



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

FOR
THUNDER RIDGE PHASE VI
aka
Thunder Ridge

SUBDIVIDER "SELLER"

TR Custom Lots, LLC, an Arizona limited liability company
7117 East Rancho Vista Drive, Suite 6003
Scottsdale, AZ 85251

Registration No. DM24-061861

Effective Date: April 16, 2024

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION NOR AN ENDORSEMENT by the State of Arizona of this land. The public report reflects information provided by the subdivider and not all of the information in this report has been verified by the Department; certain information has been accepted by the Department as true and accurate based on attestation of the subdivider or the subdivider's agents. The purchaser should verify all facts before signing any documents. The Department assumes no responsibility for the quality or quantity of any improvement in this development.

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THE ARIZONA DEPARTMENT OF REAL ESTATE

REQUIRES THAT:

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

RECOMMENDS:

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

ARIZONA LAW STATES:

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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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

*A contract or agreement for purchase of a lot, which includes a building or obligates the 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. SELLER STRONGLY RECOMMENDS PURCHASERS READ AND UNDERSTAND THE CONTENTS OF THIS REPORT AND INDEPENDENTLY VERIFY AND INVESTIGATE THE INFORMATION THAT FOLLOWS.

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

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

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

THIS REPORT INCLUDES: THUNDER RIDGE PHASE VI, Lots 151, 152, 155-159, 161, 162 and 164-166, inclusive.

THE PLAT MAP OF THIS SUBDIVISION, THUNDER RIDGE PHASE VI, is recorded in Book 54 of Maps, Pages 58-59, Recording Number 3915859 dated September 19, 2005, recorded in Yavapai County.

The subdivision has been divided into 16 total Lots and 2 Tracts, Tract A and B reserved for common area open space, a total of approximately 51.5086 gross acres in size. Lot boundaries are reflected on the Plat.

NOTE: This public report covers only 12 lots. Lots 151-152, 155-159, 161-162 and 164-166, inclusive, are the only Lots being offered for sale under this Public Report. This subdivision is only a portion of the lots in THUNDER RIDGE PHASE VI. As used in this Public Report, the term "Subdivision" refers only to **Lots 151-152, 155-159, 161-162 and 164-166, inclusive.**

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

DEDICATION:

1. THIS PLAT SETS FORTH THE NAME, LOCATION AND DIMENSIONS OF LOTS, TRACTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.
2. THIS PLAT DEDICATES TO THE PUBLIC FOR THE USE AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES, AND FURTHER DEDICATES EASEMENT BUT NOT LIMITED TO WATER, SEWER, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION. OTHER EASEMENTS SHOWN HEREON ARE HEREBY CREATED AND RESERVED FOR THE PURPOSE SPECIFIED.

FLOOD CONTROL NOTES:

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED, OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER WATERCOURSES WHICH ARE OUTSIDE THE BUILDING ENVELOPES WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER.
2. FLOOD PLAIN LINES, BASE FLOOD ELEVATIONS AND REGULATORY ELEVATIONS MAY BE REVISED BY SUBSEQUENT STUDIES APPROVED BY THE FLOOD CONTROL DISTRICT.
3. NATURAL GROUND CONDITIONS MAY CONVEY FLOWS THROUGH INDIVIDUAL LOTS. CAUTION SHOULD BE EXERCISED IN SELECTING A BUILDING SITE. PROPERTY OWNERS MAY WISH TO CONTACT THE FLOOD CONTROL DISTRICT FOR ADDITIONAL DIRECTION.
4. THE PROPERTY OWNER(S) OF THE PARTICULAR LOT OR PARCEL, WHICH INCLUDES A WATERCOURSE, IS RESPONSIBLE FOR MAINTAINING THE NATURAL AND MANMADE WATERCOURSES' CONDITION, AS IT WAS WHEN THE SUBDIVISION WAS APPROVED. NATURAL OR MANMADE WATERCOURSES SHALL NOT BE MOVED FROM THE LOCATION EXISTING AT THE TIME OF APPROVAL OF THE SUBDIVISION (UNLESS APPROVED BY THE YAVAPAI COUNTY FLOOD DISTRICT AND THE PROPOSED ACTION IS REVIEWED TO DETERMINE THE POTENTIAL APPLICABILITY OF CORPS OF ENGINEERS OR OTHER FEDERAL, STATE, OR LOCAL PERMITTING).

THESE WATERCOURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF EARTH AND/OR VEGETATION MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAT FOR THIS SUBDIVISION. SPECIFIC REQUIREMENTS FOR THE CONDUCT OF WORK IN CORPS OF ENGINEER'S JURISDICTIONAL WASHES IS SPECIFIED WITHIN THE CC&R'S. PRIOR TO ANY WORK BEING CONDUCTED WITHIN THESE WATER COURSES, THE PROPERTY OWNER(S) SHALL VERIFY THAT SUCH MAINTENANCE ACTIVITY COMPLIES WITH ALL APPLICABLE FEDERAL, STATE,

AND LOCAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE CORPS OF ENGINEERS 404 PERMIT REQUIREMENTS.

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

SUBDIVISION LOCATION

LOCATION: THUNDER RIDGE PHASE VI is located south of Interstate 17, northeast of McGuireville and northwest of Montezuma Castle National Monument, at the Intersection of Canyon Road and Falcon View Drive, Rimrock, Yavapai County, Arizona.

UTILITIES

ELECTRICITY:

Arizona Public Service Company (“APS”)

(602) 371-7171, www.aps.com

Purchasers cost to receive service include a service establishment fee of \$33.00, plus tax. A security deposit may be required (and will be 2 times the average bill by location and size of home, to be determined at the time of service). For new customers without a prior payment record of poor prior payment record, security deposit will not exceed two times the customer’s average monthly bill estimated by APS.

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:

Lumen also known as CenturyLink

Lumen, 877-453-8353, www.lumen.com

CenturyLink, 1-800-244-1111, www.centurylink.com

Purchaser will be responsible for connection cost and service. Many bundle services are available. Service fees depend on types of service and/or bundles selected and vary in range; therefore, seller advises purchaser to call for the cost of packages that best meets the purchaser’s needs. Purchaser’s costs to receive service is a one-time service activation fee of \$19.95; a deposit or advance payment

may also be required. Utility provider will be responsible for the maintenance from lot line to dwelling. Fees and/or deposits are subject to change, please contact utility company for further details.

