



Arizona Department of Real Estate
(ADRE)
Development Services Division
www.azre.gov
100 North 15th Avenue, Suite 201, Phoenix
Arizona 85007

KATIE HOBBS
GOVERNOR

SUSAN NICOLSON
COMMISSIONER

SUBDIVISION DISCLOSURE REPORT

(PUBLIC REPORT)

FOR

Re-Plat of Zanjero Trails Infrastructure Plat –

Zanjero Trails Parcel 31B

aka Windrose

Registration No. DM24-061943

SUBDIVIDER

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

Effective Date: June 28, 2024

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.

THIS DEVELOPMENT IS LOCATED WITHIN TERRITORY IN THE VICINITY OF A MILITARY AIRPORT. THE DEPARTMENT MAINTAINS A REGISTRY OF INFORMATION PROVIDED BY THE MILITARY AIRPORT. THE REGISTRY INCLUDES MAPS OF MILITARY FLIGHT OPERATIONS AND A MAP SHOWING THE EXTERIOR BOUNDARIES OF EACH TERRITORY AND HIGH NOISE OR ACCIDENT POTENTIAL ZONE. THIS INFORMATION IS AVAILABLE TO THE PUBLIC ON REQUEST.



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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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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 103, inclusive.

The map of this subdivision is recorded in Book 1664 of Maps, page 1, records of Maricopa County, Arizona.

The subdivision is approximately 27.33 gross acres in size. It has been divided into 103 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 Perryville Road and Marlette Avenue, Unincorporated Maricopa County, Maricopa County, Arizona.

UTILITIES

Electricity: Arizona Public Service (APS), (602) 371-7171, website: <https://www.aps.com/en/residential/home>. Master Developer has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser may be required to pay a security to activate service. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change, please contact the utility provider for further details.

Telephone: Cox Communications, (623) 594-1000 or (866) 867-7644, website: <https://www.cox.com/residential/home.html>. Master Developer has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Cox has several options for telephone service. Depending on the service selected, a credit check and/or deposit may be required. 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 provider 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: <https://www.cox.com/residential/home.html>. Master Developer has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Cox has several options for cable service. Depending on the service selected, a credit check and/or deposit and activation fee may be required. 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 provider 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: CenturyLink, (800) 244-1111, website: www.centurylink.com or Cox Communications, (623) 594-1000 or (866) 867-7644, website: <https://www.cox.com/residential/home.html>. Master Developer has completed the facilities to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. CenturyLink and Cox each have several options for telephone service. Depending on the provider and service selected, a credit check and/or deposit and activation fee may be required. Purchasers should check with the 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 provider 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: <https://www.swgas.com/>. Master Developer 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 will be required if Purchaser has not had service with Southwest Gas in the prior twelve months. 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: EPCOR Water, (800) 383-0834, website: <https://www.epcor.com/Pages/Home.aspx>. Master Developer 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 an establishment fee of \$35.00 (during regular business hours). A deposit may be required. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change; please contact the utility provider for further details.

Sewage Disposal: Liberty Utilities, (623) 935-9367, website: <https://libertyutilities.com>. Master Developer has completed the facilities to the lot lines. Purchaser's cost to receive service is an establishment fee of \$20.00, plus tax, and a deposit of two times the average monthly bill. Monthly service charge is based on usage. 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.

Garbage Services: Waste Management, (888) 964-9780, <https://www.wm.com>. Purchaser's fees for curbside pickup are approximately \$21.65, plus tax. Fees are subject to change; please contact the provider for further details.

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: Master Developer has completed the asphalt paved public streets to the minimum standards of Maricopa County, which will then be accepted by Maricopa County for maintenance. Costs to purchasers for maintenance are included in the property taxes.

Access within the Subdivision: Master Developer has completed the asphalt paved public streets to the minimum standards of Maricopa County, which will then be accepted by Maricopa County for maintenance. Costs to purchasers for maintenance are included in the property taxes.

