

SUBDIVISION DISCLOSURE REPORT

(PUBLIC REPORT)

FOR

Laveen Vistas Parcel One

aka Salero

Registration No. DM25-062332

SUBDIVIDER

HBT of Laveen, LLC,
an Arizona limited liability company
706 E. Bell Road, Suite 212
Phoenix, Arizona 85022

Effective Date: June 23, 2025

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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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 report includes: 1 through 35, inclusive, and Lots 137 through 196, inclusive.

The map of this subdivision is recorded in Book 1636 Page 48, records of Maricopa County, Arizona.

The subdivision is approximately 79.7518 gross acres in size. It has been divided into 196 Lots and 9 Tracts (Tracts A through I, inclusive). Lot boundaries will be staked at the corners and radii.

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 on the southwest corner of Olney Avenue and 51st Avenue, within the City of Phoenix, Maricopa County, Arizona.

UTILITIES

Electricity: Salt River Project (SRP), (602) 236-8888, website: www.srpnet.com. Subdivider has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to receive this service includes a service establishment fee of \$30.00, plus tax (next day) or \$45.00, plus tax (same day). A security deposit may be required, to be determined after a credit check is complete. Fees and/or deposits are subject to change, please contact the utility provider for further details. Once service has been established, direct user charges will apply.

Telephone: Cox Communications, (623) 594-1000 or (866) 867-7644, website: www.cox.com. Subdivider has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to receive service include a one-time installation fee of \$0.00 (Self Connect) or \$100.00 (Pro Connect) and a credit check and/or deposit may be required (Service deposit of \$50.00 may be waived upon credit check). Purchasers should check with the utility provider for additional information regarding types of services available as well as installation fees and monthly costs associated with that service. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change; please contact the utility company for further details.

NOTE: IT IS POSSIBLE THAT YOU MAY NOT HAVE TELEPHONE SERVICE AT THE TIME OF CLOSING. PURCHASER IS ADVISED TO CONTACT THEIR SERVICE PROVIDER TO DETERMINE THE STATUS OF TELEPHONE SERVICE.

YOU MAY ALSO WANT TO CONSIDER TEMPORARY ALTERNATIVES, I.E., A CELLULAR TELEPHONE.

Cable: Cox Communications, (623) 594-1000 or (866) 867-7644, website: www.cox.com. Subdivider has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to receive service include a one-time installation fee of \$0.00 (Self Connect) or \$100.00 (Pro Connect) and a credit check and/or deposit may be required (Service deposit of \$50.00 and Equipment deposit of \$25.00 per cable box may be waived upon credit check). Purchasers should check with the utility provider for additional information regarding types of services available as well as installation fees and monthly costs associated with that service. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change; please contact the utility company for further details.

NOTE: IT IS POSSIBLE THAT YOU MAY NOT HAVE CABLE SERVICE AT THE TIME OF CLOSING. YOU ARE ADVISED TO CONTACT YOUR SERVICE PROVIDER TO DETERMINE THE STATUS OF CABLE SERVICE. YOU MAY ALSO WANT TO CONSIDER TEMPORARY ALTERNATIVES, I.E., A SATELLITE ANTENNA.

Internet or Fiber Optic Cox Communications, (623) 594-1000 or (866) 867-7644, website: www.cox.com. Subdivider has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to receive service include a one-time installation fee of \$0.00 (Self Connect) or \$100.00 (Pro Connect) and a credit check and/or deposit may be required (Equipment deposit of \$50.00 may be waived upon credit check). Purchasers should check with the utility provider for additional information regarding types of services available as well as installation fees and monthly costs associated with that service. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change; please contact the utility company for further details.

NOTE: 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: Southwest Gas Corporation, (877) 860-6020, website: www.swgas.com. Subdivider has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to receive service includes a service establishment charge of \$35.00, plus tax. A deposit of \$80.00 may be required. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change, please contact utility company for further details.

Water: City of Phoenix, (602) 262-6251, website: <http://phoenix.gov>. Subdivider has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Costs to purchasers to receive this service include an account activation fee of \$35.97, plus tax. An additional deposit may be required based on your previous payment

history. Fees and/or deposits are subject to change; please contact the utility company for further details. Once service is established, direct user charges will apply.

