For a recent list of schools, school boundaries, school assignments and bus transportation within the District, you may contact the Cottonwood Oak Creek School District at (928) 634-2288 or

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<http://www.cocsd.us/> or Mingus Union High School District at (928) 634-8901 or www.mingusunion.com. The following is the closest public schools to the subdivision:

Dr. Daniel Bright Elementary School (Grades PK-2), approximately $\frac{3}{4}$ miles south
1500 S. Monte Tesoro Drive, Cottonwood, Arizona 86326, (928) 634-2288,
<http://www2.cocsd.k12.az.us/ddb/index.htm>

Cottonwood Elementary School (Grades 3-5), approximately 1 miles north
301 North Willard Street, Cottonwood, Arizona 86326, (928) 634-2268,
<http://www2.cocsd.k12.az.us/ces/>

Cottonwood Middle School (Grades 6-5), approximately 1 miles north
500 E. Mingus Avenue, Cottonwood, Arizona 86326, (928) 634-2277
<http://ccs.cocsd.us>

Mingus Union High School, (Grades 9-12), approximately 1 $\frac{1}{4}$ miles southeast.
1801 East Fir Street, Cottonwood, Arizona 86326, (928) 634-7531
www.mingusunion.com

SCHOOL TRANSPORTATION: SCHOOL BUS TRANSPORTATION IS AVAILABLE FOR STUDENTS ATTENDING SCHOOLS WITHIN THE COTTONWOOD-OAK SCHOOL DISTRICT FOR MORE INFORMATION CONTACT (928) 634-6379 OR VIEW THE BUS SCHEDULE ONLINE AT <http://www.cocsd.us/transportation-5a877007>

SCHOOL BUS TRANSPORTATION IS AVAILABLE FOR STUDENTS ATTENDING MINGUS UNION HIGH SCHOOL FOR MORE INFORMATION CONTACT THE MINGUS UNION HIGH SCHOOL TRANSPORTATION AT (928) 634-0614 OR VIEW THE BUS SCHEDULE ONLINE AT <https://www.mingusunion.com/Transportation>.

PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES AND SCHOOL BUS TRANSPORTATION IS SUBJECT TO CHANGE AND IS OUTSIDE THE CONTROL OF THE SUBDIVIDER.

PRE-SCHOOL, CHARTER, PRIVATE AND COLLEGES, ETC.:
(Not necessarily within the District):

Accelerated Learning Charter School, approximately 1 mile northeast
320 S. Main Street, Cottonwood, Arizona 86326

American Heritage Academy- Cottonwood Campus, approximately 1 $\frac{1}{4}$ mile northeast
2030 E. Cherry Street, Cottonwood, Arizona 86326

Clarkdale-Jerome School District, approximately 3 $\frac{1}{2}$ miles northwest
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1615 Main Street, Clarkdale, Arizona 86324

Mountain View Preparatory, approximately 2 ½ miles southeast
2939 Del Rio Drive, Cottonwood, Arizona 86326

Saint Joseph's Catholic School/Immaculate Conception, approximately 3 ¼ miles
northeast
750 N. Bill Gray Road, Cottonwood, Arizona 86326

Verde Christian Academy, approximately ¾ mile north
102 S. Willard Street, Cottonwood, Arizona 86326

Yavapai College Verde Valley Campus, approximately 1 ¾ mile northwest
601 W. Black Hills Drive, Clarkdale, Arizona 86324

PLEASE NOTE: The State of Arizona Legislature enacted the Open Enrollment policy requiring a school district to allow students the opportunity to select a school of their choice if capacity permits, which is subject to change, and is outside of Subdivider's control. Transportation is not provided to students on Open Enrollment status. Transportation is the responsibility of the parent/guardian. Please contact the individual school for detailed information.

FOR ADDITIONAL INFORMATION, CONTACT:

Arizona Department of Education at www.azed.gov

Great Schools at www.greatschools.net

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/>

LOCAL SERVICES AND FACILITIES

SHOPPING FACILITIES:

Food, drinks/water, and medical supplies may be purchased at:

Food City, approximately ¾ mile east
1501 AZ-89A, Cottonwood, Arizona 86326

Fry's Food and Drug, approximately 1 ¼ miles southeast
1100 US-89 #260, Cottonwood, Arizona 86326

Safeway, approximately 1 mile east
1635 E. Cottonwood Street, Cottonwood, Arizona 86326

Walmart Supercenter, approximately 1 ½ miles southeast
2003 E Rodeo Drive, Cottonwood, Arizona 86326

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ADDITIONAL SHOPPING CENTERS:

Big 5 Sporting Goods, approximately 1 mile east
745 S. Main Street, Cottonwood, Arizona 86326