Street Lights: Master Developer has completed the street light facilities. Homeowner pays for the cost of electricity through their property taxes. Costs to purchasers for maintenance are included in the property taxes.

Flood and Drainage: Master Developer has completed the typical street drainage and drainage/retention tracts, which will then be accepted by Maricopa County (for typical street drainage) and the Homeowners Association (for drainage/retention tracts) for maintenance. Costs to purchasers for maintenance are included in the property taxes (for typical street drainage) and 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 www.azland.gov, or call (602) 542-4631.

LOCAL SERVICES AND FACILITIES

Schools:

On January 9th, 2024, the Litchfield Elementary School District Governing Board approved a series of phased boundary changes to balance enrollment across the district. These changes will be implemented gradually over the next three years, beginning in 2024-2025, through a phased approach. These changes were adopted to address the district's current enrollment disparities and align with anticipated growth.

A Boundary Committee Task Force composed of parents, staff and community members developed these recommendations over several months. During this process, the Boundary Committee reviewed enrollment data, growth projections, transportation considerations, open enrollment numbers, and community feedback. The goal was to relieve overcrowding at specific campuses on the district's west side, while working to solve the issue of declining enrollment in several east-side schools. The committee also considered the projected growth happening in the north-west side of the district.

A new K-8 school, which is currently called School 17, will be built to help alleviate the overcrowding the district is currently experiencing. Currently, School 17 is anticipated to open in Fall of 2026. Students residing in the subdivision will attend School 17 once complete.

For the 2024-2025 school year, students will attend the following schools:

Elementary: L. Thomas Heck Elementary (K-5), 12448 W. Bethany Home Road, Litchfield Park, Arizona 85340 (623) 547-1700, approximately 10 miles east of the subdivision.

Middle School: Verrado Middle School (6-8), 20880 West Main Street, Buckeye, Arizona 85396, (623) 547-1300, approximately 3 miles southwest of the subdivision.

High School: Canyon View High School (9-12), 6024 North Perryville Road, Waddell, Arizona, 85355, (623) 932-7600, adjacent to the south of the subdivision.

After School 17 is open, students will attend the following schools:

Elementary: "School 17" (K-8), located at the southwest corner of W. Glendale Ave and N. Perryville Road, within ½ mile to the northeast of the subdivision.

High School: Canyon View High School (9-12), 6024 North Perryville Road, Waddell, Arizona, 85355, (623) 932-7600, adjacent to the south of the subdivision.

For additional information on Litchfield Elementary School District's proposed boundary changes, please visit their website at: <https://www.lesd79.org/our-district/boundary-change-information-sy24-25>.

NOTE: School boundaries, assignments and school bus transportation are subject to change. Prospective Purchasers should contact the Litchfield Elementary School District at (623) 535-6000 or visit their website at: <https://www.lesd79.org/> and Agua Fria Union High School District at (623) 932-7000 or visit their website at www.aguafria.org for verification of schools, current location of schools and bus service. Additional information regarding schools and districts can be found at the following websites: www.greatschools.net and www.azed.gov.

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.

Shopping Facilities: Fry's Food and Drug, 19600 West Indian School Road, Buckeye, Arizona, is approximately 3 ½ miles southwest of the subdivision. Bashas', 21064 W. Main Street, Buckeye, Arizona, is approximately 6 miles southwest of the subdivision.

Public Transportation: There is no public transportation available to this subdivision at this time.

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 their website at www.ValleyMetro.org.

Medical Facilities: Banner Health Center, 20751 West Market Street, Buckeye, Arizona, (623) 436-5000, approximately 7 miles southwest of the subdivision. Abrazo West Campus, 13677 W. McDowell Road, Goodyear, Arizona, (623) 882-1500, approximately 12.5 miles southeast of the subdivision.

Fire Protection: Provided by Arizona Fire & Medical Authority with costs to purchasers included in the property taxes.

Ambulance Service: Ambulance service is available by dialing 911.

