Arizona Department of Real Estate (ADRE)
Development Services Division
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GOVERNOR

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COMMISSIONER

SUBDIVISION DISCLOSURE REPORT

(PUBLIC REPORT)

FOR

Amended Final Plat of Red Lake Mountain Ranch

Registration No. DM22-060941

SUBDIVIDER

RLD64, LLC., an Arizona limited liability company
16835 W. Olive Ave.
Waddell, AZ 85355

Effective Date: January 26, 2022

First Amendment Effective Date: December 5, 2023

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION NOR AN ENDORSEMENT by the State of Arizona of this land. The application and public report have not been subjected to a detailed examination by the Department. The report was prepared by the subdivider and none of the information in this report has been verified by the Department; all information has been accepted by the Department as true and accurate based on attestation of the subdivider/or the subdivider's agents. The purchaser should verify all facts before signing any documents. The Department assumes no responsibility for the quality or quantity of any improvement in this development.

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THE ARIZONA DEPARTMENT OF REAL ESTATE

REQUIRES THAT:

1. You BE GIVEN this public report;

2. YOU SIGN A RECEIPT indicating that you received this report;

RECOMMENDS:

1. You DO NOT SIGN ANY AGREEMENT before you have read this report;

2. You see the EXACT PROPERTY you are interested in BEFORE SIGNING any document for lease or purchase.

ARIZONA LAW STATES:

1. THE SALE OR LEASE OF SUBDIVIDED LANDS PRIOR TO ISSUANCE OF THIS REPORT OR FAILURE TO DELIVER THIS REPORT TO YOU SHALL RENDER THE SALE OR LEASE RESCINDABLE BY YOU. ACTION TO RESCIND MUST BE BROUGHT WITHIN 3 YEARS FROM DATE OF EXECUTION OF PURCHASE AGREEMENT.

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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.

3. IF YOU HAVE SIGNED A PURCHASE AGREEMENT FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* PRIOR TO INSPECTING THE LOT, YOU HAVE SIX MONTHS TO INSPECT AND UPON INSPECTION MAY RESCIND THE PURCHASE AGREEMENT.

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

GENERAL

This report includes: Lots 1 through 54, Inclusive

The map of this subdivision is recorded in Case 5, Maps 12 and 12A, records of Coconino County, Arizona and Tract A, Amended Plat of Red Lake Mountain Ranch, as shown on the plat thereof recorded in Instrument No. 3493537.

The subdivision is approximately 321.512 acres in size. It has been divided into 54 lots. Lot boundaries are staked with a ½ inch rebar with an aluminum cap.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That Red Lake Development, L.L.C., an Arizona limited liability company, qualified as a limited liability company under Arizona law, as "Owner" has amended the subdivision under the name of AMENDED FINAL PLAT OF RED LAKE MOUNTAIN RANCH, a portion of Red Lake Mountain Ranch, a subdivision of land recorded in Case 5, Map 12, of the Records of Coconino County, Arizona, situated in Section 3, Township 23 North, Range 2 East, Gila and Salt River Meridian, Coconino County, Arizona, as shown and platted hereon and hereby publishes this amended plat as and for the plat of said AMENDED FINAL PLAT OF RED LAKE MOUNTAIN RANCH, and hereby declares that said amended plat sets forth the addition and location of Tract "A" and gives the dimensions of said Tract and the existing easements within said Tract, per Docket 1278, Page 60, constituting the same; and that said tract shall be known by its letter that is given to it on said plat, and Tract "A" shall be dedicated to "The Red Lake Mountain Ranch Committee of Property Owners, Inc." as a Tract to be used for ingress, egress, public and private utilities, drainage and for use for an entrance gate and subdivision sign. The "Owner" hereby rededicates to the "Red Lake Mountain Ranch Committee of Property Owners, Inc.," the streets for the purpose of renaming said streets as follows: Leona Loop shall now be known as Bella Vista Loop, Jakub Lane shall now be known as Faith Way, Sandra Lane shall now be known as Villalobos Trail and Amelia Road shall now be known as Vista Hermosa Road as set forth on this AMENDED FINAL PLAT OF RED LAKE MOUNTAIN RANCH and approved by the Coconino County Board of Supervisors.