Dollar Tree, approximately ¾ mile east
1543 East State Route 89A, Cottonwood, Arizona 86326

Home Furnishings Direct, approximately 1 ¼ miles southeast
971 S. Main Street, Cottonwood, Arizona 86326

JC Penney, approximately 1 ¼ miles southeast
1100-B, AZ-260, Cottonwood, Arizona 86326

Sally Beauty, approximately 1 ¼ miles southeast
1100 AZ-260 Suite D-3, Cottonwood, Arizona 86326

These facilities include but are not limited to, malls, retail shopping, fast food and restaurants. Due to the various activities associated with these facilities, this subdivision may experience additional noise and traffic, which may be of concern to some individuals.

TRANSPORTATION:

NEAREST PUBLIC TRANSIT STOP

Public Bus Transportation is provided by *Cottonwood Area Transit (CAT)*. Subdivider advises the nearest bus stop is located on Cottonwood Street.

Cottonwood Area Transportation System (CATS) has roughly 42 stops located throughout the Cottonwood, Clarkdale, Bridgeport, and the Verde Villages area. For more information and stops contact 928-634-2287 or at www.cottonwoodaz.gov

Verde Lynx provides service between Cottonwood and Sedona contact 928-232-0938 or at www.verdelynx.az.gov.

NOTE: Bus routes and schedules are subject to change. For additional information, please contact the Cottonwood Area Transit at 340 Happy Jack Way, Cottonwood, Arizona 86326 or at (928) 634-2287 or visit the website at <http://cottonwoodaz.gov/161/Cottonwood-Area-Transit-CAT>

HIGHWAYS

Arizona State Route 89A, approximately ¼ mile north of the subdivision
Arizona State Route 260, approximately 1 mile east of the subdivision.

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ROADWAYS:

Major Arterial Streets near the subdivision are Willard Street, Cottonwood Street, 6th Street, Main Street.

Traffic and Roadway Conditions- Arizona 5-1-1

Dial 5-1-1 from your cell phone or www.az511.com

TRANSPORTATION NOTE:

The close proximity of these transportation facilities may be safety hazard to unsupervised children, pets and adults. **(Please do your independent research regarding the location and any hazards the environmental facilities may pose).** For more information, visit the Arizona Department of Transportation Inter-modal Transportation Department website at <http://www.azdot.gov/projects>, which provides schedules, maps and other information of new freeway construction in the state.

Any of the foregoing roadways may be subject to widening and increased traffic from time to time. Lot owners may experience traffic, noise, dust, odors, and other nuisances associated with these areas. Purchasers should be aware that freeways/highways, major arterial streets, traffic created by commercial developments, mountainous terrain, golf courses, artificial lakes, trails, parks and greenbelts, ditches/canals, recreational and open areas, railroad tracks, and plants, insects and wildlife indigenous to a desert environment. The close proximity of these transportation facilities may be safety hazard to unsupervised children, pets and adults. **(Please do your independent research regarding the location and any hazards the transportation facilities may pose).**

For additional Transportation information, you may also contact:

The City of Cottonwood Transportation Department; The Yavapai County Roads Department, and/or
The Arizona Department of Transportation.

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.

AIRPORTS

PUBLIC AIRPORT:

Cottonwood Municipal Airport, adjacent to the west of the subdivision
1001 W. Mingus Avenue, Cottonwood, Arizona 86326
(928) 634-5526 or (928) 340-2777, www.cottonwoodaz.gov/airport.php

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Due to its proximity, this subdivision is likely to experience aircraft overflights, which may produce noise, vibrations, fumes, dust, fuel and lubricant particles or other effects of air traffic that may be undesirable to prospective buyers. Airport operations may produce noise, vibrations, fumes, dust, fuel and lubricant particles or other effects of air traffic that may be undesirable to prospective buyers. Please be advised that aircraft types, flight patterns, and volume could change. For information regarding current and future plans for the airport, air traffic volume and flight patterns, please contact the City of Cottonwood or the Cottonwood Airport.

THIS DEVELOPMENT IS LOCATED WITHIN THE TERRITORY IN THE VICINITY OF COTTONWOOD AIRPORT. FLIGHTS TO AND FROM THIS AIRPORT MAY PRODUCE AIRCRAFT NOISE AS A RESULT OF FLIGHT OPERATIONS. (SEE EXHIBIT "B" OF THIS REPORT)

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 the Arizona State Land Department at www.land.state.az.us. 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

HOSPITALS, MEDICAL FACILITIES, AND EMERGENCY SERVICES:

HOSPITALS AND MEDICAL FACILITIES:

Verde Valley Medical Center, approximately ½ mile northeast
269 S. Candy Lane, Cottonwood, Arizona 86326, (928) 634-2251, www.nahealth.com

FIRE PROTECTION:

Fire Protection is available by dialing 911

Cottonwood Fire Department, approximately ¾ mile north
191 S. 6th Street Cottonwood, Arizona 86326
(928) 634-2741, www.cottonwoodfire.org

Costs to purchasers for service included in the property taxes.