Sewage Disposal: City of Phoenix, (602) 262-6251, website: <http://phoenix.gov>. Subdivider has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Cost to purchasers to receive this service is included in the water activation fee. Fees and/or deposits are subject to change; please contact the utility company for further details. Once service is established, direct user charges will apply.

Garbage Services: City of Phoenix, (602) 262-7251, website: <http://phoenix.gov>. Cost to purchasers to receive this service is included in the water activation fee. Fees and/or deposits are subject to change; please contact the utility company for further details. Once service is established, direct user charges will apply.

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

Access within the Subdivision: Subdivider has completed the asphalt paved public streets to the minimum standards of the City of Phoenix, which have been accepted by the City for maintenance. Cost to purchasers for maintenance is included in the property taxes.

Street Lights: Subdivider has completed the street light facilities. Cost to purchasers to receive this service will be included in the property taxes.

Flood and Drainage: Subdivider has completed the typical street drainage and drainage/retention tracts, which have been accepted by the City for maintenance (for typical street drainage) and the Homeowners Association for maintenance (for drainage/retention tracts). Costs to purchasers are included in the property taxes (for typical street drainage) and in the Homeowners Association assessments (for drainage/retention tracts).

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 land.az.gov, or call (602) 542-4631.

LOCAL SERVICES AND FACILITIES

Schools:

Elementary: Laveen Elementary School (K-8th) located at 4141 W. McNeil Street, Laveen Village, Arizona 85339, (602) 237-9110, approximately 1 mile east of the subdivision.

High School: Betty H. Fairfax High School (9th-12th) located at 8225 S. 59th Avenue, Laveen, Arizona 85339, (602) 764-9000, approximately 1 mile northwest of the subdivision.

School bus transportation will only be provided to students residing outside the schools' designated walking distance. Purchasers should contact the schools to determine the availability of school bus transportation.

NOTE: Purchasers are advised that school boundaries, school assignments and school bus transportation are subject to change. Prospective Purchasers should contact the Laveen School District at (602) 237-9100 or visit their website at www.laveenschools.org and Phoenix Union High School District at (602) 764-1100 or visit their website at www.pxu.org for verification of schools, the current location of schools and bus service. Additional information regarding schools and districts can be found at the following websites: www.greatschools.org and www.azed.gov.

Shopping Facilities: At 51st Avenue and Baseline Road there are multiple shopping centers with retailers, restaurants, bank, pharmacy, gas stations and grocery stores, approximately 1 ½ miles north of the subdivision.

Public Transportation: Closest Valley Metro Bus Stop is located at 51st Avenue and Dobbins Road approximately ½ mile north of the subdivision.

NOTE: Bus routes and schedules are subject to change. For additional information, please contact the Valley Metro Transit System at (602) 253-5000, or visit the website at www.valleymetro.org.

Medical Facilities: Dignity Health Arizona General Hospital – Laveen, 7171 South 51st Avenue, Laveen Village, Arizona 85339, approximately 1 ¾ miles north of the subdivision. Banner Health Good Samaritan Hospital 1111 East McDowell Road, Phoenix, Arizona 85006, approximately 21 miles northeast of the subdivision.

Fire Protection: Provided by the City of Phoenix Fire Department. Purchaser's cost is included in their property taxes.

Ambulance Service: Ambulance service is available by dialing 911. Provider is the City of Phoenix.

Police Services: Provided by the City of Phoenix Police 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: Subdivider has completed the Tot Lot, which will be maintained by the Homeowners Association. Cost to purchasers for maintenance is included in the Homeowners Association fees.

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

Assurances for Completion of Subdivision Facilities: Subdivider advises that all subdivision improvements have been completed.

Assurances for Maintenance of Subdivision Facilities: CC&Rs provide for the Homeowners Association to maintain all common areas. Utility companies to maintain their respective utilities. The City of Phoenix to maintain public streets.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Salero Community Association. Property Owners will be required to pay assessments in the amount of approximately \$120.00 per month.

