



WHITE CLIFFS SPORTSMAN'S RETREAT, LLC SUMMARY

1) Investment Summary

Membership Structure, Offering Framework & Key Dates

Each buyer is investing in three valuable components:

- **Private Estate Lot (1.25–4 acres)**
 - Gated 44 custom mountain lots
- **Pro-Rata Membership Interest of the 225-Acre Hunting Preserve**
 - High-fence hunting preserve
- **Pro-Rata Membership Interest of 11 Gross Acres of Highway Commercial Frontage**
 - Shared equity in 11 gross acres (50%) of commercial land on Highway 260

Investment Structure & Offering

- The project will be capitalized through a SEC Rule 506(b) Private Placement Offering for accredited investors and up to 35 non-accredited investors.
- Upon closing escrow on the 340 acres, Investors will hold membership shares in White Cliffs Sportsman's Retreat, LLC, an Arizona Limited Liability Company during the pre-plat and final plat development phase.
- After final plat approval and completed construction (est. 18-24 months post-closing), each owner:
 - Receives fee title to their individual lot
 - Common areas / hunting preserve will be transferred to an HOA and the 50% interest in the commercial will continue as shared membership interest in the White Cliffs Sportsman's Retreat, LLC, an Arizona Limited Liability Company.

Key Dates & Development Timeline (best estimate):

- Feasibility period ends: December 15, 2025 (\$5,000 lot reservation deposits due)
- Private placement offering window: Dec 2025 – May 2026
- All funds are due to be deposited into the White Cliffs Sportsman's Retreat, LLC, an Arizona Limited Liability Company account: May 1, 2026
- 340-acre land closing date: May 15, 2026. All members upon closing:
 - Gain immediate access to use the property including their specific lot. RV's / Campers allowed full time during the pre/final plat approval and development process.
- Pre-plat engineering & planning: May – Dec 2026
- At-risk construction starts on Rec Center / Pond / Processing Kitchen / High Fencing: June 2026
- Fencing Complete / Animals Stocked / First Hunts – Nov 2026
- Pond / Rec Center / Processing Facility Complete (GRAND OPENING EVENT 4TH OF JULY WEEKEND 2027)
- Final plat approval / construction & deed/lot transfer: Summer 2027



2) Amenities & Preserve Summary

Lifestyle, Recreation, and the Power of Private Hunting

Community Amenities

White Cliffs is more than a collection of lots, it's a fully designed outdoor retreat where legacy families, adventure seekers, and sportsmen can unplug and connect. Amenities include:

- **Community Rec Center (100'×60')**
 - 60X60 Indoor lounge with big-screen TVs, Kitchens/bars, dining and hangout space, with a complete game room upstairs on mezzanine level with billiards, ping pong, and various games.
 - Large glass doors lead you out to a 60×40 covered patio with 2 outdoor kitchens, firepits, tables and plenty of seating for gatherings.
- **Sports Pavilion (60'×40') – Awning off of Rec Center**
 - Features a covered 60'×30' multi-use court for basketball and pickleball, complete with lighting for evening games.
 - Large sliding doors connect directly to the Rec Center, creating a seamless indoor-outdoor recreation space.
- **Fenced Children's Play Area (60'×30') – Awning off of Rec Center**
 - Positioned on the opposite side of the Rec Center, another 60'×30' covered awning opens through sliding glass doors into a securely fenced off, artificial-turf play yard.
 - Includes playground, swings, in-ground trampolines, and cornhole, all within clear view of the main patio for family convenience and safety.
- **Two-Tiered Fishing Pond – Approx ½ acre in size**
 - **Upper pond:** Cold water trout, seasonally stocked — fish may be kept
 - **Lower pond:** water will cascade down from the upper trout pond down into the Bass, catfish, bluegill pond—catch and release only
 - Aerated, recirculating system with walking paths, benches, and shaded fishing spots
- **Meat Processing & Equipment Storage Facility (60'×60')**
 - Large walk-in freezer equipped with a full meat rack system for easy transport of meat between the walk-in freezer and the adjoining 30'×30' commercial kitchen.
 - Includes stainless steel workstations, dedicated packaging areas, and organized cold storage for efficient processing and handling.
- **Equestrian Area**
 - Space reserved for a future two-acre riding area and stalls along with 6 acres of fenced pasture
 - Offers direct access into the bordering National Forest



Preserve Overview – 225 Acres of Year-Round Private Hunting

The preserve rolls through cliffs, draws, benches, and pockets of Pine and Juniper, built to feel wild — but stocked and maintained for consistency, safety, and year-round use.