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, A CELLULAR TELEPHONE.

SATELLITE TELEVISION:

Lumen also known as Satellite Service through CenturyLink

Lumen, 877-453-8353, www.lumen.com

CenturyLink, 1-800-244-1111, www.centurylink.com

Many bundle services are available. Service fees depend on types of service and/or bundles selected and vary in range; therefore, Seller advises purchaser to call for the cost of packages that best meets the purchaser's needs. Prices start 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. Utility provider will be responsible for the maintenance from lot line to dwelling. Fees and/or deposits are subject to change, please contact utility company for further details.

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 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 ALTERNATIVES, I.E., A SATELLITE ANTENNA.

INTERNET OR FIBER OPTIC:

Lumen also known CenturyLink

Lumen, 877-453-8353, www.lumen.com

CenturyLink, 1-800-244-1111, www.centurylink.com

Purchaser will be responsible for connection cost and service. Due to the many bundled services available by CenturyLink, developer advises purchaser to call for cost of the package that best suits the purchaser's needs. Purchaser's costs to receive service may include a handling and delivery fee, if applicable, plus an estimated \$ 15.00 per month lease fee for a Premium Modem Lease. Utility provider will be responsible for the maintenance from lot line to dwelling. Fees and/or deposits are subject to change, please contact utility company for further details.

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

NATURAL GAS:

No Natural Gas facilities are available to this subdivision at this time.

Propane tanks are available for gas stoves, furnaces, dryers, spas, and pools from a variety of distributors. **Propane Distributor is the Purchaser's choice; however, AmeriGas services the area.** The Purchaser will be responsible for the under-ground tank's purchase or lease, excavation, and the installation.

AmeriGas

(928) 567-4099, www.amerigas.com

First fill price is approximately \$2.329 per gallon, and next fill estimate is approximately \$2.639 per gallon. A site survey is required to determine the proper placement of your propane tank and confirm serviceability. The site survey fee is approximately \$220.99. Tank rental is also available at an approximately \$118.45, paid once per year, while the leased equipment is installed at the residence. The first annual tank rent will be billed one year after the service start date. The estimated tank rent amount provided above may be adjusted due to inflation or other factors. For more information about tank rent, see AmeriGas terms and conditions at www.amerigas.com. For deliver fee information, visit www.amerigas.com/fees-rates.

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All propane tanks must be buried in accordance with the amended CC&R's and the Design Guidelines for the subdivision. Fees and/or prices and applicable taxes are subject to change; please contact the company for further details.

IMPORTANT NOTE: SELLER HAS MADE NO PROVISIONS FOR THE INSTALLATION OR EXTENSION OF NATURAL GAS FACILITIES. SELLER IS NOT PROVIDING CONDUIT TO THE LOT LINES FOR NATURAL GAS, AND ANY COSTS REQUIRED TO INSTALL OR EXTEND CONDUIT TO THE LOT LINES AND RECEIVE NATURAL GAS SERVICE SHALL BE PAID BY THE PURCHASER. PURCHASER IS ADVISED TO CONTACT THEIR SERVICE PROVIDER TO DETERMINE THE STATUS OF SERVICE. YOU MAY ALSO WANT TO CONSIDER TEMPORARY ALTERNATIVES.

WATER: Municipal or Private Water Service is not available to the lots covered under this report; however, private domestic water wells may be available to the subdivision. Individual lot purchasers will bear all costs to install well. Seller has obtained an estimate from **KP Ventures Drilling & Pump**.

KP Ventures Drilling & Pump
4715 Old Highway 279, Camp Verse, AZ 86326
(928) 639-1709

Cost to provide and install wells are an approximate charge of \$47,330.71. This price is assuming drilling with the Air Rotary method. If any other method or materials are required there will be additional fees.

NOTE: YOU SHOULD CONTACT A WELL DRILLER FOR ADDITIONAL INFORMATION ABOUT ALL COSTS AND REQUIREMENTS INVOLVED IN DRILING A WELL AND CONNECTING THE WELL TO THE DWELLING.

Greg Wallace, Chief Hydrologist, Arizona Department of Water Resources, in a Water Adequacy Report, #22-300118, dated July 12, 1996, states, in part, the following:

“Thunder Ridge Subdivision will be supplied domestic water by individual wells. Depth to water ranges from about 110 to 285 feet below land surface. Indications are that greater well yields may be obtained at depths of up to 400 feet. Some wells in the area may produce water that is high in arsenic. The maximum contaminant level for arsenic in drinking water is 50 micrograms per liter. The water should be tested and treated, if necessary, before use. Properly constructed wells should be capable of producing sufficient quantities of groundwater for domestic use. By law all well construction in Arizona must be performed by a licensed well driller and no well may be drilled without first filing a notice of intent to drill. Available information indicates that the proposed water supply will meet the projected demands of the subdivision, therefore the Department of Water Resources finds the subdivisions water supply to be adequate.”

In a facsimile transmittal dated June 9, 2003, Karen Modesto, Arizona Department of Water Resources, Hydrology Division, reports “...water adequacy report is still valid for the original Thunder Ridge subdivision...”and that it would “...remain valid unless the number of lots increases and/or the water supply plans change.”

SEWAGE DISPOSAL: Individual sewage disposal systems. Lot purchasers will be required to install their individual septic systems at their own expense.

Arizona Wastewater Services
2160 Shelby Drive, Sedona, AZ 86336
(928) 203-9320

Cost will be approximately \$15,000 to \$30,000 for regular systems and \$20,000 to \$60,000 for alternative systems.

NOTE: SELLER ADVISES THAT PURCHASER'S NEED TO CONDUCT A PERCOLATION TEST OF THEIR LOT PRIOR TO DECIDING IF A CONVENTIONAL OR ALTERNATIVE SEPTIC SYSTEM WILL BE REQUIRED.