Control of Association: Control of the Association will be turned over to Lot Purchasers on the later to occur of (a) the date the Declarant or a Designated Builder conveys the last Lot to a third-party purchaser or (b) the date that neither Declarant nor any Designated Builder owns any Lot or other portion of the property. The Declarant Control Period shall also terminate upon the date set forth in a written notice signed by Declarant to the Association stating that the Declarant Control Period has terminated.

Title to Common Areas: Title to the common areas will be transferred to the Association upon first closing.

Membership: All Lot Purchasers will be members of the Association.

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

SUBDIVISION CHARACTERISTICS

Topography: Land is Flat.

Flooding and Drainage: This subdivision is not subject to known flooding or drainage problems. In a letter dated April 11, 2025, Thomas A. Weber, P.E., Project Manager, of Couse Engineering, Inc., has cited, in part:

“The improvement plans and drainage report for the Laveen Vistas Unit 1 subdivision were prepared by Clouse Engineering. These documents were submitted to and subsequently approved by the City of Phoenix

The site is located on the southwest corner of Olney Avenue and 51st Avenue in the City of Phoenix. Runoff from the lots within the subdivision and the interior streets are directed to retention basins located within drainage tracts on the project site. The retention basins provide for the retention for the site per the requirements of the City of Phoenix.

According to the current FEMA standards, flood insurance is not required in areas that are not located within a Special Flood Hazard Area (100-Year Flood Event). The project site is not within a Special Flood Hazard Area as established by the F.I.R.M. for the City of Phoenix, Map Number 04013C2660-L, with an effective date of October 16th, 2013.”

Soils: Subdivider advises that the soils have very low to low expansive characteristics. In a letter, dated November 8, 2014, Scott R. Smith, P.E., Senior Geotechnical Engineer, of Alpha Geotechnical & Materials, Inc., has cited, in part:

“The purpose of this exploration was to evaluate the general surface and subsurface conditions at the referenced site, and to present geotechnical design recommendations for foundations, slab-on-grade, and on-site pavements for the proposed development.

Geotechnical Site Reconnaissance

The project is located proximal to 51st Avenue and Elliot Road in Laveen Village, Arizona. At the time of our study, the area of the proposed development consisted predominantly of irrigated farm land (cotton and alfalfa at the time of the field investigation) and some sloping desert land with light weed, brush, cacti, and trees along portions of the eastern edge of the site.

Site Soils

The naturally occurring coarse grained site surface and subsurface soils encountered during our exploration consisted of clayey sand with and without gravel (SC), silty sand with gravel (SM), sandy clay (CL), and clayey sandy gravel (GC). The relative densities of these soils ranged from very loose (recently tilled) to very dense/hard. The soils sampled during our exploration had very low to low expansive characteristics. Carbonate cementation levels of the borings ranged from none to moderate. See attached report for details.

Project Description

The proposed project consists of approximately 182 acres of mostly irrigated cropland with areas of sloping desert along its eastern end planned for single family residential development as Laveen Vistas Parcels 1, 2 and 3 located proximal to 51st Avenue and Elliot Road in Phoenix (Laveen), Arizona. The proposed construction will include one and/or two story single family residences without basements. We have not been provided with structural loads. However, based on our previous experience with similar structures, we estimate the maximum column and wall loads for the structures will be about 20 kips and 1.5 KLF, respectively.

Site Drainage

Positive drainage is essential to the successful performance of any foundation or slab-on-grade. Good surface and subsurface drainage should be established during and after construction to prevent the soils below or adjacent to the building areas from becoming wet. Desert-type landscaping is advisable near the building and pavement areas. Plants, which require more water, should be located and drained away from the structural and pavement areas.

Foundations

Conventional footings and/or post-tensioned slabs bearing on properly compacted engineered fills may be used to support the structures. We anticipate that total and differential settlements for foundations designed in accordance with the recommendations provided in the attached report, will be within generally acceptable tolerance as presented in the attached report. Additional foundation movements could occur if water from any source infiltrates the foundation soils.

Land Subsidence and Earth Fissures

The project site is located in an area without nearby documented earth fissures. Measured land subsidence as of 1974 was between zero and one foot (Land Subsidence and Earth Fissures in Alluvial Deposits in Phoenix area, Arizona by H.H. Schumann, 1974, and <http://www.azgs.az.gov/EFC.shtml>).