Police Services: Provided by Maricopa County Sheriff's 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: Master Developer has completed the open spaces, which is being maintained by the Homeowners Association. Cost to purchasers for maintenance is included in the Homeowners Association fees.

Within the Master Planned Community (Windrose at Zanjero Trails): Windrose at Zanjero Trails is a Master Planned Community. Proposed amenities for the entire master plan are centered around an 8.4-acre Community Park adjacent to a planned future school facility. Master Developer makes no representation as to whether the school will or will not be built and the timing associated with any construction. Furthermore, Master Developer makes no representation that it will ultimately be built on proposed site. The Community Park has two large shade trellises, game tables, adventure play, connectivity to the community trails system, shade trees and a large turf activity lawn. Throughout the community there are multiple parcel pocket parks connected by a well-integrated system of trails and open space. The Parcel Parks contain shade structures, active turf lawns, connectivity to the community trail system, canopy shade trees and play amenities that complement the Community Park and each of the Parcel Parks. Costs to Purchasers for maintenance are included in the Association fees.

THESE AMENITIES ARE PROPOSED ONLY AND NO ASSURANCE IS GIVEN BY MASTER DEVELOPER THAT SUCH SUBDIVISION AMENITIES WILL BE COMPLETED.

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

Assurances for Completion of Subdivision Facilities: Master Developer has provided an Assurance Agreement to assure completion of all subdivision improvements.

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. Maricopa County to maintain public streets.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Windrose at Zanjero Trails Community Association. Property Owners will be required to pay assessments in the amount of \$201.00 per quarter due on the 1st of January, April, July and October.

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 or Parcel to a third-party purchaser or (b) the date that neither Declarant nor any Designated Builder owns any Lot or Parcel 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 closing of the first home.

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 June 6, 2023, Diego Ortiz, P.E., Project Manager, of HilgartWilson, LLC, has cited, in part:

“Zanjero Trails – Parcel 31B(Project) is located in Maricopa County, Arizona. More specifically, it is located in the southeast quarter of Section 9, Township 2 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona. This letter is to certify that, to the best of our knowledge, the drainage conditions for Zanjero Trails – Parcel 31B are described as follows:

1. All residential lots within Zanjero Trails – Parcel 31B are located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 04013C1210L dated October 16, 2013. According to the FEMA FIRM, the Project is located entirely within Flood Hazard Zone “X”. FEMA defines Zone “X” as: *“The flood insurance rate zone that corresponds to the areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than one foot, areas of 100-year stream flooding where the contributing drainage areas are less than one square mile, or areas protected from the 100-year flood by levees. No base flood elevations or depths are shown within this zone.”*
2. All residential lots within Zanjero Trails – Parcel 31B are not subject to any known flooding/drainage problems or flood hazards.
3. Onsite storm water runoff will drain from the lots to the streets and the streets will convey the runoff to retention basins, where 100-year, 2-hour retention volume has been provided.

4. Per the approved drainage design documentation, the onsite 100-year drainage flows will be contained within the street right-of-ways. Finished floor elevations established for the lots on the grading and drainage plan for Zanjero Trails – Parcel 31B are set above the respective 100-year water surface elevations.

5. According to FEMA, flood insurance is available in participating communities in Zone “X”, but is not required by regulation in this flood zone. “

Soils: Subdivider advises that the soils are considered to have very low expansion potential. In a letter, dated December 22, 2020, Garrett Clatanoff, PE, Geotechnical Engineer, of Alpha Geotechnical & Materials, Inc., has cited, in part:

“The purpose of this investigation 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.

Project Description

The project site is located within a portion of Maricopa County APNs 502-22-003A and 502-22-004D located near the southwest corner of Glendale Avenue and Perryville Road in Maricopa County, Arizona. The site is approximately 135 acres. The proposed construction will include single- and two-story structures to be used as single-family residences without basements. The structures will be supported on shallow spread-type footings, post tension and/or other conventional shallow foundation systems. Alpha has 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 kips per linear foot, respectively.