The Certificate of Approval of Sanitary Facilities for Subdivision from the Yavapai County Environmental Services dated September 24, 1996, contain the following provisions:

- a) **Thunder Ridge is a dry lot subdivision.**
- b) **Each individual lot owner shall haul the drinking water or drill his own on-site well for water supply. Well shall be a minimum 100 feet away from any on-site disposal system component that may be located on any lot within the subdivision or any adjacent property.**
- c) **Water hauler must be licensed pursuant to the Arizona Administrative Code.**
- d) **The hauling water source must be a state approved facility and in compliance with the state and federal regulations.**
- e) **Each individual lot owner must submit proposed on-site disposal system to Yavapai County Environmental Services for review and approval prior to beginning any construction on the lot.**
- f) **When the sewer service is available, all individual on-site systems must be abandoned and connected to public sewer service within 90 days of availability. If the public sewer service is available before any lot is sold, the Subdivider must submit an Application for Approval to Construct wastewater system to Yavapai County Environmental Services for review and approval.**
- g) **If a lot proves unsuitable for a conventional septic system, an alternative on-site disposal system complying with Arizona Department of Environmental Services specifications must be reviewed and approved by Yavapai County Environmental Services prior to construction.**
- h) **The buyer shall be made aware that the cost of an alternative on-site disposal system may be in excess of \$10,000. The buyer must pursue the design, permitting and installation of such system through the Yavapai County Environmental Services.**
- i) **The buyer shall be made aware that all lots are approved for the use of alternative on-site disposal systems and that such systems shall be designed on an individual basis for each lot by a professional engineer registered in Arizona. Construction plans for the on-site sewage disposal systems shall be approved by the Yavapai County Environmental Services before a building permit is issued. The buyer shall be made aware that the cost of the on-site sewage disposal system may be in excess of \$10,000,**

and that there are annual reporting requirements and associated costs for alternative disposal systems.

- j) Each lot must have a minimum of three percolation tests and three boring hole logs in the initial disposal area and three percolation tests and three boring hole logs in the reserve area for any system, conventional or alternative, proposing subsurface disposal.**
- k) There may be significant extra costs on some lots in this subdivision, in order to make sloped areas or areas with washes acceptable for installation of on-site wastewater treatment systems on those lots. This cost is over and above the costs associated with normal installation of alternative or conventional on-site wastewater treatment systems.**
- l) While it is possible to place both a well and a wastewater treatment system on each lot, there is no guarantee that the well will be reasonable in cost, or produce an adequate amount of water at the site chosen, and that the acceptable locations for well may be limited due to the requirement to maintain a 100' separation between wells and on-site wastewater systems. This requirement may not be waived.**
- m) A Sanitary/Improvement District is required as the means of administering installation, operation and maintenance of the wastewater systems installed in this subdivision. If state law does not allow formation of a District for this purpose, then inclusion of these requirements in the CC & R's and responsibility to be vested in a Homeowner's Association will be accepted. No Approvals to Construct for any alternative system will be issued, and no approval of building permits for such lots issued, until either the Sanitary/Improvement District or Homeowner's Association is formed and has accepted responsibility for installation, operation and maintenance of all alternative systems in the subdivision. The documents forming either of the above must be reviewed and approved by Yavapai County Environmental Services and recorded with the Yavapai County Recorder.**

Suzanne Ehrlich, RS, Yavapai County Environmental Services Department, in a letter dated June 5, 2000, states, "On September 24, 1996, Dennis Thayer, then Director of Yavapai Environmental Services, issued a Certificate of Sanitary Facilities for Subdivision for Thunder Ridge Subdivision, Lots 1-220. This certificate is still in effect and valid. Water supply, sewage and waste disposal methods have not changed. There are no sanitary facilities to be constructed by the developer nor is there any construction permits required at this time."

NOTE: SELLER ADVISES THAT INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE TO BE USED FOR SEWAGE DISPOSAL. PRIOR TO PURCHASE, YOU SHOULD CONTACT THE STATE AND LOCAL HEALTH DEPARTMENTS FOR SPECIFICATION AND REQUIREMENTS. YOU SHOULD SATISFY YOURSELF AS TO THE COST OF INSTALLING THE SYSTEM.

THE ABOVE COSTS ARE SUBJECT TO CHANGE BY SERVICE PROVIDERS. YOU SHOULD CONTACT THE ABOVE PROVIDERS REGARDING EXTENSION RULES AND REGULATIONS, SERVICE CONNECTIONS AND COSTS INVOLVED.

GARBAGE SERVICES (Refuse/Recycling): Waste Management of Northern Arizona (800) 796-9696, www.wm.com/us/en/home/residential-waste-recycling-pickup, at a cost of approximately \$28.00 per month for a 96-gallon trash container. Households are billed monthly and there may be an approximate one-time delivery fee around \$30.00. Other fees and charges may apply.

Seller is offering unimproved lots (lots without dwelling). The trenching for Electricity and Telephone have been completed to the lot lines. It will be Purchaser's responsibility to extend utilities to the lot lines for Cable, Internet, Propane tanks, 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 THE PURCHASER'S RESPONSIBILITY AFTER THE CLOSE OF ESCROW. DELAYS IN SERVICE OR DELIVERY CAUSED BY SUCH PROVIDERS ARE NOT WITHIN THE SELLER'S CONTROL.

STREETS, ROADS, AND DRAINAGE

ACCESS TO THE SUBDIVISION: The asphalt paved public streets are complete and accepted by Yavapai County for maintenance, with costs to purchasers included in the property taxes.

ACCESS WITHIN THE SUBDIVISION: By double chip and seal paved public streets have been completed by Subdivider, and accepted by Yavapai County for maintenance, costs to purchasers will be included in the property taxes.

The Yavapai County Board of Supervisors approved the Final Plat for Phase VI on August 15, 2005, and the Plat depicts a primary access route to Phase VI from the main Thunder Ridge entry off of Beaver Creek Road, then along Thunder Ridge Road to Falcon View Drive. The Montezuma Fire District and Yavapai County have also approved the location of an Emergency Access Route from the Beaver Creek Elementary School parking lot to Phase VI. Within Phase VI, the emergency access drive runs between Lots 159 and 160 connecting to Falcon View Drive. The route contains a secure crash gate, and will be restricted to emergency use only, and a key has been provided to the fire department.

STREETLIGHTS: Seller advises that there will be no streetlights within the subdivision as it is the intent of the Seller to maintain a "dark sky" environment within the subdivision in accordance with Yavapai County's ordinance.

FLOOD AND DRAINAGE: Facilities consisting of culverts and retention basins have been completed and accepted for maintenance by Yavapai County; costs to purchasers will be included in the property taxes.