AMBULANCE SERVICE:

Ambulance Emergency Service is available by dialing 911

Ambulance Service to Verde Valley Medical Center is available by dialing 9-1-1.

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POLICE SERVICE:

Police Emergency Service is available by dialing 911

Cottonwood Police Department, approximately $\frac{3}{4}$ mile north

199 S. 6th Street, Cottonwood, Arizona 86326

(928) 634-2741, www.cottonwoodaz.gov

Costs to purchasers for service included in the property taxes.

NOTE: Due to the proximity of a fire stations, ambulance, and law enforcement offices, this subdivision may experience an increase amount of noise, and other effects associated with this type of facility that may be of concern to some individuals. Noise and increased traffic are normal in the vicinity of these types of facilities, including the use of sirens and helicopters, also the potential uses of gases and nuclear medicines. These type of departments provide fire protection, emergency medical services, and hazardous materials services. For additional information, view the website for **City of Cottonwood** or the **Yavapai County** and for **Emergency Services Dial 911**.

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

SUBDIVISION CHARACTERISTICS

TOPOGRAPHY: Subdivider advises that the terrain is hilly and the topography ranges from 3475 feet to 3546, with the highest point being located toward the northwest corner of the property. Current vegetation consists of mature Mesquite Trees and other desert vegetation native to this area. Silver Springs wash follows the Southern boundary of the development, which is a drainage feature that flows from the top of Mingus Mountain through the development.

FLOODING AND DRAINAGE: In a letter dated August 8, 2007 from Tom L. Pender, P.E. with Pender Engineering has stated in part the following:

The project lies within the Silver Springs Gulch and has areas designated as Zone AE and Zone X as classified by the Federal Emergency Management Agency's National Flood Insurance Program. This designation indicates that portions of the subdivision are located within the 100 & 500-year flood plain. This area of the Silver Springs Gulch does have base flood elevations established. Minimum elevation for bottom of structural members were established and depicted on the plats for lots affected by the flood waters. The Flood Insurance Rate Maps (FIRM) does not denote any other classifications, which would be of lower flood probability. The FIRM that includes the project site is Community Panel No. 04025C1782F, which was revised June 6, 2007.

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Prospective buyers and homebuilders are advised to acquire drainage information specific to their lot prior to the purchase of any lot or the design and construction of any residence. Information may be obtained from the City of Cottonwood or from Pender Engineering on any of the lots affected within this Subdivision.

Based upon review of the above FIRM Panel, Flood Insurance, flood elevation certificates and special foundation design will be required for lots 8-12, 48, 49, 59 & 61. The remaining lots within the subdivision will not be required to maintain flood insurance; however special flood hazard insurance may be required by public or private lending institutions or other parties.”

-END OF LETTER

NOTE: Subdivider has filed a copy of the flood letter with the application for this Subdivision Disclosure Report and this letter is available to the public at the Arizona Department of Real Estate.

SOILS:

In a letter dated August 8, 2007 from Tom L. Pender, P.E. with Pender Engineering has stated in part the following:

Pender Engineering in conjunction with Engineering Testing consultants has conducted Geotechnical testing of the subsurface fills and native soils. Based upon our Investigations of the underling soils, we do not anticipate any soils susceptible to Subsidence or excessive settlement. The soils encountered within the subdivision Consisted as USCS Classifications GW-GC well graded gravels to clayey sandy gravels. In general the underlying soils encountered are well suited for building upon; however, it is recommended that future homes buyers have their own soil investigation preformed to meet their specific needs.

It is always recommended that future homebuyers maintain positive drainage away from their home and maintain relatively consistent moisture content within the soils adjacent to their home to assure long term stability. Vegetation should not be planted or irrigated Within 3 feet of the homes foundation or within 1/2 the anticipated mature canopy of the plant.

All fill soils placed adjacent to the homes foundation should be adequately compacted so that the potential for differential settlement is minimized and excessive moisture is not allowed to migrate under the home.

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Any buyer is encouraged to review this report or have a site specific report prepared for their specific lot and discuss the content with their building contractors or the professional engineer that prepared the report.

-END OF LETTER

NOTE: Subdivider has filed a copy of the soils letter, with the application for this Subdivision Disclosure Report and this report is available to the public at the Arizona Department of Real Estate.