Nothing contained herein shall be construed to mean or constitute a dedication to the public of said streets, except to the extent that the same are dedicated for public or private utilities, emergency vehicle access, refuse collection and private access way for the ingress and egress of "The Red Lake Mountain Ranch Committee of Property Owners, Inc." "The Red Lake Mountain Ranch Committee of Property Owners, Inc., "reserve to itself, its successors and assigns, the existing easement as described in Docket 1278, Page 60, records of Coconino County, over, upon and across said Tract A for ingress, egress, public, private utilities, drainage and for use for an entrance gate and subdivision sign.

No utility line or facility shall, however, be installed without the prior written consent of the "Owner" of the "Red Lake Mountain Ranch Homeowner's Association", which consent shall not

be unreasonably withheld. If it becomes necessary for any utility company to excavate or otherwise disturb the real property subject to the easements granted herein, including without limitation, streets or any easements depicted on this plat; such utility company shall promptly, at its own expense, restore the affected real property to a condition substantially similar to the condition that existed immediately prior to the activity resulting in the site disturbance.

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: The subdivision is located approximately 10.5 miles north of the City of Williams. From Phoenix take I-17 north towards Flagstaff, exit onto I-40 West, exit north on Highway 64 North, 10 miles to Faith Way and enter the subdivision on Faith Way to the east.

UTILITIES

Electricity: Arizona Public Service, (APS), (928) 779-6911, www.aps.com Facilities are complete to the lot line. Cost to purchaser to complete facilities from the lot line to the dwelling is included in the purchase price. Cost to receive service is $25.00 plus tax establishment fee, a deposit may be required depending upon past credit history. Once service is established direct user fees will apply.

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

Telephone: CenturyLink, (800) 244-1111, www.centurylink.com Facilities are complete to the lot line. Cost to purchaser to complete facilities from the lot line to the dwelling is included in the purchase price. Provider offers numerous packages with varying charges, a deposit may be required. Once service is established direct user charges will apply.

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

Cable: Cable service is not available in this subdivision.

Internet or Fiber Optic: Starlink, www.starlink.com
Cost to purchaser to receive services includes $599.00 for equipment, and monthly fee of $120.00.

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

Natural Gas: Natural Gas is not available to this subdivision.
Propane Gas is available with costs of designing, permitting and installing included in the purchaser price of the home.

Water: Water for domestic use will be provided to each of the 54 lots in the subdivision by individual owners via hauled water. Cost of designing, permitting and installing included in the purchase price of the home.

"Arizona Department of Water Resources"

> "Red Lake Mountain Ranch Subdivision is being sold without an on-site domestic water supply. The development is located in a part of Arizona where groundwater is probably not available. Hauling water for domestic purposes is, therefore, a common practice in the area, but is of questionable dependability as a source of water as hauled water supplies are not regulated as utilities. Hence, the Department of Water Resources finds the subdivision's proposed water supply to be "inadequate."

Sewage Disposal: Individual Septic units will be installed. Costs of designing, permitting, and installing will be included in the purchase price of the home.

Garbage Services: JT's Trash Service, P O Box 3450, Flagstaff, AZ 86003, (928) 607-6970, email address: carrie@jtwaste.com
Trash will be picked up once a week. A rolling dumpster will be supplied with cost to purchaser $29.00 per month. If need an additional dumpster with an extra cost of $10.00 per month.

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

PURCHASERS ARE ADVISED TO CONTACT THE ABOVE LISTED PROVIDERS REGARDING EXTENSION RULES, REGULATIONS, SERVICE CONNECTIONS, INSTALLATION CHARGES, ACCOUNT SET-UP FEES AND THE COSTS INVOLVED. COSTS ARE SUBJECT TO CHANGE BY THE SERVICE PROVIDERS.

STREETS, ROADS AND DRAINAGE

Access to the Subdivision: Legal and permanent access provided to the subdivision, and lots within the subdivision, is Public and is over terrain, which may be traversed by conventional 2-wheel drive automobiles and emergency vehicles.

Access within the Subdivision: Interior streets within this subdivision are private and complete. Surfacing is asphalt pavement from the Highway 64 to the gated entrance. Beyond the entrance the surface is reclaimed rolled asphalt cinders. The Homeowners Association will be responsible for the maintenance and all fees will be included in the Association dues and assessments.