SELLER ADVISES PURCHASERS THAT, PER THE RECORDED PLAT, THE NUMBERED LOTS ARE SHOWN AT THE MINIMUM SIZE PERMISSIBLE AND SHALL

NOT BE FURTHER DIVIDED. ADDITIONALLY, NATURAL AND MANMADE WATERCOURSES MAY CONVEY FLOWS THROUGH INDIVIDUAL LOTS. SEE GENERAL SECTIONHEREOF, UNDER “FINAL PLAT NOTES” AND “FLOOD CONTROL NOTES”.

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

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

MANY ROADS ON RURAL TRUST LANDS ARE NOT LEGAL TRAVEL ROUTES, EXCEPT FOR STATE LESSEES AND HUNTERS, AND DO NOT PROVIDE LEGAL ACCESS TO PRIVATE LAND. STATE TRUST LAND MAY BE SOLD OR LEASED FOR USES, WHICH MAY EXCLUDE RECREATION. RECREATION IS A TEMPORARY USE THAT MAY BE TERMINATED AT ANY TIME. For additional information, visit the State Land Department web page at www.land.state.az.us, or call (602) 542-4631.

LOCAL SERVICES AND FACILITIES

PUBLIC SCHOOLS: The Subdivision is within the Beaver Creek School District #26. For a recent list of schools, school boundaries, school assignments and bus transportation within the district, you may contact the Beaver Creek School District #26 at (928) 567-4631 or visit their website at www.bcs.k12.az.us. The following is the closest public schools to the subdivision:

Elementary/Middle School:

Beaver Creek School (K-8), adjacent south
4810 E. Beaver Creek Road; Rimrock, Arizona 86335
(928) 567-4631; www.bcs.k12.az.us

High School:

Camp Verde High School (9-12), approximately 6 ½ miles southwest
1326 N. Montezuma Castle Hwy, Camp Verde, Arizona 86322
(928) 567-8035; www.campverdehighschool.com

Mingus Union High School (9-12), approximately 13 miles northwest
1801 E. Fir St, Cottonwood, Arizona 86326
(928) 634-7531; www.mingusunion.com

Sedona Red Rock High School Jr. & Sr. (7-12), approximately 13 miles northwest
995 Upper Red Rock Loop Road, Sedona, Arizona 86336
(928) 204-6700; www.sedona.k12.az.us

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School bus transportation is available to all students that attend Beaver Creek Elementary School and offered for high school students who reside in the Beaver Creek School District area that attend Camp Verde High School and Mingus Union High School. School bus transportation is not available to Sedona Red Rock High School students.

SELLER ADVISES PURCHASERS TO SATISFY THEMSELVES AS TO THE SCHOOL BOUNDARIES. SCHOOL FACILITIES AND BUS SERVICE MAY CHANGE. YOU SHOULD CONTACT THE LOCAL SCHOOL BOARD REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

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

Northern Arizona University, approximately 36 ¼ miles north
1899 S San Francisco Street, Flagstaff, Arizona 86011
(928) 523-9011; www.nau.edu

Sedona Sky Academy, approximately 2 ½ miles south
3090 E. Coronado Trail, Rimrock, Arizona 86335
(928) 567-1322; www.sedonasky.org

Southwestern Academy, approximately 5 ¼ miles northeast
8800 E. Ranch Campus Road, Rimrock, Arizona 86335
(928) 567-4581; www.southwesternacademy.edu

Yavapai College Verde Valley Campus, approximately 16 ¼ miles northwest
601 W. Black Hills Drive, Clarkdale, Arizona 86324
(928) 634-7501; www.yc.edu

In addition to the above schools, there are various private schools available in Sedona, Clarkdale, Prescott, and Flagstaff.

FOR ADDITIONAL INFORMATION REGARDING SCHOOLS AND DISTRICTS, PROSPECTIVE PURCHASERS MAY VIEW THE FOLLOWING WEBSITES:

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>

SHOPPING FACILITIES:

Beaver Creek Trader, approximately 1 ½ miles southwest
3450 E Beaver Creek Road, Rimrock, Arizona 86335
(928) 301-5411

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Bell Rock Plaza, approximately 8 ¾ miles north
6086 AZ-179, Sedona, Arizona 86351
Plaza includes eateries, lodging, and healthcare facility.

Castle Rock Plaza, approximately 8 ½ miles north
6446 AZ-179, Sedona, Arizona 86351
Castle Rock Plaza is located in the Village of Oak Creek and some of the many businesses include Desert Flour Bakery, Pago's Italian Restaurant, Feathers & Fur, Another Barbershop, Village Dentistry, and various other local companies.

Cottonwood Plaza/Little Creek, approximately 13 miles northwest
1100 AZ-260, Cottonwood, Arizona 86326
Shopping plaza includes Fry's Food and Drug, JCPenney, Rent-A-Center, and various eateries.

Dollar General, approximately 2 ¼ southwest
3255, E. Beaver Creek Road, Rimrock, Arizona 86335
(480) 712-4038, www.dollargeneral.com

Family Dollar, approximately 2 ¼ southwest
3125 E. Beaver Creek Road, Lake Montezuma, Arizona 86335
(928) 325-6122, www.familydollar.com

Tierra Verde Plaza, approximately 8 miles southwest
400 Finnie Flat Road, Camp Verde, Arizona 86322
Shopping center includes Bashas' and Starbucks, and various restaurants.

The Collective Sedona, approximately 8 miles north
7000 AZ-179, Sedona, Arizona 86351
(928) 255-0900; www.thecollectivessedona.com
The Collective Sedona features more than 30 shops, galleries, and restaurants. There is a Welcome Center, luxury spa and salt room, and an indoor/outdoor multi-use banquet facility.

PUBLIC TRANSPORTATION: There is not Public Transportation available to this Subdivision; however, Yavapai Apache Transit system and Yavapai County Public Works (Camp Verde) are the nearest public bus stops.

Yavapai Apache Transit buses run from the Yavapai-Apache Reservation in Rimrock, Tunlii, Middle Verde, Camp Verde and Clarkdale. A complete list of stops is available by visiting <https://yantransit.org>.

Contact Yavapai-Apache Transit at (928) 649-7129 or visit their website at <https://yantransit.org>, contact **Yavapai County Public Works (Camp Verde)** at (928) 567-7728 or visit their website at www.yavapai.us/publicworks, or contact **The Arizona Department of Transportation** at (602) 712-7355 or visit their website at www.azdot.gov for additional information.