ADJACENT LANDS AND VICINITY:

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

North:	MH "Manufactured Housing"
South:	R-1 "Residential; Single Family", R-2 "Residential; Multi-Family", PAD "Planned Area Development"
East:	MH "Manufactured Housing", PAD "Planned Area Development", C-2 "Commercial; General Sales and Services", R-2 "Residential; Multi-Family"
West:	I-2 "Heavy Industrial", State and Federal Land, Coconino National Forest

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 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:

Yavapai County Development Services- (Cottonwood Office)

10 South 6th Street; Cottonwood, Arizona 86326

Phone: 928-639-8151

Main Office: 928-771-3214

<http://www.yavapai.us/devserv/>

Adjacent Land Uses: SUBDIVIDER MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO FUTURE ADJACENT LAND USES OR DEVELOPMENT OF THE PROPERTY NOT OWNED BY THE SUBDIVIDER BOTH

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WITHIN AND SURROUNDING THE SUBDIVISION. EXISTING AND/OR PROPOSED USE OF ADJACENT PROPERTY IS SUBJECT TO CHANGE AND IS NOT WITHIN THE SUBDIVIDER'S CONTROL. ALL DISTANCES ARE APPROXIMATE. Adjacent land to the Community, but not necessarily adjacent to the Subdivision, is as follows:

North:

Arizona State Route 89A, approximately ¼ mile
Calvary Chapel Verde Valley, approximately ¼ mile
Clemenceau Heritage Museum, approximately ¾ mile
Cottonwood City Hall, approximately 1 ¼ miles
Cottonwood Elementary School (Grades 3-5), approximately 1 miles
Garrison Park, approximately 1 mile
Lions Club Park, approximately 1 ¼ miles
Pecks Lake, approximately 2 ¾ miles
Tuzigoot National Monument, approximately 2 ½ miles
Verde Canyon Railroad, approximately 2 ¾ miles
Verde Christian Academy, approximately ¾ mile
Verde Community Church, approximately ¾ mile

Northeast:

Accelerated Learning Charter School, approximately 1 mile
American Heritage Academy- Cottonwood Campus, approximately 1 ¼ mile
Cottonwood Fire Department, approximately ¾ mile
Dead Horse Ranch State Park, approximately 1 ½ miles
Riverfront Park, approximately 1 ¼ miles
Saint Joseph's Catholic School/Immaculate Conception, approximately 3 ¼ miles
Verde Valley Fairgrounds, approximately ½ miles
Verde Valley Medical Center, approximately ½ mile

East:

Agave Highlands Golf Course, approximately 4 miles
Arizona State Route 260, approximately 1 mile
Big 5 Sporting Goods, approximately 1 mile
Cottonwood Middle School (Grades 6-5), approximately 1 miles
Cottonwood Police Department, approximately ¾ mile
Cottonwood Recreation Center, approximately ¾ mile
Cottonwood Seventh-Day Advent, approximately ¾ mile
Dollar Tree, approximately ¾ mile
Food City, approximately ¾ mile
Safeway, approximately 1 mile
Verde River, approximately 1 ¾ miles

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Southeast:

Cottonwood Chamber of Commerce, approximately 1 ¼ miles

Fry's Food and Drug, approximately 1 ¼ miles

Home Furnishings Direct, approximately 1 ¼ miles

JC Penney, approximately 1 ¼ miles

Mingus Union High School, (Grades 9-12), approximately 1 ¼ miles

Mountain View Preparatory, approximately 2 ½ miles

Sally Beauty, approximately 1 ¼ miles

Walmart Supercenter, approximately 1 ½ miles

South:

Blowout Creek, approximately adjacent

Dr. Daniel Bright Elementary School (Grades PK-2), approximately ¾ miles

Southwest:

Giant convenience store, approximately 1 ¼ miles

West:

Cottonwood Municipal Airport, adjacent

Mingus Mountain-Prescott National Forest/Vacant Land, approximately 1 ½ miles

Saint Joseph's Catholic School/State Trust Land, approximately ½ mile

Northwest:

Clarkdale-Jerome School District, approximately 3 ½ miles

Cottonwood Transfer Station, 1 mile

Coyote Trails Golf Course, approximately 1 ¾ miles

Jerome-Del Monte Shaft, Clarkdale, approximately 3 miles

Pine Shadows Golf Course, approximately 1 ¾ miles

Red Rock Sky Diving Center, approximately ¾ mile

Spirit of Joy Lutheran church, approximately 1 ¾ miles

United Verde Mine (Jerome, Arizona), approximately 3 ¾ miles

Vineyard Christian Fellowship, approximately 1 mile

Yavapai College Verde Valley Campus, approximately 1 ¾ mile

Active and/or Abandoned Mines

NOTE: Purchasers are advised to do their independent research regarding Active and/or Abandoned Mines surrounding the subdivision and investigate any matters of concern.