Street Lights: There are no street lights in this subdivision.

Flood and Drainage: Drainage ways and culverts have been completed. It will be the homeowner's responsibility to maintain drainage across their lot and the Homeowners Association to maintain the drainage facilities within the roadways. Fees required to be paid by homeowners are included in the Association dues and assessments.

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

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

MANY ROADS ON RURAL TRUST LANDS ARE NOT LEGAL TRAVEL ROUTES, EXCEPT FOR STATE LESSEES AND HUNTERS, AND DO NOT PROVIDE LEGAL ACCESS TO PRIVATE LAND. STATE TRUST LAND MAY BE SOLD OR LEASED FOR USES WHICH MAY EXCLUDE RECREATION. RECREATION IS A TEMPORARY USE THAT MAY BE TERMINATED AT ANY TIME.

For additional information, visit the State Land Department web page at www.land.state.az.us, or call (602) 542-4631.

LOCAL SERVICES AND FACILITIES

Schools: Williams Elementary School, 601 N. 7th St., (928) 635-4428, approximately 10 miles
Williams Middle School, 601 N. 7th St., (928) 635-4428, approximately 10 miles
Williams High School, 440 S. 7th St., (928) 635-4474, Grades 9-12, approximately 11 miles

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

PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES AND SCHOOL BUS TRANSPORTATION MAY CHANGE. YOU SHOULD CONTACT THE WILLIAMS UNIFIED SCHOOL DISTRICT AT (928) 635-4473 REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

ADDITIONAL INFORMATION REGARDING SCHOOLS AND AREA DISTRICTS CAN BE FOUND AT www.greatschools.net and www.sfb.state.az.us.

Shopping Facilities: Safeway located at 637 W. Route 66, approximately 10 miles. Dollar General located at 212 W. Franklin Ave., approximately 10 miles. There are various eateries and small stores located in the City of Williams, approximately 10 miles.

Public Transportation: No public transportation is available

Medical Facilities: North Country Health Care, located at 301 S. 7th Street, approximately 8 miles. Flagstaff Medical Center, located at 1200 N. Beaver Street, Flagstaff, AZ 86001, approximately 40 miles

Fire Protection: High Country Fire and Rescue, 6539 High County Lane, Williams, AZ 86046, (928) 635-9988

Ambulance Service: Ambulatory services is not provided for this subdivision.

Police Services: Coconino County Sheriff Department

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

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

Within the Subdivision: There will be a gated entrance to the subdivision that is complete. Maintenance will be the responsibility of the Homeowner's Association and all fees will be included in the dues and assessments.

Within the Master Planned Community: This is not a Master Planned Community.

ASSURANCES FOR COMPLETION OF IMPROVMENTS

Assurances for Completion of Subdivision Facilities: Subdivider advises that facilities are complete.

Assurances for Maintenance of Subdivision Facilities: The utility companies are responsible for maintain their facilities. The lot owners are responsible for the maintenance of the propane, water, and individual septic. The Homeowners Association is responsible for the private streets, gate entrance and drainage facilities.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Red Lake Mountain Ranch Homeowners Association. All owners will be members, annual dues of $480.00 per year.

6.11 Transfer Fee

(a) Each person who purchases a Lot from a Person other than the Declarant shall pay to the Association immediately upon becoming the Owner of the Lot a transfer fee in such amount as is established from time to time by the Board to compensate the Association for the administrative cost resulting from the transfer of a Lot. The transfer fee is not intended to compensate the Association for the costs incurred in the preparation of the statement which the Association is required to mail to deliver to a purchaser under A.R.S. Section 33-1806A and, therefore, the transfer fee shall be in addition to the fee which the Association is entitled to charge pursuant to A.R.S. Section 33-1806C.

(b) Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot owner from liability for any assessments thereafter becoming due or from the lien thereof.

Control of Association: Control of the Association shall be turned over to the owners upon the earlier of: (i) Declarant no longer owns or has an option to purchase any Lot, or (ii) Declarant notifies the Board in writing, that the Declarant is terminating its Class B Membership and converting such Membership to Class A Membership.