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HOSPITALS AND MEDICAL FACILITIES:

Canyon Medical Clinic, approximately 2 ¼ miles southwest
4200 E. Zuni Way, Rimrock, Arizona 86335, (928) 592-9424, www.canyon-med.com

Northern Arizona Healthcare Medical Group- Campe Verde, approximately 8 ¼ miles southwest
1298 Finnie Flat Road #101, Camp Verde, Arizona 86322
(928) 639-5555, www.nahealth.com

Copper Canyon Family Health Center, approximately 8 ¼ miles southwest
348 S Main Street, Camp Verde, Arizona 86322
(928) 649-6477

Verde Valley Medical Center, approximately 14 ¾ miles northwest
269 S. Candy Lane, Cottonwood, Arizona 86326
(928) 634-2551, www.nahealth.com/physician-recruitment/verde-valley-medical-center

Seller recommends doing your independent research regarding Hospitals and Medical Facilities. Information provided above is subject to change.

FIRE PROTECTION: Fire Emergency Protection is available by dialing 911.

Provided by the **Copper Canyon Fire & Medical District:**
26B Salt Mine Road, Camp Verde Arizona, 86322; (928) 567-9401; www.ccfmd.az.gov
Copper Canyon Fire & Medical District is dispatched through Cottonwood. Visit www.cottonwoodaz.gov/351/Cottonwood-Public-Safety-Communications for tips on calling 911.

Administrative Headquarters:

827 N. Main Street Cottonwood, Arizona 86326; (928) 634-5526, www.cottonwoodaz.gov

The subdivision is within the **Copper Canyon Fire & Medical District**, closest Fire Department:
Montezuma Rimrock Fire Department, approximately 1 ¼ miles southwest
3240 E Beaver Creek Road, Rimrock, Arizona 86335; (928) 567-9401; www.ccfmd.az.gov

AMBULANCE SERVICE: Ambulance Emergency Service is available by dialing 911

POLICE SERVICE: Police Emergency Service is available by dialing 911

Services provided by Yavapai County Sheriff's Department
Non-Emergencies – (928) 771-3260; www.ycsoaz.gov
Purchaser's cost for service is included in their property taxes.

For additional information, view the website for Yavapai County at www.yavapai.us and for **Emergency Services Dial 911.**

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

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

WITHIN THE SUBDIVISION: Common areas have been completed and accepted for maintenance by the Homeowners Association (Association), with costs to purchasers included in the Homeowners Association fees.

WITHIN THE MASTER PLANNED COMMUNITY: This subdivision part of the Thunder Ridge Master Planned Community. Seller advises that the pool, clubhouse, and ramada are completed and accepted for maintenance by the Homeowners Association, with costs to purchasers included in the Association fees.

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

ASSURANCES FOR COMPLETION OF SUBDIVISION FACILITIES: Seller is offering unimproved lots/vacant (lots without dwelling). It will be Purchaser's responsibility to extend the utilities that are not yet completed to the lot lines. It will be Purchaser's responsibility to install the facilities. Assurances are NOT provided, and Seller does not guarantee completion of improvements.

ASSURANCES FOR MAINTENANCES OF SUBDIVISION FACILITIES: The recorded Declaration of Covenants, Conditions and Restrictions for this Subdivision provides for the Homeowners' Association to maintain all common areas.

PROPERTY OWNERS' ASSOCIATION

NAME AND ASSESSMENTS: Thunder Ridge Property Owners Association (HOA), an Arizona nonprofit corporation. Current assessments to lot purchases are \$105.00 per quarter or \$420.00 per year, which covers the cost of operating the clubhouse and pool, and the central mailbox complex, and for maintaining the landscaping and irrigation at the clubhouse and the entranceway. Homeowners are billed quarterly for their association fee.

SPECIAL ASSESSMENTS: Section 4. Special Assessments. The Board shall have the right and power to levy a Special Assessment only for the purpose of defraying in whole or in part the cost of capital improvements to the Common Areas. Following the Turnover Date, any such Special Assessment the amount of which is equal to or greater than the amount of thirty percent (30%) of the total amount of the then current amount of the annual Regular Assessments for the Projects shall require ratification and approval by the affirmative vote of at least sixty-seven percent (67%) of the members present at a duly called meeting at which a quorum is present (in

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person or by proxy). The provisions of this Section are not intended to preclude or limit the assessment, collection or use of Regular Assessments for such purposes.

CONTROL OF ASSOCIATION: Subdivider turned control of the community over to the Thunder Ridge Property Owners Association in September 2009. The property association is now managed by the Sedona offices of HOAMCO, (928) 282-4479, <https://thunderridgepoa.net>.

TITLE TO COMMON AREAS: Common areas as stated on the plat are owned and controlled by the Association for the common use and enjoyment of the owners.

MEMBERSHIP: All lot purchasers will be members of the association.

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 AND TO USE OF THEIR LOT. FURTHER, YOU SHOULD DETERMINE FOR YOURSELF IF SELLER'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.

For Special Assessments see the Taxes and Assessments Section of this report and/or refer to The Recorded Declaration of (Covenants, Conditions and Restrictions, Articles of Incorporation, Declaration of Condominium, By Laws).

SUBDIVISION CHARACTERISTICS

TOPOGRAPHY: The site consists of natural grade slopes downward across the subject site from the northeast to the southwest towards the southwestern boundary of the site.

FLOODING AND DRAINAGE: Yavapai County Flood Control District Response to Flood Hazard Status Request dated January 10, 2024, states:

“RESPONSE TO FLOOD HAZARD STATUS REQUEST PARCEL NO'S. 405-51-156; 405-51-157; 405-51-160; 405-51-161; 405-51-162; 405-51-163; 405-51-164; 405-51-166; 405-51-167; 405-51-169; 405-51-170; 405-51-171”

Map Number 04025C: 1820G

FIRM Panel Date: 09/02/2010

Index Date: 08/24/2021

FEMA Community #: Unincorporated Yavapai County - #040093

Checked By: Sienna Stea-Miller

Please note that this response is based on an interpretation of the Flood Insurance Rate Map (FIRM) supplied by FEMA and is not an instrument of certification. Certification must be determined by a field survey performed by a registered land surveyor or professional engineer. The information supplied relates only to flood hazard areas formally designed by the Federal Emergency Management Agency (FEMA) and/or Flood Control for major watercourses.