Surface Conditions

The project site is undeveloped native desert land. Moderate to heavy desert vegetation consisting of some large bushes and trees are present across the site. There are multiple unnamed non jurisdictional washes typically running from northwest to southeast through the site. Glendale Avenue is a dirt road north of the site and Perryville Road does not exist directly east of the site. There is a high school south of the site and a residential neighborhood with single-family homes east of the site. There is undeveloped native desert land immediately north and west of the site. The White Tanks No. 3 FRS is located west of the site. This flood retarding structure provides flood protection from stormwater off the White Tank Mountains west of the site. The site slopes downward from northwest to southeast.

Subsurface Conditions

The subsurface soils encountered during the exploration in the upper 15 feet consisted of sandy clay (CL), sandy silt (ML), sandy silty clay (CL-ML), clayey sand (SC), silty sand (SM), silty clayey sand (SC-SM), and mixtures thereof. The tested soils contain between 41 and 71 percent fines (material passing the No. 200 sieve), and generally less than 5 percent gravel based on laboratory testing. The soils had low to medium plasticity. The soils were typically uncemented in the upper 5 feet and weakly to moderately cemented between 5 feet and 15 feet below ground surface. In the upper 5 feet the soils were typically characterized as very soft to moderately firm with blow counts ranging between 2 and refusal (i.e., 50 blows for less than 6 inches) and a median blow count of 10. The soils between 5 feet and 15 feet below ground surface were typically characterized as moderately firm to hard with blow counts ranging between and refusal (i.e., 50 blows for less than 6 inches) and a median blow count of 35.

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 buildings and pavement areas. Plants, which require more water, should be located and drained away from the structural and pavement areas.

Foundations

Laboratory testing has determined the site soils have expansion indices that range between 0 and 4. Soils with expansion indices less than or equal to 20 are considered to have very low expansion potential per ASTM D4829. The collapse potential for the site soils is moderate. However, the potential for damage due to the collapse of the site soils is considered negligible provided that the soil improvement measures are implemented in accordance with the recommendations presented in this report. The site is considered to be Non-Active given the expansion potential. Spread type 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 within the Luke Study Area based on information accessed at the Arizona Geologic Survey (AZGS) website (2020). The AZGS website indicated an earth fissure, or series of earth fissures, is located approximately 2.75 miles east of the project site. The exact location and limits of the fissure(s) are unknown. Surface expressions of the earth fissure(s) were not identified during this investigation.

The project site is in an area with a measured land subsidence of 1 to 2 centimeters over a 10.0 year period (May 8, 2010 – May 3, 2020) based on information accessed at from the Arizona Department of Water Resources (ADWR) e-Library (2020).

Conclusion

Based on our findings, the site is considered suitable for the proposed construction, provided foundation systems are properly designed, specified site grading recommendations are used, and foundation bearing soils are not exposed to moisture infiltration or moisture content fluctuation.”

Adjacent Lands and Vicinity:

North: R1-6, RUPD PAD
South: AG
East: AG
West: AG

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 Maricopa County Planning & Development Department (602) 506-3301 for up-to-date information.

North:

- Canal, approximately 1 ¼ miles

Northeast:

- Post Office, approximately 2 ¼ miles
- Bob Stump Memorial Parkway (303), approximately 2 ¾ miles
- Wildlife World Zoo and Aquarium, approximately 3 miles
- Burlington Northern Santa Fe Railroad, approximately 3 ¾ miles
- Fertizona, approximately 4 miles
- Luke Air Force Base, approximately 5 miles

East:

- Bob Stump Memorial Parkway (303), approximately 2 ¾ miles
- Luke Air Force Base, approximately 5 miles

Southeast:

- Beardsley Canal, adjacent
- Perryville Road Wash, approximately ¼ mile
- Palm Valley APS Substation, approximately 2 ½ miles
- Bob Stump Memorial Parkway (303), approximately 2 ¾ miles
- Arizona State Prison Complex at Perryville, approximately 4 ½ miles
- Palm Valley, approximately 4 ½ miles
- Arizona Motorsports Park, approximately 4 ¼ miles
- Waste Management/White Tank Transfer Station, approximately 4 ½ miles
- Falcon Golf Club, approximately 4 ½ miles
- I-10, approximately 4 ¾ miles
- Phoenix-Goodyear Municipal Airport, approximately 8 ½ miles
- Abrazzo West Campus, approximately 12 ½ miles

South:

- Canyon View High School, adjacent
- I-10, approximately 4 ¾ miles

Southwest:

- Beardsley Canal, adjacent
- Fry's Food and Drug, approximately 3 ½ miles
- Verrado Elementary School, approximately 3 miles
- Verrado Middle School, approximately 3 miles
- Buckeye Park-and-Ride, approximately 4 ¼ miles
- Fire Station, approximately 4 ¼ miles
- APS Tuthill Substation, approximately 4 ¾ miles
- Water Reclamation Plant, approximately 4 ¾ miles
- I-10, approximately 4 ¾ miles
- Basha's, approximately 6 miles
- Banner Health Center, approximately 7 miles

West:

- Beardsley Canal, adjacent
- White Tanks FRS #3, approximately ¼ miles
- White Tank Mountains, approximately 2 miles

Northwest:

- Bedrock Wash, approximately 2 miles
- White Tanks FRS #3, within ¼ miles
- White Tank Mountain Regional Park, approximately 2 ½ miles

Luke Air Force Base: Luke Air Force Base is located at Litchfield Road and Glendale Avenue, Glendale, Arizona. The subdivision may be subject to overflights by jet aircraft from Luke Air Force Base. This facility may produce noise, vibrations, fumes, dust, fuel and lubricant particles or other effects of air traffic that may be undesirable to prospective purchasers. For additional information, visit their website at www.luke.af.mil.

Luke Air Force Base Auxiliary Field 1: Luke Air Force Base Auxiliary Field 1, located approximately 15 miles to the northwest of Luke Air Force Base is a site of intense instrument procedure landing approaches, with approximately 12,000 flight operations per year. Aircraft will descend down to the 200 feet above the ground over the Auxiliary Airfield and will create severe noise in that area. For additional information, visit their website at www.luke.af.mil.

Transfer Station: The Waste Management/White Tanks Transfer Station is located at 18605 West McDowell Road, approximately 4 ½ miles southeast. This property may from time to time experience noise, odors and dust associated with transfer stations, that some individuals may find objectionable. For more information, contact the White Tanks Transfer Station at (623) 853-1707.

Fertilizer Plant: Fertizona operates and maintains a fertilizer plant on the northwest corner of Cotton Land and Olive Avenue, approximately 4 miles northeast. Due to the proximity of this fertilizer plant, purchasers may experience unpleasant odors, dust, noise, insects and other related nuisances as a result of operations associated with this plant. For more information, please contact Fertizona at (623) 935-4252.

Railroads: Due to the proximity of the Burlington Northern Santa Fe Railway, operation, repair and/or replacement of railroad line may result in noises, odors, dust, vibrations, derailments or other potential nuisances or hazards. For additional information, contact the Public Affairs department for the AZ, CA, NV, and UT territory at (909) 386-4140 or lena.kent@bnsf.com or visit their website at www.bnsf.com for further information.

Arizona Motorsports Park: Arizona Motorsports Park is a privately owned track located approximately 4 ¼ miles southeast of the subdivision that is typically rented by law enforcement, car clubs, classic car owners, motorcycle clubs, automobile companies and other car enthusiasts. This subdivision, due to its close proximity, may experience increased noise, dust, vibrations, fumes and other and all other effects that may be associated with such use. Purchasers are advised to independently investigate this matter by calling Arizona Motorsports Park at 602-622-0035.