Title to Common Areas: The common area will be conveyed prior to the first lot sale.

Membership: All owners will be members.

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

SUBDIVISION CHARACTERISTICS

Topography: The land is gently sloping with a steep rise to the southeast. Views and scenes that are visible from particular portions of the property will change over time and may be blocked or partially obstructed as development activity continues and landscaping matures within and outside the area.

Flooding and Drainage: State whether the subdivision is subject to any known flooding or drainage problems or downstream from any existing flood structure/dam. Then restate the information from the engineer's Flood Letter for the subdivision.

Douglas Slover, P.E. CFM of APEX Land Surveys in his letter dated October 12, 2020 states that: Subject: Flood Certification Letter for Various Lots within Red Lake Mountain Ranch Subdivision " The 54 parcels of the Red Lake Mountain Ranch Subdivision are in the unincorporated portion of Coconino County, Arizona near Williams, Arizona. The approximate location is along Bellavista Loop Road near Highway 64 at Section 3, Township 23N, Range 2E. The site is approximately 322 acres composed of 54 lots with a minimum size of 5 acres and a maximum size of 12.1 acres. Details of the individual parcels are attached as Table 1 on the following pages.

The Flood Insurance Rate Map for Coconino County, Arizona, panel number 0400505900G effective date 09/03/2010 indicates that the entirety of the subdivision, all 54 parcels, is in minimal flood risk as defined by Zone X (Unshaded). Zone X is defined as FEMA as follows:

> Zone X (Unshaded): Areas of minimal flood hazard with less than 0.2% annual chance flood; and areas protected by levees from 1% annual chance flood.

FEMA does not require flood insurance (National Flood Insurance Program) are areas in Zone X. Localized flooding may still be possible in Zone X in small depressions or un-mapped dammed areas, future development on this parcel should access localized drainage to ensure that the local flood risk is still low. All development will have to conform to Coconino County Code."

Soils: The subdivision lots are subject to expansive soils.

In a letter by Speedie and Associates dated December 8, 2007 states in part: Speedie & Associates has been at the above referenced site to perform a soil sampling investigation and are familiar with the general soils types as present. The testing conducted was to provide information regarding subsidence, expansive soils, and known geological hazards. It was not conducted to address foundation design for residential structures. It is recommended that site specific investigation be conducted as each lot is developed.

In general the soils encountered during the field investigation consisted of high plasticity sandy "fat" clay, sandy clay and clayey silty sand and gravel. Based on the soils encountered, construction or residential type structures on standard shallow foundation systems is typically subject to remedial earthwork and/or specialized foundation systems are required.

The site has expansive soils. Although not encountered in all locations, they are a significant concern for construction. The high plasticity "fat" clay has a swell (expansion) potential that is typically strong enough to cause differential movements and damage to lightly loaded structures in addition to concrete slabs-on-grade such as floors and sidewalks. The differential movement is

typically a result of post construction fluctuation in moisture contents. Preventing moisture changes under the foundations in addition to concrete slabs-on grade us critical to reducing potential movement. With residential construction, this is extremely difficult due to drainage and landscaping changes incorporated by the various homeowners. Potential homeowners must be made aware of the risk associated with the expansive soils on site and restrictions on grading and landscaping adjacent to foundation elements and concrete slabs. Typical recommendations made, when property executed, will help reduce, but not necessarily eliminate the swell potential.

Typical recommendations include the placement of non-expansive material beneath concrete slabs or the use of suspended wood floors. Attention must be paid to provide and maintain proper drainage to limit the potential for water infiltrating under slabs and foundations. A minimum slope of a least 5 percent for a distance of 10 feet is recommended in unpaved landscaped areas. The lots should be uniformly graded away from the structures and drainage should not be allowed to discharge towards adjacent or proposed structures. Irrigation systems and planters requiring heavy watering should not be placed against the foundation. Roof drains should be installed and directed to discharge to either storm drains or the pavement, not unpaved planters adjacent to the structures. Based on the swell potential of the clayey soils, these recommendations alone on typical shallow spread footings and slab-on-grade construction may not be sufficient without significant structural damage occurring.