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

FLOOD ZONE DESCRIPTIONS:

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

COMMENTS: This parcel is not impacted by a FEMA floodplain or other regulated watercourse but could be at risk due to localized drainage. Runoff must maintain historic route and flow characteristics on and off the property. Improvements cannot adversely impact runoff to adjacent parcels. This parcel contains a building envelope. This parcel may be subject to subdivision restrictions. See Note 3.

NOTE 1: Development on the parcel will be subject to specific regulations if the parcel is located either wholly or partially within a Special Flood Hazard Area (SFHA) or affected by a watercourse with a tributary drainage area greater than 80 acres.

NOTE 2: A minimum setback of 20 feet from the top bank of any watercourse applies to all parcels. The flood hazard area may extend beyond the 20-foot setback from a watercourse, which may require further building requirements.

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

FLOOD INSURANCE - Flood insurance is available for a residential structure within any designated FEMA Zone. This community participates in the National Flood Insurance Program. Check with your insurance carrier regarding possible premium discounts on flood insurance.

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

Property within a SFHA - Federal law requires flood insurance as a condition of a federally insured mortgage or loan secured for buildings within a SFHA.

NOTICE - Be advised Flood Control reserves the right to modify, update, or otherwise revise this flood status without individual notice. The above information is based on the best data resources currently available. This response does not imply that the referenced property will or will not be free from flooding or damage. This response does not create liability on the part of the provider, or any officer or employee thereof, for any expense, loss or damage that results from reliance on

this determination by the requestor or any third party. Policy states that a flood status response will not be given by telephone.

Copies of the applicable regulations are available. Bring this sheet to Flood Control if you need additional information.”

-End of Letter

SOILS: Timothy R. Robins, P.E., of Red Butte Engineering, LLC in his soils report dated March 28, 2024, cites the following in part:

“3.0 FIELD EXPLORATION

3.2 Laboratory Testing

Laboratory testing indicates that, in general, surficial soils at the site exhibit low to high expansion potential and moisture sensitivity. Onsite soils that are going to be used as structural backfill material or soils used beneath the foundations and slab areas should not exceed a Plastic Index (PI) of 15. A high PI indicates the onsite soils can be expansive and moisture sensitive. The onsite soils, in general, are suitable as a subgrade for residential home construction or as a source for constructing an engineered pad.

4.0 GENERAL SITE CONDITIONS

4.1 Soil Stratigraphy

The soils at the site have been classified as Clayey Sand with Gravel soils. These soils have been classified in general accordance with the Unified Soil Classification System (USCS) as SC soil types. These soils were encountered at ground surface and extend to the test pit termination depths below ground surface.”

-End of Summary

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

NORTH: RCU-2A (Residential Single-Family Rural)

EAST: Coconino National Forest

SOUTH: R1-10 (Residential Single-Family Rural); RCU-2A (Residential Single-Family Rural)

WEST: RCU-2A (Residential Single-Family Rural)

Coconino National Forest Supervisor’s Office approximately 35 miles northeast

1824 S. Thompson Street, Flagstaff, Arizona 86001, (928) 527-3600, www.fs.usda.gov

The subdivision is located within the Coconino National Forest. The subdivision is situated in the Red Rock District of the Coconino National Forest. North of the subdivision is the Flagstaff District, while west is the Mogollon Rim District.

NOTE: Owners of the adjacent lands described above may seek to rezone their property, may seek zoning variances for their property or may modify their site plan within existing zoning. Consequently, no assurance can be given that the zoning or uses for the adjacent

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lands will not change from that described above. Purchasers should contact the Yavapai County Zoning Department for further and up to date zoning information.

Yavapai County Development Services Department at www.yavapai.us/devserv or (Cottonwood Office), 10 South 6th Street; Cottonwood, Arizona 86326
Phone: (928) 639-8151, Main Office: (928) 771-3214

SELLER MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO FUTURE ADJACENT LAND USES OR DEVELOPMENT OF THE PROPERTY NOT OWNED BY THE SELLER BOTH WITHIN AND SURROUNDING THE SUBDIVISION. EXISTING AND/OR PROPOSED USE OF ADJACENT PROPERTY IS SUBJECT TO CHANGE AND IS NOT WITHIN THE SELLER'S CONTROL. ALL DISTANCES ARE APPROXIMATE. Adjacent land to the Community, but not necessarily adjacent to the Subdivision, is as follows:

AGRICULTURAL/LIVESTOCK

Agricultural: Property adjacent to or in the vicinity of the subdivision is currently or historically agricultural. Agricultural property may be subject to 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 and tail water ditches within the vicinity and on surrounding properties may pose a safety hazard to unsupervised children, adults, and pets. **Purchaser is advised that agricultural properties with horse and animal privileges may be legal and should be expected to continue indefinitely. Accordingly, the subdivision may be subject to noise, dust, insects, and odors associated with such agricultural operations.** For further information on the future uses of agricultural areas, purchasers should contact the Yavapai County Planning and Development Services Department at (928) 771-3214.

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

AMERICAN INDIAN RESERVATIONS:

Seller advises the Yavapai Apache Indian Reservations lies approximately 6 ½ miles southwest of the subdivision.

Although the subdivision is not located within five miles of an American Indian Reservation, 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 reservations may not be available for public use.

ARIZONA NATIVE DESERT LANDS, SCORPIONS AND OTHER PESTS

Desert Wildlife/Scorpions: Purchaser is 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 Arizona and the Developer/Subdivider/Builder has/have no control over their behavior. Animals and pests are common in parts of Arizona that may be of concern to some individuals. Fortunately, most pests can be controlled with pesticides.

Scorpions, 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 or you may also contact the Maricopa County Cooperative Extension Office with additional concerns at (602) 470-8086 or <http://ag/arizona/edu/maricopa/garden/> or 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 void the warranty.

HIGH VOLTAGE ELECTRIC TRANSMISSION LINES OR SUBSTATIONS

As a result of electric service being available to this and/or other subdivisions within the vicinity, major electrical lines and infrastructure is necessary in order to service.

High Voltage lines are located along the east alignment of North Jo Ann Drive.

NOTE: 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. PURCHASER IS ADVISED TO INDEPENDENTLY INVESTIGATE THIS MATTER. PLEASE NOTE THAT THE SIZE, NATURE, VOLTAGE AND LOCATION OF SUCH POWER LINES ARE NOT WITHIN THE SELLER'S CONTROL AND ARE SUBJECT TO CHANGE.