Abandoned or Active Mines may be in the vicinity of this subdivision. . These mines may have multiple man-made "features" such as shafts, tunnels, machinery, facilities or piles of waste rock that can pose either a physical or environmental hazard. Historical mining practices, ore processing techniques, disposal practices, closure procedures, and/or surface exposure of ore deposits at abandoned sites have resulted in the generation and

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disposition of large quantities of mine wastes, including waste rock, mine tailing, mine drainage water, processing chemicals, and other wastes. The interaction of natural processes such as climate hydrology, geochemistry, and weathering with these wastes has resulted in the release of contaminants, which may affect human health, the environment, and water quality. **BEWARE! Subdivider advises a mine, working or abandoned, open pit or underground, is a potentially dangerous place.**

American Indian Reservations

THIS SUBDIVISION IS LOCATED WITHIN FIVE MILES OF AN AMERICAN INDIAN RESERVATION. NOTE: Purchasers are advised to do their independent research

regarding American Indian Reservations surrounding the subdivision and investigate any matters of concern. Subdivider makes no representation or warranty with respect to future land uses on these 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 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 Yavapai 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.

YAVAPAI APACHE NATION, CLARKDALE, ARIZONA 86324; YAVAPAI APACHE TRIBAL COMMUNITY BUILDING, 928-6449-6949.

Arizona Native Desert Wildlife, Scorpions, Termites and Other Pests

NOTE: Purchasers are advised to do their independent research regarding Arizona Native Desert Wildlife, Scorpions, Termites and other Pests surrounding the subdivision and investigate any matters of concern.

Arizona Native Desert Wildlife: Purchaser is also advised that desert wildlife and pests, including but not limited to squirrels, gophers, coyotes, javelina, rabbits, rodents, birds, mountain lions, skunks coyotes, bats, owls, woodpeckers, lizards, other reptiles and other pests such as cockroaches, snakes, black widow spiders and centipedes and other animals are common in parts of Arizona and can and will roam unrestricted portions of

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Arizona and the Subdivider has no control over their behavior. Animals and pests are common in parts of Arizona that may be of concern to some individuals. Fortunately, most pests can be controlled with pesticides.

Environmental Hazards

NOTE: Purchasers are advised to do their independent research regarding Environmental Hazards surrounding the subdivision and investigate any matters of concern.

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.

Forested Areas:

NOTE: Purchasers are advised to do their independent research regarding Forested Areas surrounding the subdivision and investigate any matters of concern.

Life in a forested area has unique benefits and concerns. Contact city, county, state, federal authority for more information on issues particular to a community. The Office of Pest Management (OPM) reports bark beetles have been reported in some forested areas.

Prescott National Forest and Coconino National Forest is within the vicinity of the subdivision with habitation indigenous to this area and may be of concern to some individuals.

Sudivider advises that there is a natural wash located in this subdivision. As with all washes, storm water can flow dangerously through the wash at unpredictable times and levels.

Due to the proximity of this subdivision to forested areas, desert and mountain terrain, washes, recreational areas, possible abandoned mines, native plants, insects and wildlife might pose as safety hazards to both unsupervised children and adults.

Additionally, this is an open yard community and desert wildlife (wild animals) including Javelina and coyotes, and/or people can enter the community. The perimeter of the community is not fenced.

High Voltage Lines:

NOTE: Purchasers are advised to do their independent research regarding high voltage lines and electrical facilities surrounding the subdivision and investigate any matters of concern.

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PLEASE NOTE: 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.

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.

Parks, Golf Courses, Recreational Facilities and Mountainous Terrain

NOTE: Purchasers are advised to do their independent research regarding parks, golf courses, recreational facilities, and mountainous terrain surrounding the subdivision and investigate any matters of concern. 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 require 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.**

Private, County, State, and Federal Land

NOTE: Purchasers are advised to do their independent research regarding Private, County, State, and Federal Land and investigate any matters of concern. Much of the land surrounding and in the vicinity of the subdivision and the Community, is presently owned by the State of Arizona Land Department. Subdivider has no control over current or future use of any state or federal lands. Owners of the adjacent private lands described above may seek to rezone their property. In addition, they may seek zoning variances for their property or may modify their site plan within existing zoning.

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Consequently, no assurances may be given that the zoning or uses for adjacent lands will not change from the date of filing of this Application. Homeowners should contact the Coconino County for further information regarding up-to-date zoning information.