Agricultural: The community is located adjacent to or in the vicinity of agricultural areas. Purchasers acknowledge that the types of agricultural operations are subject to change. Many procedures normal and necessary to the operation of agricultural uses such as field crops, vineyard, orchards, dairy, livestock and poultry farms and feed lots result in noise, noxious odors (particularly, fertilizer odor), chemical spraying, dust, irrigation, agricultural burning, defoliants, and pesticides may occur and effect the residential use of adjacent properties. Purchasers should carefully investigate in person the potential impact of such noise, odor, dust, aerial spraying, irrigation or other effects resulting from the nearby agricultural uses.

Livestock/Dairy Operations: Livestock and other farm animals, including cattle/dairy operations and horse properties are present in the vicinity of the subdivision. Activities associated with these operations may produce noise, dust, unpleasant odors, insects and truck traffic.

NOTE: Purchasers should carefully investigate in person the potential impact of such noise, odors, dust, spraying, irrigation, truck traffic and early hours of operation or other effects resulting from the nearby agricultural and livestock uses, as these conditions may be disturbing to some individuals.

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.

Correctional Facilities: Arizona State Prison Complex – Perryville is located at 2014 North Citrus Road, Goodyear, AZ 85338, approximately 4 miles southeast of the subdivision. For more information, contact the prison at (623) 853-0304.

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 Pipelines: Due to natural gas service available in the subdivision, there is a 4” low pressure gas line that runs along Perryville Road to the east and 2” low pressure gas line within the subdivision.

Natural Gas Lines: As a result of natural gas facilities available to lots within this subdivision, 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/safety/pipeline.

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.

Subdivider advises that during home construction at this community, soil will be disturbed and certain vegetation, including naturally occurring vegetation, will be removed from the lots. Disturbance of the soil may cause insects, lizards and other small creatures who lived on top of, in and under the soil, including, but not limited to, beetles, ants, spiders and scorpions (collectively, “creatures”) to be disturbed and move around the site and possibly into homes on the site during the course of construction and after a home is complete. Purchaser is advised that such disruption of the creature habitat is unavoidable in the preparation of the lots and adjacent land for development. Purchaser is further advised that Subdivider does not administer any extermination treatments other than state regulated termite treatment to the perimeter of the home.

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. As presently planned, the Community will be developed in a series of phases and additional phases may be completed after your purchase of your lot or move into your new home. There will likely be a significant amount of construction related activity (such as traffic, onsite and offsite rock crushing areas, blasting of rock, hauling of construction materials) and the resulting dust, dirt, debris and noise at varying times of the day. The construction and sale of homes in the initial and subsequent phases may cause you some inconvenience (such as noise and dust from traffic and construction activities which may commence earlier during summer hours, travel delays due to construction and prospective buyers visiting the model homes and sales offices). Further, due to ongoing construction and sales activity, public infrastructure, public and private utilities (water, sewer, storm drain, electricity, cable television, internet, etc., within the community and/or servicing your home may be temporarily interrupted and/or adversely impacted. You must exercise caution and observe all signs that may be posted when driving through a construction zone. Construction zones are inherently dangerous, and it is your responsibility to supervise children under your care to prevent them from entering areas under construction.

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.

Mailboxes: The location of mailboxes may be inconvenient for some homeowners. The location of the neighborhood group mailboxes and the assignment of the postal boxes to homeowners are determined by the U.S. Postal Service. Subdivider makes no representation as to the future location of these structures or to whom specific mailboxes will be assigned.

Non-Owner Occupied Homes: The potential exists that a portion of the homes sold within the subdivision may include investor (non-owner occupied homes). An investor may lease the home for investment income, occupy the home while trying to resell, or leave the home vacant until resale.

Indoor Air Quality: Indoor air quality of the home may be affected, in a manner and to a degree found in new construction within industry standards, by particulates or volatiles emanating or evaporating from new carpeting or other building materials, fresh paint or other sealants or finishes, and other such items.