Conclusion

Based on our findings, the site is considered suitable for the proposed residential development, imposing relatively light foundation loads provided slab/foundation systems are properly designed, specified compaction for fill material is used, and foundation bearing soils are not exposed to moisture infiltration or moisture content fluctuation.”

Adjacent Lands and Vicinity:

North: Residential-Maricopa County R1-43

South: Residential- R1-8

East: Residential-Maricopa County R1-43

West: Residential- R1-10

NOTE: Owners of the adjacent land described above may seek to rezone their property, may seek zoning variances for their property or may modify their site plan within existing zoning. Consequently, no assurance can be given that the zoning or uses for the adjacent lands will not change from that described above. Purchasers should contact the City of Phoenix Planning & Zoning Department at (602) 262-7131 or Maricopa County Planning & Development Department (602) 506-3301 for up-to-date information.

North:

- Post Office, approximately ½ mile
- Transmission Powerlines, approximately ½ mile
- Laveen Area Conveyance Channel, approximately 1 ¾ miles
- Dignity Health AZ General Hospital, approximately 1 ¾ miles

Northeast:

- Kinder Morgan Pipeline, adjacent
- Fire Station, approximately ¾ mile
- Transmission Powerlines, adjacent and approximately ¾ mile
- Aguila Municipal Golf Course, approximately 1 ½ miles
- Rogers Livestock, approximately 1 ½ miles
- Laveen Area Conveyance Channel, approximately 1 ¾ miles
- Cesar Chavez Park, approximately 1 ¾ miles
- Western Canal, approximately 1 ¾ miles
- Cesar Chavez Park Sports Field, approximately 2 miles
- Library, approximately 2 ¼ miles
- SRP Sinnott Substation, approximately 2 ¼ miles
- LaSalvia Dairy, approximately 2 ½ miles

East:

- Kinder Morgan Pipeline, adjacent
- Transmission Powerlines, adjacent and approximately ¼ mile
- Western Canal, approximately 1 mile
- Carver Canal, approximately 2 ½ miles

Southeast:

- Kinder Morgan Pipeline, adjacent
- Transmission Powerlines, adjacent and approximately ¼ mile
- Western Canal, approximately ½ mile
- Telegraph Pass Canal, approximately 1 ¼ miles
- Carver Canal, approximately 1 ½ mile
- South Mountain Park, approximately 1 ¾ miles
- Private Airstrip (Hanger Hacienda Residential Airport), approximately 2 ¼ miles
- Gila River Indian Community, approximately 2 ½ miles
- Loop 202 (South Mountain Freeway), approximately 2 ½ miles
- Vee Queva Indian Casino, approximately 2 ½ miles

South:

- Loop 202 (South Mountain Freeway), approximately 1 ½ miles
- Gila River Indian Community, approximately 1 ½ miles

Southwest:

- Gila River Indian Community, approximately ¾ mile
- Loop 202 (South Mountain Freeway), approximately ¾ mile
- Co-Op Ditch, approximately 2 ¼ miles
- Gila River, approximately 3 ¼ miles

West:

- Loop 202 (South Mountain Freeway), approximately ¾ mile
- Gila River Indian Community, approximately 1 ¼ mile
- Co-Op Ditch, approximately 2 ¼ miles

Northwest:

- Loop 202 (South Mountain Freeway), approximately ¾ mile
- Dairy Farm, approximately 1 mile
- Gila River Indian Community, approximately 1 ¾ miles
- Laveen Area Conveyance Channel, approximately 1 ½ miles

High Voltage Lines: 230KV Overhead Powerlines running within ¼ mile to the east of the subdivision, running north to south. Purchasers should contact Western Area Power Administration at (602) 605-2585 for more information.

Voltage and current associated with electrical lines produce electric and magnetic fields of varying strengths. Studies on these fields, as reported in newspaper articles and other publications, indicate that experts disagree as to whether some health risks exist from long-term exposure to fields near power lines and near household appliances and wiring. Subdivider encourages purchasers to make all inquiries into the effects of electric and magnetic fields, as desired, prior to purchasing a home. Subdivider makes no representation or warranty regarding electric or magnetic fields levels within the subdivision and all inquiries should be referred to the electric provider or to any other person or organization with whom purchaser desires to consult prior to purchasing a home.