Surrounding Property:

NOTE: Purchasers are advised to do their independent research regarding surrounding property and investigate any matters of concern. The subdivision is located within an areas with various schools, churches, apartment buildings and public service facilities such as fire stations, police stations, libraries and post offices located within a 5 mile radius of the subdivision. The proximity of the subdivision to these various uses may produce noise, odors, dust, vehicular traffic (including heavy trucks) that may be of concern to a purchaser.

Worship Sites

NOTE: Purchasers are advised to do their independent research regarding worship sites and religious organizations surrounding the subdivision and investigate any matters of concern. There are several worship sites within the vicinity of the subdivision. Due to the proximity of the worship sites, lots situated adjacent to or in the vicinity of the worships sites may experience an increased amount of vehicular and pedestrian traffic, noise, lighting 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:

Reclaimed water ("effluent") 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. Reclaimed water is non-potable (drinkable) water, may have an odor and is not suitable for human and animal consumption. The consumption of non-potable water may cause severe illness.

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.

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Views are not guaranteed: 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 USES AND IMPROVEMENTS ADJACENT TO OR IN THE VICINITY OF THE SUBDIVISION WILL HAVE ON THE USE AND ENJOYMENT OF PURCHASERS' LOT.

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 and/or adults.

FOR ADDITIONAL INFORMATION, PURCHASERS MAY CONTACT:

TRIBAL:

Inter-Tribal Council of Arizona (Indian Reservation Lands), www.itcaonline.com

FEDERAL:

Federal Communication Commission, www.fcc.gov

U.S. Department of Interior – Bureau of Reclamation, (602) 216-3999, www.usbr.gov

Federal Communication Commission at www.fcc.gov.

STATE:

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 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

YAVAPAI COUNTY:

Yavapai County, www.yavapai.us

CITY OF COTTONWOOD

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City of Cottonwood, www.cottonwoodaz.gov

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 improved (Lot with Dwelling) - Single Family Detached Houses

“Improved lot or parcel” means a lot or parcel of a subdivision upon which lot or parcel there is a residential, commercial or industrial building 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 residential, commercial or industrial building on the lot or parcel within two years from the date on which the contract of sale for the lot is entered into.

ZONING: Residential; Rural (RCU)

CONDITIONS, RESERVATIONS AND RESTRICTIONS: As stated in the recorded Declaration of Covenants, Conditions and Restrictions, and as stated in the Articles of Incorporation and Bylaws of the Homeowners Association and existing zoning ordinances. See also matters listed in Schedule B items as shown in the on the preliminary report issued for this project.

For more information on this project and existing zoning ordinances, contact the City of Cottonwood and Yavapai County.

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

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

TITLE

TITLE TO THIS SUBDIVISION: Title to this subdivision is vested in **Mobile Home Financing, LLC, an Arizona Limited Liability Company**

SUBDIVIDER'S INTEREST: Subdivider's Interest in this subdivision is evidenced by recorded fee title.

TITLE IS SUBJECT: 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 February 14, 2019, issued by **Lawyers Title Agency. You should obtain a title report and determine the effect of the listed exceptions. TITLE EXCEPTIONS: SEE EXHIBIT "A" OF THIS REPORT.**

METHOD OF SALE OR LEASE

SALES: Sales will be evidenced by a standard purchaser agreement. Purchasers vested interest/ownership interest in the property will be evidenced by the subdivider delivering a recorded Special Warranty Deed to purchasers and, if a purchaser is financing the purchase, by purchaser signing a Promissory Note and Mortgage or Deed of Trust for the amount of the loan/unpaid balance. **PURCHASERS SHOULD READ AND UNDERSTAND THESE DOCUMENTS BEFORE SIGNING THEM.**

CASH SALES ARE ALLOWED.

PURCHASERS ARE ADVISED THAT EARNEST MONEY DEPOSITS, DOWN PAYMENTS AND OTHER ADVANCED MONEY WILL NOT BE PLACED IN A NEUTRAL ESCROW. SUCH MONEY WILL BE PAID DIRECTLY TO THE SELLER AND MAY BE USED BY THE SELLER. THIS MEANS THE PURCHASER ASSUMES A RISK OF LOSING SUCH MONEY IF THE SELLER IS UNABLE OR UNWILLING TO PERFORM UNDER THE TERMS OF THE PURCHASE CONTRACT.

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RELEASE OF LIENS AND ENCUMBRANCES: Deed of Trust in favor of Virtual World, LLC, an Arizona limited liability company recorded June 7, 2017 in Document No: 2017-0032700 re-recorded October 31, 2018 in Document No: 2018-0056152; Deed of Trust in favor of Real Estate Finance corporation, an Arizona corporation recorded September 28, 2017 in Document No: 2017-0050031 re-recorded October 31, 2018 in Document No: 2018-0056153;

Subdivider has advised that arrangements have been made with the lender in the aforementioned deeds of trust for the release of an individual Unit upon completion of all payments and performance of all the terms and provisions required of the purchaser under the purchase contract between Subdivider and such purchaser.