Surrounding Property: Subdivider and its agents make no representation or warranty regarding future use or development of the property not owned by Subdivider both within and surrounding subdivision. Existing and/or proposed use of adjacent property is subject to change and is not within the Master Developer’s control.

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.

Zoning: Residential

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. Restrictions are recorded as cited in the following title exceptions and per the subdivision plat.

AIRPORTS

Military Airport: Luke Air Force Base is located at 13960 West Eagle Street, Glendale, Arizona, approximately 5 miles northeast of subdivision.

Due to the proximity of these airports and airstrip facilities and operations, this Subdivision may experience noise, odors, dust, traffic, and/or other effects that may be of concern to some individuals. Purchasers are urged to visit the Subdivision and their particular home-site at various times of day and night to experience the impact of current noise levels and other effects. Purchaser is advised to independently investigate this matter.

SUBDIVISION IS LOCATED WITHIN TERRITORY IN THE VICINITY OF LUKE AIR FORCE BASE. MILITARY FLIGHTS MAY PRODUCE AIRCRAFT NOISE AS A RESULT OF MILITARY FLIGHT OPERATIONS.

SEE EXHIBIT “B” ATTACHED

NOTE: LUKE AIR FORCE BASE IS AN ACTIVE MILITARY BASE WITH ALL THE ACTIVITIES INVOLVED WITH A MILITARY BASE. PROSPECTIVE PURCHASERS ARE ADVISED TO INVESTIGATE FOR THEMSELVES TO DETERMINE WHAT IMPACT, IF ANY, THE MILITARY BASE MAY HAVE ON THE SUBDIVISION AND/OR THEIR PERSONAL WELL-BEING. FOR ADDITIONAL INFORMATION, CONTACT THE LUKE AIR FORCE BASE PUBLIC AFFAIRS OFFICE AT (623) 856-6011 OR VISIT THEIR WEBSITE AT www.luke.af.mil.

Military Airport. Buyer acknowledges the following stipulation set forth in the Master Plan, which Seller hereby confirms is also included in the Declaration, and agrees to comply with it in its development and sale of homes in the Property: [Buyer] shall notify future homeowners that they are located within the State-defined “Territory in the Vicinity of a Military Airport” with the following language: “You are buying a home or property in the “vicinity of a military airport” as described by State of Arizona statute A.R.S. §28-8481. Your house should include sound attenuation measures as directed by State law. You will be subject to direct overflights and noise by Luke Air Force Base jet aircraft in the vicinity. Luke Air Force Base executes over 200,000 flight operations per year, at an average of approximately 170 overflights per day. Although Luke’s primary flight paths are located within 20 miles from the base, jet noise will be apparent throughout the area as aircraft transient to and from the Barry M. Goldwater Gunnery Range and other flight areas. Luke Air Force Base may launch and recover aircraft in either direction off its runways oriented to the southwest and northeast. Noise will be more noticeable during overcast sky conditions due to noise reflections off the clouds. Luke Air Force Base’s normal flying hours extend from 7:00 a.m. until approximately midnight, Monday through Friday, but some limited flying will occur outside these hours and during most weekends. For further information, please check the Luke Air Force Base website at www.luke.af.mil/urbandevelopment.”

Airport: Phoenix-Goodyear Municipal Airport, 1658 South Litchfield Road, Goodyear, Arizona, approximately 8 ½ miles southeast of the subdivision.

TITLE

Title to this subdivision is vested in HBT of Windrose 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 21, 2024, 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.

Use and Occupancy: Lot Purchaser will be permitted 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 2023 is \$9.2918 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 \$463,500.00, is \$3,660.74.

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.