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.

Freeways: The close proximity of the Loop 202 (South Mountain Freeway) may be a safety hazard to unsupervised children, pets and adults. Purchasers are advised that the potential exists for the future widening of this freeway which may produce noise, vibration, fumes, dust, additional traffic, fuel particles and other effects from construction, which some individuals may find objectionable. Subdivider makes no representation of the timing of construction or completion. For more information, visit the Arizona Department of Transportation website at www.azdot.gov.

Kinder Morgan Pipeline: Gas pipelines, which are used for delivering refined petroleum products from Tucson to Phoenix, are located within the 51st Avenue right-of-way (a 6", 8" and 12" line). The pipelines are owned, operated and maintained by SFPP, L.P., and its principal, Kinder Morgan Energy Partners, L.P. ("Kinder Morgan") and the installation, operation and maintenance of the pipelines are under the sole control of Kinder Morgan. For detailed information, prospective purchasers should contact Kinder-Morgan at (713) 369-9000 or visit the web site at www.kindermorgan.com.

Gila River Indian Community: Subdivider makes no representation or warranty with respect to future land uses on the Gila River Indian Community nor as to any rights an adjacent property owner may have to protest or influence future land uses. Land use changes within the Gila River Indian Community are not subject to mandatory public notice and hearing requirements and procedures that are common in many municipalities. Please contact the Gila River Land Use Planning and Zoning Department at 291 W. Casa Blanca Road, Sacaton, Arizona 85147, (520) 562-6003, website: www.gilariver.org.

THIS SUBDIVISION IS LOCATED WITHIN TWO 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 NONPUBLIC-CLOSED AREAS WHICH REQUIRE SPECIAL PERMISSION TO ENTER. THOROUGHFARES AND ROADS ON THE RESERVATION MAY NOT BE AVAILABLE FOR PUBLIC USE.

Agricultural: Property adjacent to or in the vicinity of the subdivision is currently or historically has been 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 ditches around the site and on neighboring property will remain while those areas continue in agriculture production. Irrigation ditches on surrounding properties may pose a safety hazard to unsupervised children, pets and adults.

Open Range: No portion of the subdivision is located in an open range or area in which livestock may roam at large.

Fire Station: Due to the proximity of fire stations, this subdivision may experience an increased amount of noise, and other effects associated with this type of facility that may be of concern to some individuals.

Bodies of Water: Purchasers are advised that canals, creeks, channels, rivers, floodways, man-made lakes, levees, washes, and wells may be hazardous to unsupervised children and adults. Purchasers are advised to independently investigate this matter. For further information, please contact the Flood Control District of Maricopa County at (602) 506-1501 or visit their website at www.fcd.maricopa.gov.

Natural Gas Lines: Major natural gas lines in the vicinity of this community are necessary in order to service the surrounding areas. For further information regarding natural gas lines, purchasers should contact Southwest Gas Corporation at (877) 860-6020 or log onto their website at www.swgas.com. Additional information may be obtained by contacting the Pipeline and Railroad Safety Department of the Arizona Corporation Commission at (602) 262-5601 or visit the Corporation Commission web site at www.azcc.gov/divisions/safety.

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.

Views: Views and/or scenes that may be visible from particular portions of the community or any of its lots will change over time and may be wholly or partially obstructed as development activity continues and landscape matures. **SUBDIVIDER MAKES NO REPRESENTATIONS OR WARRANTY REGARDING THE FUTURE PROTECTION OF VIEWS THAT MAY BE A FACTOR IN THE PURCHASER'S DECISION TO PURCHASE IN THIS COMMUNITY.**

Scorpions and Other Pests: Cockroaches, snakes, black widow spiders, scorpions and other pests and animals are common in parts of Arizona. Fortunately, most pests can be controlled with pesticides. Scorpions, on the other hand, may be difficult to eliminate. Purchasers with concerns should seek the advice of a pest control company. If these or any other creatures are a concern, purchaser may contact the Arizona Game and Fish Department at (602) 942-3000, or visit their website at www.azgfd.gov. For additional information, please visit www.desertusa.com.