USE AND OCCUPANCY: Lot purchasers will be permitted to use and occupy their lot upon close of escrow, recordation of deed.

LEASEHOLD OFFERING: Will any of the property be leased? Yes No

VERBAL REPRESENTATION: Subdivider's employees and agents are not authorized to make representations contrary to those contained in this disclosure and in the purchase contract. Subdivider is not bound by any representations made in excess of their authority.

NOTE: 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.

CONSTRUCTION:

General: Although Subdivider shall cause its contractor to construct the homes in general conformance with the applicable plans and specifications, Subdivider or Subdivider's contractor will likely make modifications and changes to the Plans in their sole and absolute discretion. Any such changes may or may not be reflected in the Plans on file with the governing municipality. Differences will exist in the as-built condition of the home compared to the Plans, and such a difference is not considered a defect or a breach of any warranty.

Even with the most prudent construction practices the possibility exists, the Home may contain defective or deficient construction and/or components. **NEITHER SUBDIVIDER, ITS BROKER NOR ITS CONTRACTOR REPRESENT THE HOME IS OR WILL BE COMPLETELY FREE FROM DEFECTS. THE LIMITED WARRANTY OUTLINES THE TERMS AND CONDITIONS UNDER WHICH BUILDER MAY REMEDY DEFECTIVE MATERIALS AND WORKMANSHIP.** The Limited Warranty provides the sole and exclusive remedy for allegedly defective construction.

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PROPERTY OWNERS ASSOCIATIONS

NAME AND ASSESSMENTS: Purchaser will belong to Mesquite Springs Homeowners Association (HOA), an Arizona nonprofit corporation and are subject to the following assessments, which may be subject to change. Purchasers will be required to pay an annual assessment of \$360.00.

HOA Management Company: HOAMCO at (928) 776-4479

SPECIAL ASSESSMENTS: *Property owners also may be charged special assessments in accordance with the CC & R's. All such assessments, fees and charges may be adjusted in accordance with the provisions set forth in the CC&R's. There may be other special assessments, taxes or fees to be paid by purchaser. Please refer to Homeowners Association documents (i.e., CC&Rs, Articles of Incorporation and Bylaws for additional information.*

CONTROL OF ASSOCIATION: Upon the period of time commencing on the date hereof and expiring on the date when 90% of the lots including lots in subsequent phases of the subdivision have been conveyed to purchasers other than the Declarant.

TITLE TO COMMON AREAS: There are no common areas other than streets and drainage easements, which have been accepted for maintenance by the City of Cottonwood.

MEMBERSHIP: All purchasers acquiring title for a lot will be members of the Homeowner's Association pursuant to the CC&R's.

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

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

TAXES AND ASSESSMENTS

NOTE: The tax bill is prepared and mailed by the Yavapai 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 Yavapai County Treasurer's Office at www.yavapai.us/treasurer/ or at (928) 771-3233.

The following, as disclosed by the Yavapai County Treasurer's Office. There may be other special assessments, taxes or fees to be paid by the purchaser. Please refer to the Yavapai Treasurer's Office for additional information.

REAL PROPERTY TAXES: The combined primary and secondary property tax rate for this subdivision for the year 2018 is \$10.6390 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 \$245,000.00 is \$2,606.55.

PLEASE NOTE: THE TYPICAL TAX RATES VARY IN RANGE AND THE ESTIMATES ABOVE ARE ESTIMATED HIGHER THAN THE ACTUAL RATE.

AT THE TIME OF THIS REPORT THIS AVERAGE SALES PRICE IS SUBJECT TO CHANGE BASED ON PURCHASER'S OPTIONS AND/OR UPGRADES.

SPECIAL DISTRICT TAX: Please view your tax bill for information on special district taxes and tax 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, AND BYLAWS FOR THIS SUBDIVISION TO DETERMINE THE RIGHTS OF LOT 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. FURTHER, YOU SHOULD DETERMINE FOR YOURSELF IF SUBDIVIDER'S ARRANGEMENTS AND PLANS FOR THE PAYMENT OF ASSESSMENTS ON UNSOLD LOTS WILL BE SUFFICIENT TO FULFILL THE NEEDS, DEMANDS AND FINANCIAL OBLIGATIONS OF THE ASSOCIATION, AS SET FORTH IN THE DECLARATION AND BYLAWS.