Remedial earthwork or specialized foundation systems can further reduce the potential for structural damage. Remedial earthwork beneath foundations typically consists of carrying the foundation to rock or to a depth in which moisture fluctuations are reduced on the construction of a barrier wall to prevent moisture infiltration. Specialized foundation systems include mat foundations or the use of a post-tension foundation slab-on grade system. Both of these foundation systems are designed to move with the expanding soil. Post tensioned slabs should be designed in accordance with the procedures given in the ***Design and Construction of Post-Tensioned Slabs-On-Ground, by the Post Tensioning Institute***. This type of foundation system is more flexible and may require special design and construction of the superstructure and interior walls to allow for this flexibility.

This project is not located in an area that is known for subsidence due to groundwater withdrawal or any other known geological hazards that would or may be detrimental to a purchaser's health, safety, or welfare.

Adjacent Lands and Vicinity:

Highway 64 is in close proximity of the subdivision owners may experience heavy traffic, noise and dust.

The Grand Canyon Railroad tracks are in close proximity owners may experience noise, odor, and dust associated with the railroad.

There are active and inactive mines in the area, which include open pits. Some of these pits may be as close as one-quarter mile. This may pose a safety factor to unsupervised children and adults.

There are active ranches in the area. Purchasers may experience noise, odor and dust associated with this.

Red Lake, which can contain water during some periods of the year. This may pose a safety factor to unsupervised children and adults.

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

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

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

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

There are no known natural gas pipelines within 500 feet of the subdivision boundaries.

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

INFORMATION ON PROPOSED OR EXISTING TRANSMISSION LINE AND SUSBSTATION 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 STRUCTURE WILL LOOK LIKE AND CONSTRUCTION SCHEDULES.

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for improved lots with dwellings and unimproved lots (vacant)
Zoning: RS-5 5 Acre Minimum

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

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

AIRPORTS

Military Airport: There are no military airport in the vicinity as defined in A.R.S. 28-8486.

Public Airport: There are no public airport in the vicinity as defined in A.R.S. 28-8486.

Airport: Williams Airport is located at 3501 North Airport Road, approximately 10 miles to the south.

TITLE

Title to this subdivision is vested in RLD64, LLC., an Arizona limited liability company

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

Title is subject, among other things, to all taxes, assessments, covenants, conditions, restrictions, limitations, reservations, rights, obligations, powers, easements, rights of way, liens, and charges of record. **YOU SHOULD INVESTIGATE THE TITLE AND SATISFY YOURSELF AS TO WHAT EFFECT, IF ANY, THESE MATTERS MAY HAVE ON THE USE OF THE LAND**. Title exceptions affecting the condition of title are listed in the Preliminary Title Report dated November 24, 2023, issued by Pioneer Title Agency. **You should obtain a title report and determine the effect of the listed exceptions**.

EXCEPTIONS: SEE EXHIBIT "A" ATTACHED

METHOD OF SALE OR LEASE

Sales: Sales will be made by purchase contact. Purchaser's deposit and earnest monies to be deposited and held in a neutral escrow account. Your vested interest/ownership interest in the property will be evidenced by the subdivision delivering a recorded Deed to you and by your signing a Promissory Note and Mortgage or Deed of Trust for the unpaid balance, if any.

Purchasers are advised to read these documents before signing them.

Cash sales are allowed.

Release of Liens and Encumbrances: Subdivider advises that there are no liens and encumbrances recorded against the property.

Use and Occupancy: Purchaser will be able to use and occupy their lot/unit upon close of escrow and recordation of deed.

Leasehold Offering: This is not a leasehold offering.

THE PURCHASE CONTRACT IS A BINDING AGREEMENT. CONTRARY TO THE TERMS AND PROVISIONS OF THE CONTRACT, YOU MAY HAVE ADDITIONAL RIGHTS, REMEDIES AND WARRANTIES PROVIDED BY LAW. READ THOROUGHLY BEFORE SIGNING. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE PRIOR TO COMMITMENT TO PURCHASE.

TAXES AND ASSESSMENTS

Real Property Taxes: The combined primary and secondary property tax rate for this subdivision for the year 2023 is 7.69575 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 $700,000.00, is $3,770.93. The estimated property tax for an unimproved lot (vacant land), based on the above tax rate and average sales price of $156,000.00, is $1,344.61.