- Fully enclosed with **8' high game fencing**
- Multiple **box blinds, feeders, gravity-fed turkey stations, and trail systems** throughout
- **Rifle blinds** positioned in safe zones per distance-to-residence safety
- **Archery, crossbows, shotguns, air rifles** permitted preserve-wide
- Terrain: rugged, varied, and ideal for spot-and-stalk, blind hunting, Solo or guided support

Why Domestic Livestock?

Arizona restricts the hunting of all native or exotic wildlife — but there's a smart workaround: high-quality domestic livestock.

Benefits include:

- **No hunting license or tag required**
- **No set seasons** — hunt any time of year
- **No age minimum for kids**
- **Any weapon allowed** (per HOA safety guidelines)
- **Night hunting allowed** (hogs / rams) with lights or thermals
- All animals are **classified as private property**, regulated only by the **AZ Dept. of Agriculture**
- Easy to source from Texas and Arizona breeders with proper CVI transport certification

Available Animal Species

Rams:

- Texas Dall, Black Hawaiian, Painted Desert, Corsican, Four-Horn Jacob, Merino, Urial hybrids, Mouflon Hybrids, and other various domestic rams

Hogs & Turkeys:

- Multiple domestic hog breeds (Berkshire, Duroc, Spotted, etc.)
- Heritage turkeys (Bourbon Red, Standard Bronze, Royal Palm, Spanish black, Narragansett, Blue Slate)

Cattle & Bison:

- American Bison, White Bison, Watusi, Longhorn, Water Buffalo, Yak

Exotics & Goats:

- Spanish, Catalina, Angora, Ibex-type crosses
- Zebras
- Chukars and Pheasants may be introduced if members vote. Permit from game and fish required



A Preserve Built for Legacy Use

Whether you're hunting solo, mentoring your kids, inviting corporate guests, or bringing friends for a weekend, the preserve is designed to serve **multiple generations** of owners:

- **No lottery. No draw. No guesswork.**
- You harvest when you're ready, with who you want, in the style you enjoy
- Use it as your private hunting ground — or let your guests enjoy it under your name

3) Community Use & CC&R Summary

Preserve Rules, Scheduling, Ranch Manager & Financial Model

General Community Rules & Lot Use (Preliminary CC&R Concepts)

- Owners will have wide latitude on how and when they use their lots — no build timeline requirement
- Barndominiums are allowed. Minimum 1,500 sq ft main residence
- Two-story homes are permitted
- See the official vision board for architectural suggestions and guidelines (available upon request)
- Detached shops may be built before main homes, subject to ARC review
- Short-term rentals (e.g. Airbnb) are not permitted
- Firearms are only permitted in designated shooting lanes/ blinds within the preserve
- Archery, crossbows, air rifles, and shotguns are allowed in accordance with preserve safety rules
- Dogs are welcome, but owners with outdoor dogs are restricted on lots backing the preserve to avoid barking disruptions to our preserve animals.
- The HOA is intentionally designed to avoid overbearing rules — community trust and shared values guide decisions.
- Lots are intended to remain open and unfenced to preserve the community's natural, open feel. However, owners may fence their property if they use the approved community fencing style and materials. Pipe fencing with no climb.
- Mobile or modular homes are not permitted

RV & Toy Hauler Policy

- RV's and toy haulers may stay overnight on your lot if you're actively building, for up to 18 months from start of your main residence.
- For short-term visits (e.g. hunting weekends), you may bring your RV or toy hauler onto your lot, but it must be removed when you leave.
- An on-site RV parking area may be available on the east side of the property for owners to store between visits.
- Upon closing escrow on the 340 acres, RV's / Toy Haulers are allowed full time up until the time the final plat has been approved and individual lots have been deeded to their respective owners.