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

PURCHASERS ARE ADVISED THAT UTILITY PROVIDERS MAINTAIN GENERATING PLANTS 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 location of such power lines are not within Seller's control and are subject to change. For further information, please contact Arizona Public Service (APS), customer service division at (520) 421-8400.

PARKS, RECREATION FACILITIES AND MOUNTAINOUS TERRAIN

Purchasers are advised to do their independent research regarding parks, recreational facilities, and mountainous terrain surrounding the subdivision. Due to the proximity of the parks, recreational facilities, and mountainous terrain, lots situated adjacent to or in the vicinity of these 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 these facilities that may be of concern to some individuals. Seller has no control over the activities or events of such sites.

These facilities are owned, designed, constructed, and maintained by entities other than the Seller. There may be amenities associated with the parks, recreation and mountainous terrain that may be of concern to individuals such as lighted ball fields, man-made lakes, walking, hiking and biking trails. There may also be noise and traffic associated with their operations. The Seller has no control over the design, maintenance, or future uses of this site.

Forested Areas:

The critical fire season is relatively short, usually lasting from May to mid-July, however, Forest fires have the potential to occur at any time during the year. During that period, natural and human-caused fires often threaten the timber, chaparral, grass, and light shrub vegetative zones. Forest fires are extremely dangerous and can cause extensive property damage and may cause person injury or even death. In addition, forest fires may cause smoke, ash, and other pollutants to enter into the Subdivision and surrounding areas impacting Purchaser use and enjoyment of their property.

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.

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.

TRANSPORTATION FACILITIES

Interstate 17, approximately 1 mile west
State Highway 179, approximately 2 miles northeast

Due to the proximity of the freeways, this subdivision may experience, noise, traffic, lighting, or other effects that may be of concern to some individuals. Purchasers are advised to independently investigate this matter. 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 MIGHT POSE AS SAFETY HAZARDS TO UNSUPERVISED CHILDREN AND ADULTS. For more information, visit the Arizona Department of Transportation Inter-model Transportation Department website at www.azdot.gov/projects, which provides schedules, maps, and other information of new freeway construction in the state.

WATER HAZARDS/WASHES/WELLS/IRRIGATION

Due to the proximity of the subdivision to canals, canal walking trails, creeks, channels, rivers, floodways, dams, man-made lakes, levees, washes, and wells 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 and adults.

Beaver Creek, approximately 1 mile southeast and south
Montezuma Lake, approximately 2 ¼ miles southwest
Montezuma Well, approximately 1 mile southeast
Red Tank Draw, approximately 1 ¼ miles east
Russel Wash, approximately 2 ½ miles southwest

In addition to the above, there are several wells registered with the Arizona Department of Water Resources located within the surrounding area.

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 tower(s), antennas, antenna array(s), 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 Yavapai County or the Federal Communication Commission at www.fcc.gov.

WORSHIP SITES

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. Seller has no control over the activities or events of such sites.

IMPORTANT NOTES

Good Faith to Disclose: Seller 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 Seller at the time this public report was prepared. This information may change from time to time. Prospective purchasers are encouraged to (i) drive the areas surrounding the subdivision (at different times of the day and night) to determine whether there exists any activities or conditions that may be of concern to purchaser and (ii) determine to purchaser's own satisfaction whether or not the items mentioned in the Public Report or discovered by purchaser's own inspections are of concern to purchaser.

Views are not guaranteed: Seller makes no representation or warranty regarding the future protection of views, which may be a factor in the homeowner's decision to purchase. Views and scenes that are visible from particular portions of the subdivision or lots will change over time and may be blocked or partially obstructed as development activity continues and landscaping matures within and outside of the subdivision.

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.

Seller 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, 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.

SUBDIVISION USE AND RESTRICTIONS

USE: This offering is for unimproved (vacant) lots. *"Unimproved (vacant) lot or parcel" means a lot or parcel of a subdivision that is not an improved lot or parcel.*

ZONING: Single Family Residential, Planned Area Development (PAD)

COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS: Purchasers will be subject to the following documents as stated in the recorded Declaration of Covenants, Conditions, and Restrictions, as thereafter amended from time to time (the "CC&Rs"), Articles of Incorporation, Bylaws of the Homeowners Association, and the restrictions on the recorded subdivision plat and existing city and county zoning ordinances. See also matters listed in Schedule B items as shown in the on the preliminary report issued for this project. **See Exhibit "A" of this report.**

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 Yavapai County Planning and Zoning Department. Restrictions are recorded as cited in the following title exceptions and per the subdivision plat.

AIRPORTS

PRIVATE AIRPORTS:

Rimrock Airport, approximately 1-mile southwest
3718 Airport Drive, Rimrock, Arizona 86335
(928) 567-4561

Rimrock Airport is an international private jet airport/private use located in Yavapai County. Rimrock Airport 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 additional information regarding Rimrock Airport and their current operations and plans for the airport, air traffic volume and flight patterns, please contact them directly.

THUNDER RIDGE PHASE VI IS LOCATED IN TERRITORY AND IN THE VICINITY OF THE PRIVATE AIRPORT, RIMROCK AIRPORT. FLIGHTS MAY PRODUCE AIRCRAFT NOSIE AS A RESULT OF FLIGHT OPERATIONS.

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.

Due to the proximity of this airport and airstrip facilities and operations, this subdivision 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. Airport may produce aircraft noise as a result of flight operations. Additional information about the flight paths, flight hours, type of aircraft and similar information may be obtained directly by contacting the airport.

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, CHARTER, 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

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THE CLOSEST AIRPORT, ANOTHER AIRPORT IN THE VALLEY OR FROM AN AIRPORT OUTSIDE THE VALLEY.

TITLE

Title to this subdivision is vested in TR Custom Lots, LLC, an Arizona limited liability company.

Seller's interest in this subdivision is evidenced by fee title.

Title is subject, among other things, to all taxes, assessments, covenants, conditions, restrictions, limitations, reservations, rights, obligations, powers, easements, rights of way, liens, and charges of record. YOU SHOULD INVESTIGATE THE TITLE AND SATISFY YOURSELF AS TO WHAT EFFECT, IF ANY, THESE MATTERS MAY HAVE ON THE USE OF THE LAND. Title exceptions affecting the condition of title are listed in the Preliminary Title Report dated March 29, 2024, issued by FIDELITY NATIONAL 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: Your vested interest/ownership interest in the property will be evidenced by the Seller delivering a recorded deed to you and by your signing a promissory note and mortgage or deed of trust for the unpaid balance, if any. **You should read these documents before signing them.**

CASH SALES ARE ALLOWED. Subdivider advises that deposits and earnest monies will be deposited and held in neutral escrow account to be released only at the close of escrow.