Construction Traffic: During the construction of additional roads, widening of existing roads, and construction of houses, additional vehicle traffic (including heavy construction vehicles), dust, noise (including construction noise in the early mornings), etc. may exist.

Model Homes: Lots situated adjacent to or in the vicinity of the model homes may experience an additional amount of noise, lighting, signage, and vehicular and pedestrian traffic typically associated with such activities.

Subdivider has used its best efforts in an attempt to disclose all noteworthy activities and conditions surrounding this subdivision using the resources reasonably available to developer 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) 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.

PURCHASER IS ADVISED THAT HOMES SITUATED ADJACENT TO OR IN THE VICINITY OF COMMERCIAL PROPERTY, MULTI-FAMILY SITES, WORSHIP SITES, SCHOOL SITES, STREETS, FREEWAYS, PARKWAYS, ROADWAYS, TRAILS, OPEN SPACE AREAS, CONSTRUCTION-RELATED OPERATIONS, INDUSTRIAL PROPERTIES, PROVING GROUND, MINING OPERATIONS, ENTERTAINMENT VENUES, PARKS, CORRECTIONAL FACILITIES, AGRICULTURAL AREAS, OTHER NON-RESIDENTIAL USES, AND/OR OTHER RECREATION AMENITIES MAY EXPERIENCE AN ADDITIONAL AMOUNT OF NOISE, DUST, LIGHTING, AND SIGNAGE, AS WELL AS PEDESTRIAN AND VEHICULAR TRAFFIC TYPICALLY ASSOCIATED WITH SUCH FACILITIES.

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for improved lot (with dwelling).

Zoning: R1-10 PRD

Conditions, Reservations and Restrictions: As stated in the recorded Declaration of Covenants, Conditions and Restrictions and as stated in the Articles of Incorporation and Bylaws of the Homeowners' Association.

PURCHASERS ARE ADVISED THAT THE RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION PROVIDES FOR AN ARCHITECTURAL CONTROL COMMITTEE.

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

AIRPORTS

Public Airport: Airport: Phoenix Sky Harbor International Airport, 3400 East Sky Harbor Boulevard, Phoenix, Arizona, (602) 273-3300, approximately 14 miles northeast of the subdivision.

TITLE

Title to this subdivision is vested in HBT of Laveen 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 June 13, 2025, issued by FIRST AMERICAN 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 in the property will be evidenced by the Subdivider delivering a recorded Special Warranty Deed to you and by your signing a Promissory Note and Mortgage or Deed of Trust for the unpaid balance. You should read these documents before signing them.

Cash sales are permitted. Purchaser's deposits and earnest monies will be deposited into Seller's general account and can be used by Seller prior to the close of escrow.

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

Designated Broker: Michael DuEll, Towne Brokerage Services, 706 East Bell Road, Suite 212, Phoenix, Arizona 85022.

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

Registration No. DM25-062332
LAVEEN VISTAS PARCEL ONE
aka SALERO

Use and Occupancy: Purchasers will be able to use and occupy their lot upon close of escrow and recordation of Special Warranty Deed.

Leasehold Offering: Will any of the property be leased? ☐ Yes ☒ No

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 2024 is \$16.1906 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 \$9,633.41.

Special District Tax or Assessments: As disclosed in the Homeowners Association documents (i.e., CC&Rs, Articles of Incorporation and Bylaws), there may be other special assessments, taxes or fees to be paid by purchaser. Please refer to Homeowners Association documents for additional information.

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

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

EXHIBIT “A”

1. Taxes for the full year of 2025.
(The first half is due October 1, 2025 and is delinquent November 1, 2025. The second half is due March 1, 2026 and is delinquent May 1, 2026 .)
2. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land.
3. Any charge upon said land by reason of its inclusion in Salero Community Association.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Laveen Vistas Parcel One, as recorded in Plat Record Book 1636 of Maps, Page(s) 48, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Covenants, Conditions and Restrictions as set forth in document recorded on February 18, 2025 as 2025-0087271, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Water rights, claims or title to water, whether or not shown by the Public Records.

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