Special District Tax or Assessments: None known

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

YOU ARE ADVISED TO READ THE RECORDED DECLARATION OF (COVENANTS, CONDITIONS AND RESTRICTIONS), ARTICLES OF INCORPORATION,

DECLARATION OF CONDOMINIUM, BYLAWS FOR THIS SUBDIVISION TO DETERMINE THE RIGHTS OF LOT/UNIT OWNERS TO PARTICIPATE IN THE CONTROL OF THE PROPERTY OWNERS' ASSOCIATION AND TO DETERMINE THE RIGHTS, DUTIES AND LIMITATIONS OF OWNERS IN AND TO USE OF THEIR LOT/UNITS. FURTHER, YOU SHOULD DETERMINE FOR YOURSELF IF SUBDIVIDER'S ARRANGEMENTS AND PLANS FOR THE PAYMENT OF ASSESSMENTS ON UNSOLD LOTS/UNITS WILL BE SUFFICIENT TO FULFILL THE NEEDS, DEMANDS AND FINANCIAL OBLIGATIONS OF THE ASSOCIATION, AS SET FORTH IN THE DECLARATION AND BYLAWS.

Exhibit "A"

1. Taxes and assessments collectible by the County Treasurer due and payable for the following year:

   Year : 2023
   (Parcel No. 2)

2. Taxes and assessments collectible by the County Treasurer due and payable for the following year:

   Year : 2022
   (Parcel No. 2)

3. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.

   This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.

4. OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.

5. Liabilities and obligations imposed by reason of the inclusion of said land within the following named association:

   Name : Red Lake Mountain Ranch Property Owners Association

4. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

5. EASEMENTS and rights incident thereto, as set forth in instrument:

   Recorded in Docket : 568
   Page : 376
   Purpose : Ingress, egress, and utilities.

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

   Recorded in Docket : 1278
   Page : 60
   Purpose : Ingress, egress, public utilities, water, sewer, gas pipelines, telephone, power lines, and poles and conduit

7. EASEMENTS, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision,
   recorded in Case 5, Maps 12-12A, and as amended in Instrument No. 3493537.

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

   Recorded in Docket : 1305
   Page : 591
   AND
   Amended in Docket : 1323
   Page : 357.

9. The effect of Resolution by the County of Coconino, recorded in:

   Document No. : 3489104
   Purpose : Changing all road names in Red Mountain Ranch Subdivision

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

    Recorded in Document No. : 3493703
    AND
    Recorded in Document No. : 3493895
    AND
    Recorded in Document No. : 3940222

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-001
Total Tax $93.76-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-002
Total Tax $87.98-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-003
Total Tax $88.12-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-004
Total Tax $88.12-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-005
Total Tax $89.76-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-006
Total Tax $131.32-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-007
Total Tax $89.76-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-008
Total Tax $88.84-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-009
Total Tax $88.84-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-010
Total Tax $88.84-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-011
Total Tax $87.82-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-012
Total Tax $108.98-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-013
Total Tax $120.08-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-014
Total Tax $111.84-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-015
Total Tax $93.22-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-016
Total Tax $93.22-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-017
Total Tax $93.22-PAID

TAX NOTE: (Parcel No. 1)

Year	2023
Parcel No.	202-65-018
Total Tax	$97.30-PAID

TAX NOTE: (Parcel No. 1)

Year	2023
Parcel No.	202-65-019
Total Tax	$97.14-PAID

TAX NOTE: (Parcel No. 1)

Year	2023
Parcel No.	202-65-020
Total Tax	$88.54-PAID

TAX NOTE: (Parcel No. 1)

Year	2023
Parcel No.	202-65-021
Total Tax	$87.68-PAID

TAX NOTE: (Parcel No. 1)

Year	2023
Parcel No.	202-65-022
Total Tax	$87.68-PAID

TAX NOTE: (Parcel No. 1)

Year	2023
Parcel No.	202-65-023
Total Tax	$88.12-PAID

TAX NOTE: (Parcel No. 1)

Year	2023
Parcel No.	202-65-024
Total Tax	$87.98-PAID

TAX NOTE: (Parcel No. 1)

Year	2023
Parcel No.	202-65-025
Total Tax	$88.12-PAID

TAX NOTE: (Parcel No. 1)