Central Arizona Groundwater Replenishment District (“CAGR”): The subdivision is enrolled as a Member Land of the Central Arizona Groundwater Replenishment District (“CAGR”) pursuant to A.R.S. §48-3772 and 48-3774. The CAGR is managed and operated by the Central Arizona Water Conservation District (“CAWCD”), which manages and operates the Central Arizona Project. The CAGR is obligated by statute to replenish the excess groundwater delivered to its members’ by the municipal water provider. CAGR is required to levy an annual replenishment assessment against each parcel of Member Land to pay its replenishment costs and expenses, pursuant to A.R.S. §48-3778. The replenishment assessment is not included in the tax estimates given above. A parcel’s replenishment assessment is based on an assessment rate established annually by the CAWCD Board of Directors, multiplied by the actual volume of excess groundwater reported to be delivered to the parcel in the previous year. Therefore, a parcel’s replenishment assessment will vary from year to year and will likely increase over time. The assessment is included in each parcel owner’s annual property tax statement and is collected by the County Treasurers Office. For further information, you may contact CAGR at (623) 869-2243 or visit their website at www.cagr.com.

CAGR FPN Number: ML1460-20240408-01

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 2024.
(The first half is due October 1, 2024 and is delinquent November 1, 2024. The second half is due March 1, 2025 and is delinquent May 1, 2025 .)
2. Any charge upon said land by reason of its inclusion in Windrose at Zanjero Trails Community Association.
3. Any charge upon said land by reason of its inclusion in Maricopa County Municipal Water and Conservation District.
4. All matters as set forth in Replat for Vacating of Unit No. 41 of Romola of Arizona Grape Fruit Unit, recorded as Book 24 of Maps, Page 35.
5. All matters as set forth in Replat for Vacating of Unit No. 45 of Romola of Arizona Grape Fruit Unit, recorded as Book 24 of Maps, Page 37.
6. An easement for electrical transmission line and incidental purposes in the document recorded as Book 289 of Deeds, Page 204.

Partial Termination of Easement recorded as 2012-0874770 of Official Records.
7. The terms and provisions contained in the document entitled "Development Agreement" recorded March 02, 2007 as 2007-259395 of Official Records.
8. The terms and provisions contained in the document entitled "Development Agreement" recorded February 24, 2011 as 2011-0162559 of Official Records and re-recorded April 6, 2011 as 2011-0292702 of Official Records.
9. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in 2016-0683439 of Official Records and First Amendment recorded as 2017-0738905 of Official Records, Supplemental Declaration recorded as 2022-0360726 of Official Records and Tract Declaration recorded as 2022-0360727 of Official Records, Amendment to Tract Declaration recorded as 2023-0419138 of Official Records and Additional Declaration recorded as 2024-0132882 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).
10. The terms and provisions contained in the document entitled "Agreement and Notice of Municipal Provider Reporting Requirements for Zanjero Trails - Parcel 31 (ML# 003-14-1460) Regarding Membership in the Central Arizona Groundwater Replenishment District" recorded November 29, 2021 as 2021-1265956 of Official Records.

11. Covenants, Conditions and Restrictions as set forth in document recorded in 2021-1265957 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).
12. The terms and provisions contained in the document entitled "Zanjero Trails Parcel 31B Assurance Agreement" recorded April 12, 2022 as 2022-0320936 of Official Records.
13. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Infrastructure Plat of Zanjero Trails - Parcel 31, as recorded in Book 1663 of Maps, Page(s) 9, 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).
14. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Plat of Zanjero Trails Infrastructure Plat - Zanjero Trails Parcel 31B, as recorded in Book 1664 of Maps, Page(s) 1, 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).
15. The terms and provisions contained in the document entitled "Memorandum of Agreement (Zanjero Trails-Parcel 31B Lots)" recorded April 25, 2022 as 2022-0360729 of Official Records.
16. The terms and provisions contained in the document entitled "Memorandum of Agreement (Zanjero Trails-Parcel 31B Tracts)" recorded April 25, 2022 as 2022-0360730 of Official Records.
17. The terms and provisions contained in the document entitled "Assignment and Assumption of Assurance Agreement" recorded April 25, 2022 as 2022-0360731 of Official Records.
18. 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.

EXHIBIT "B"