EXHIBIT "A"

TITLE EXCEPTIONS:

1. Ownership of the Interest is in the name of:

Mobile Home Financing, LLC., an Arizona limited liability company

2. Real estate taxes: Tax Note: Year: 2019

Tax Parcel No: [406-06-561](#); [406-06-570A](#); [406-06-570B](#); [406-06-570C](#); [406-06-570D](#); [406-06-571A](#); [406-06-571D](#); [406-06-556](#); [406-06-576](#); [406-06-577](#); [406-06-578](#); [406-06-589](#) AND [406-06-593](#)

(See Tax Sheets attached.)

3. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the 2018

2. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.

3. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: smoke and flowage of water. Recording No: [Book 187 of Deeds, page 331](#). (all parcels)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: roadway and utilities. Recording No: [Book 580 of Official Records, page 394](#). (all parcels)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: ingress, egress and utilities. Recording No: [Book 1891 of Official Records, page 352](#). (all parcels)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: roadway. Recording No: [Book 1994 of Official Records, page 687](#). (all parcels)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: roadway. Recording No: [Book 2087 of Official Records, page 516](#). (all parcels)

99. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: underground electric. Recording No: [Book 3547 of Official Records, page 393](#). (all parcels)

1010. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: drainage. Recording No: [Book 3554 of Official Records, page 674](#). (all parcels)

1111. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: utilities. Recording No: [Book 3555 of Official Records, page 445](#). (all parcels)

1212. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: water facilities. Recording No: [Book 3571 of Official Records, page 38](#). (all parcels)

1313. ABANDONMENT of Easement recorded in [Book 1147 of Official Records, page 43](#), which has been abandoned by instrument recorded in [Book 3466 of Official Records, page 977](#). (all parcels)

1414. TERMS AND CONDITIONS as disclosed by easement for emergency vehicle ingress, egress and public utility purposes recorded in [Book 4104 of Official Records, Page 116](#). (all parcels)

1515. TERMS AND CONDITIONS as disclosed by easement for ingress, egress and public utilities purposes recorded in [Book 4104 of Official Records, Page 117](#). (all parcels)

16 TERMS AND CONDITIONS as disclosed by easement for ingress, egress and stabilization of Hill Parcel recorded in [Book 4105 of Official Records, page 716](#). (all parcels)

1717. 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, or source of income, 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: [Book 4516 of Official Records, page 583](#)

And thereafter Corrected CC&R's

Recording No: [Book 4530 of Official Records, page 292](#) And thereafter Amendment

Recording No: [Book 4722 of Official Records, page 355](#)

Recording No: [Book 4988 of Official Records, page 760](#)

Re-Recording No: [Book 4989 of Official Records, page 72](#)

Liens and charges as set forth in the above mentioned declaration,

Payable to: Mesquite Springs Homeowners Association. (all parcels)

Registration Number: DM19-059402

Mesquite Springs Phase One, Mesquite Springs Phase Two, Mesquite Springs Phase Three
aka Mesquite Springs

18. Easements, covenants, conditions and restrictions as set forth on the recorded plat of said subdivisions.
(all parcels)

1919. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: utilities. Recording No: [Book 4529 of Official Records, page 100](#). (all parcels)

20. DEED OF TRUST given to secure the original amount shown below, and any other amount payable
under the terms thereof.

Amount: \$369,000.00

Dated: June 7, 2017

Recorded: June 28, 2017

Recording No 2017-0032700

Re-recorded: October 31, 2018

Re-Recording No: [2018-0056152](#)

Trustor: Mobile Home Financing, LLC, an Arizona limited liability company

Trustee: Lawyers Title of Arizona, Inc. an Arizona Corporation

Beneficiary: Virtual World, LLC, an Arizona Limited liability Company

21. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$400,000.00

Dated: June 26, 2017

Trustor/Grantor Mobile Home Financing, LLC., an Arizona limited liability company

Trustee: Tiffany & Bosco, P.A.

Beneficiary: Real Estate Finance corporation, an Arizona corporation

Recording Date: September 28, 2017

Recording No: 2017-0050031

Re-recording Date: October 31, 2018

Re-recording No: [2018-0056153](#)

4. The following matters are disclosed by name only and the Company, without additional information, is
unable to determine whether any or all of these matters are defects, liens or encumbrances against the
Interest: NONE

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

Registration Number: DM19-059402

Mesquite Springs Phase One, Mesquite Springs Phase Two, Mesquite Springs Phase Three
aka Mesquite Springs

EXHIBIT "B"

AIRPORT MAP: Cottonwood Airport

Territory in the Vicinity of the Cottonwood Airport

Pursuant to ARS 28-8486
January 2006