Fishing Rules

- The upper trout pond will be seasonally stocked and fish may be kept
- The lower bass/catfish/bluegill pond is strictly catch and release only
- Both ponds are intended for recreational enjoyment by lot owners and their families only
- Fishing only - no swimming/inflatables/tubes/kayaks/etc.

Preserve Access Rules

- **Access to the preserve (hunting or not) requires:**
 - Completion of a mandatory training video
 - Signing of liability waivers
 - Checking in with onsite manager before entering the preserve
- **To hunt solo, you must be:**
 - 18 years or older, and be
 - An immediate family member of the lot owner
- **Extended Family / Friends / Guests may not hunt solo**
 - They must be accompanied by the lot owner, or
 - Guided by the Ranch Manager if the owner is not present
- These rules prioritize safety, accountability, and ethical use of the land

Preserve Booking System (Subject to continual review and adjustment):

- Preserve access is scheduled via a fair-use system:
 - 3 hunting zones
 - 2 daily time blocks (5 AM–1 PM, 1 PM–8 PM)
 - 3 parties per time block (one per zone)
 - Weekend rotations (Friday – Sunday) ensures equal opportunity to where each owner gets 2 guaranteed weekend slots per 5-week rotation
 - Weekdays (Monday – Thursday) available for open reservation



Ranch Manager Role & Compensation

Compensation:

- \$80,000/year base total package, structured as:
 - \$60,000 paid annually from HOA funds
 - \$20,000/year credit towards lot purchase (12 years)
 - Ranch manager will immediately build a residence on lot 37 upon approval of final plat
- The Ranch Manager is tip-supported for extra services including:
 - Guided hunts / animal retrieval / skinning / quartering, animal processing / outdoors training
 - On-call support and help with owner guests
- The Ranch Manager lives on-site and is responsible for:
 - Animal care, fencing, feeders, roads, safety, preserve management, general upkeep of all amenities, assisting with livestock acquisition, scheduling hunts, etc.

HOA Dues & Financial Model

- Estimated Annual HOA budget: \$360,000
- Target dues per lot owner: Not to exceed \$150/month
- Total collected from 44 lots: \$79,200/year
- Remaining shortfall is made up through:
 - Hunting Preserve Harvest Fee Revenue
 - Future commercial income (not to be counted on for several years)

Harvest Fee Contribution Goal

- Target harvest revenue: \$260,000/year+
- Based on 530 animals harvested annually
- Each lot owner would need to average ~12 animals per year (not a requirement). These 12 avg harvests can be used by:
 - Immediate family
 - Friends
 - Work associates
 - Corporate retreat guests
 - Anyone personally invited by the lot owner

Bottom Line: Active preserve use reduces everyone's out-of-pocket dues and sustains the ranch financially long-term.



White Cliffs Sportsman's Retreat – Ranch Harvest Fee Revenue (530 Animal Scenario - 12 per lot) - Members Pay Replacement Cost + Harvest Fee

Animal Replacement Cost Range	# Harvested	Harvest Fee	Total Harvest Fee Revenue
Turkeys	110	\$200 Flat Fee	\$22,000
Hogs	175	\$350 Flat Fee	\$61,250
Animals Under \$1,000	150	\$500	\$75,000
Animals \$1,000–\$1,999	50	\$750	\$37,500
Animals \$2,000–\$2,999	30	\$1,250	\$37,500
Animals \$3,000–\$4,999	10	\$1,750	\$17,500
Animals \$5,000+	5	\$2,000	\$10,000
	530		\$260,750

Reserve Strategy & Surplus Option

- As part of the development budget, \$360,000 has been earmarked to be placed in the HOA reserve fund at project closing.
- This reserve can be used to cover budget shortfalls until commercial income ramps up if voted on
- If excess funds remain after full development:
 - Members will vote to either apply the surplus toward reducing annual dues, or
 - Return funds proportionally to all lot owners
- In the event development costs exceed the budget, membership will decide on paying additional special assessments to cover or to scale back on the amenity package.