Year	2023
Parcel No.	202-65-026
Total Tax	$91.30-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-027
Total Tax $91.14-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-028
Total Tax $93.76-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-029
Total Tax $87.82-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-030
Total Tax $87.98-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-031
Total Tax $88.12-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-032
Total Tax $99.22-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-033
Total Tax $87.68-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-034
Total Tax $111.84-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-65-035
Total Tax $100.62-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-001
Total Tax $117.24-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-002
Total Tax $135.18-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-003
Total Tax $208.62-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-004
Total Tax $218.92-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-005
Total Tax $211.92-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-006
Total Tax $202.30-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-007
Total Tax $123.40-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-008
Total Tax $91.00-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-009
Total Tax $96.60-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-010
Total Tax $91.00-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-011
Total Tax $89.04-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-012
Total Tax $93.60-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-013
Total Tax $89.22-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-014
Total Tax $89.60-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-015
Total Tax $89.60-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-016
Total Tax $96.76-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-017
Total Tax $113.54-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-018
Total Tax $87.82-PAID

TAX NOTE: (Parcel No. 1)

Year 2023
Parcel No. 202-66-019
Total Tax $89.36-PAID

TAX NOTE: (Parcel No. 2)

Year	2023
Parcel No.	202-65-037
Total Tax	**$14.48-UNPAID**

TAX NOTE: (Parcel No. 2)

Year	2022
Parcel No.	202-65-037
Total Tax	**$1.96 (Due as of the date of this Report)**

End of Exceptions

Official Records of Coconino County 4015115
Aubrey Sonderegger - Recorder
04/14/2025 03:59:50 PM Pgs: 2
SIMPLIFILE LC E-RECORDING $30.00

WHEN RECORDED, RETURN TO:

RLD64, LLC
16835 West Olive Avenue
Waddell, Arizona 85355
Attn: Forrest Wald

FIRST AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
RED LAKE MOUNTAIN RANCH

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RED LAKE MOUNTAIN RANCH ("Amendment") is made and shall be effective as of April 1, 2025 ("Amendment Effective Date") by RLD64, LLC, an Arizona limited liability company ("RLD64").

BACKGROUND

A. RLD64 is the 'Declarant' under the Declaration of Covenants, Conditions and Restrictions for Red Lake Mountain Ranch recorded at Reception No. 3940222, Official Records of Coconino County, Arizona, as amended ("Declaration").

B. RLD64 is also the 'Owner' of all 'Lots' subject to the Declaration.

C. The Declaration is still within the 'Declarant Control Period'.

D. Pursuant to Paragraph 10.7 of the Declaration, RLD64, in its capacity as 'Declarant' and Owner of all Lots subject to the Declaration hereby consents to and amends the Declaration as follows:

AMENDMENT

1. **Definitions**. Capitalized terms not otherwise defined in this Amendment will have the meanings given them in the Declaration.

2. **General Amendments**.

2.1 Paragraph 2.1 is hereby amended to add the following subsection:

(c) Rentals. Notwithstanding any other provision in the Declaration, Owners may lease their Dwelling Unit for any period of time ("Rentals"). Rentals must comply with all applicable laws and ordinances, including but not limited to all licensing and tax requirements.

3. **No Further Amendment**. Except as specifically amended by this Amendment, the Declaration shall remain in full force and effect.

Executed as of the Amendment Effective Date by:

CONSENTED TO BY DECLARANT:

RLD64, LLC,
an Arizona limited liability company

By: _____
Forrest Wald, Manager

APPROVED PER SECTION 10.7 OF THE DECLARATION:

RED LAKE MOUNTAIN RANCH HOMEOWNERS' ASSOCIATION,
an Arizona nonprofit corporation

By: _____
Forrest Wald, President

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 14 day of April, 2025, by Forrest Wald, Manager of RLD64, LLC, an Arizona limited liability company and President of Red Lake Mountain Ranch Homeowners' Association, an Arizona nonprofit corporation, on behalf of the Companies.

MELISSA WELLMERLING
Notary Public, State of Arizona
Maricopa County
Commission # 678908
My Commission Expires
February 10, 2029

_____
Notary Public

My Commission Expires:

February 10, 2029