UNIMPROVED LOTS: The purchaser or lessee has the legal right to rescind (cancel) this agreement without cause or reason of any kind, and to the return of any money or other consideration by sending or delivering a written notice of rescission to the seller or lessor by midnight of the seventh calendar day following the day the purchaser or lessee executed the agreement. If the purchaser or lessee does not inspect the lot or parcel before the execution of the agreement, the purchaser or lessee shall have six months to inspect the lot or parcel, and at the time of inspection shall have the right to unilaterally rescind the agreement.

STATE OF ARIZONA RESCISSION RIGHTS

ARIZONA REVISED STATUTE §32-2185.01(D) PROVIDES THE PURCHASER OR LESSEE OF AN UNIMPROVED LOT OR PARCEL THE LEGAL RIGHT TO RESCIND WITHOUT CAUSE OF ANY KIND BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE 7TH CALENDAR DAY FOLLOWING THE DAY ON WHICH THE PURCHASER OR LESSEE HAS EXECUTED A CONTRACT OR PURCHASE AGREEMENT. NOTICE MUST BE GIVEN TO THE DEVELOPER.

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ARIZONA REVISED STATUTE §32-2185.01(E) PROVIDES THAT IF THE PURCHASER OR LESSEE OF AN UNIMPROVED LOT OR PARCEL HAS NOT INSPECTED THE LOT OR PARCEL PRIOR TO THE EXECUTION OF THE PURCHASE AGREEMENT, THE PURCHASER SHALL HAVE A SIX-MONTH PERIOD AFTER THE EXECUTION OF THE PURCHASE AGREEMENT TO INSPECT THE LOT OR PARCEL AND AT THE TIME OF THE INSPECTION HAVE THE RIGHT TO UNILATERALLY RESCIND THE PURCHASE AGREEMENT. AN AFFIDAVIT MUST BE SIGNED BY THE PURCHASER AT THE TIME OF INSPECTION AND RETAINED BY THE DEVELOPER.

RELEASE OF LIENS AND ENCUMBRANCES: Seller advises there are none against this property.

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

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.

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

DESIGNATED BROKER:

Ben F. Brooks III (BR007869000)
2410 E. Osborn Road, Suite 100
Phoenix, Arizona 85016

THE DESIGNATED BROKER INFORMATION IS SUBJECT TO CHANGE. A WRITTEN AGREEMENT IS NOT IN PLACE AND DIFFERENT BROKERS WILL BE INVOLVED IN SELLING THESE LOTS OVER TIME.

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

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 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. The second half of your tax bill is payable on March 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.

REAL PROPERTY TAXES: The combined primary and secondary property tax rate for this subdivision for the year 2023 is \$12.5633 per \$100.00 assessed valuation. The estimated property tax for an unimproved lot (vacant lot without dwelling), based on the above tax rate and average sales price of \$45,000.00 is \$768.87. The price of each lot is subject to change and will vary based upon the characteristics of each lot. Also, the pricing will evolve over time based upon the market.

SPECIAL DISTRICT TAX OR ASSESSMENT: Property Owners may be subject to other special assessments, taxes, or fees to be paid by the purchaser as described in the Yavapai County Treasurer's Office. All such assessments and fees may be increased from time to time in accordance with the Yavapai County Treasurer's Office. Please refer to the Yavapai County Treasurer's Office for additional information.

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

EXHIBIT "A"

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

1. Water rights, claims or title to water, whether or not disclosed by the Public Records.
2. Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof.
3. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.
4. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
5. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2023 Taxes.
6. Liabilities and obligations imposed upon said Land by its inclusion within Thunder Ridge Property Owners Association.
7. Reservations, exceptions, covenants, conditions and rights reserved or imposed in Deed from Santa Fe Pacific Railroad Company, recorded in [Book 165 of Deeds, page 3](#).
8. Matters shown on record of survey:
Recording No.: [Book 79 of Land Surveys, page 57](#)
9. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 54 of Maps, Pages 58 and 59](#).
10. 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, 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: [Book 4275 of Official Records, page 681](#)
Recording No: [Book 4453 of Official Records, page 859](#)
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric lines
Recording Date: June 23, 2006
Recording No: [Book 4409 of Official Records, page 432](#)
Affects Lot 166
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric lines
Recording Date: June 23, 2006
Recording No: [Book 4409 of Official Records, page 433](#)
Affects Lots 154 and 155
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric lines
Recording Date: June 23, 2006
Recording No: [Book 4409 of Official Records, page 434](#)
Affects Lot 155

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Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, or the last conveyance affecting said Land, are as follows:

Grantor: America West Capital One, LC, an Arizona limited liability company

Grantee: TR Custom Lots, LLC, an Arizona limited liability company

Recording Date: November 14, 2013

Recording No: [Book 4992 of Official Records, page 37](#)

(Lots 151, 152, 155)

Grantor: America West Capital One, LC, an Arizona limited liability company

Grantee: TR Custom Lots I, LLC, an Arizona limited liability company

Recording Date: November 14, 2013

Recording No: [Book 4992 of Official Records, page 38](#)

(Lots 156, 157, 158)

Grantor: America West Capital One, LC, an Arizona limited liability company

Grantee: TR Custom Lots II, LLC, an Arizona limited liability company

Recording Date: November 14, 2013

Recording No: [Book 4992 of Official Records, page 39](#)

(Lots 159, 161, 162)

Grantor: America West Capital One, LC, an Arizona limited liability company

Grantee: TR Custom Lots, LLC III, an Arizona limited liability company

Recording Date: November 14, 2013

Recording No: [Book 4992 of Official Records, page 40](#)

(Lots 164, 165, 166)

Agreement and Plan of Merger:

Recording Date: January 14, 2016

[Recording No: 2016-0001803](#)

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

EXHIBIT "B"

THUNDER RIDGE PHASE VI, IN COMPARISON TO RIMROCK AIRPORT
This map is courtesy of Google Earth.

