

SUBDIVISION DISCLOSURE REPORT
(PUBLIC REPORT)
FOR

Viewpoint Estates Tract 3711
aka Viewpoint

Registration No. DM19-059493

SUBDIVIDER

North Point LHC, LLC
1612 Laural Drive
Lake Havasu City, Arizona 86404

Effective Date: June 5, 2019

Sixth Amendment Effective Date: April 4, 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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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: Lots 1 through 269 inclusive

The map of this subdivision is recorded in Reception No. 2017-053966, records of Mohave County, Arizona.

The subdivision is approximately 92.322 acres in size. It has been divided into 269 lots and Parcels A through G. Lot boundaries will be staked at lot 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: South of North View Drive approximately 1900 feet west of the North View Drive and London Bridge Road intersection, adjacent to Lake Havasu City, Mohave County, Arizona

UTILITIES

Electricity: UniSource Energy, (877) 837-4968 www.useaz.com. Purchaser's cost to complete facilities from lot line to dwelling, trenching, line and backfill, call for pricing. Purchasers will be required to pay \$37.00 or \$55.00, plus tax service establishment fee.

Telephone: Optimum (877) 794-2724 www.optimum.com. Purchaser's cost to complete facilities from lot line to dwelling, trenching, line and backfill, call for pricing.. Purchasers will be required to pay \$49.95 plus tax service establishment fee, plus installation fee of \$100.00

Cable: Optimum (877) 794-2724 www.optimum.com. Purchaser's cost to complete facilities from lot line to dwelling, call for details. Purchasers Purchaser's cost to receive service will depend on type of service requested, plus tax, plus \$100.00 installation fee. Call for details.

Internet or Fiber Optic: Optimum (877) 794-2724 www.optimum.com. Purchaser's cost to complete facilities from lot line to dwelling, call for details. Purchasers Purchaser's cost to receive service will depend on type of service requested. Call for Details.

Natural Gas: Natural Gas is not available. Propane gas may be used as means for heating/cooling, water heater and cooking. All propane tanks must be buried and not visible.

Water: Epcor Water Havasu 800-383-0834 www.epcor.com. Purchaser's cost to complete facilities from lot line to dwelling is \$12.00 per lineal foot, trenching, line and backfill. Purchasers will be required to pay \$35.00 plus tax service establishment fee a water meter fee of \$730.00 for 5/8" meter or \$750.00 for 3/4" meter or \$849.00 for a 1" meter, and a deposit may be required. The above fees are payable at the time the building permit is requested. Monthly water bills are determined by usage.

THE ARIZONA DEPARTMENT OF WATER RESOURCES IN ITS REPORT OF OCTOBER 31, 2024, STATES IN PART:

PURSUANT TO A.R.S. § 45-108, THE DEPARTMENT OF WATER RESOURCES HAS REVIEWED THE AVAILABLE INFORMATION PERTAINING TO THE WATER SUPPLY FOR THE ABOVE-REFERENCED SUBDIVISION. THIS LETTER CONSTITUTES THE DEPARTMENT'S REPORT ON THE SUBDIVISION'S WATER SUPPLY AS REQUIRED BY A.R.S. § 45-108(A).

THE ADEQUACY OF THE 100-YEAR WATER SUPPLY WAS REVIEWED BY THE DEPARTMENT REGARDING PHYSICAL, LEGAL, AND CONTINUOUS AVAILABILITY, WATER QUALITY, AND FINANCIAL CAPABILITY. NO INFORMATION HAS BEEN PROVIDED TO THE DEPARTMENT THAT INDICATES THAT THE APPLICANT HAS SATISFIED THE ADEQUATE WATER SUPPLY REQUIREMENTS AS SET FORTH IN A.A.C. R12-15-701 ET SEQ. THEREFORE, THE DEPARTMENT OF WATER RESOURCES FINDS THE WATER SUPPLY TO BE INADEQUATE TO MEET THE SUBDIVISION'S PROJECTED NEEDS.

PURSUANT TO A.R.S. §32-2181(F) A SUMMARY OF THE DEPARTMENT'S REPORT FOR THOSE WITH AN INADEQUATE WATER SUPPLY SHALL BE INCLUDED IN ALL PROMOTIONAL MATERIAL AND CONTRACTS FOR THE SALE OF LOTS IN THE SUBDIVISION. WE SUGGEST THE FOLLOWING SYNOPSIS:

"VIEWPOINT ESTATES, TRACT 3711 IS BEING SERVED GROUNDWATER BY EPCOR - HAVASU. THE DEVELOPER HAS CHOSEN NOT TO DEMONSTRATE A 100-YEAR ADEQUATE WATER SUPPLY. THE APPLICANT HAS NOT DEMONSTRATED THAT THE CRITERIA FOR PHYSICAL, LEGAL, AND CONTINUOUS AVAILABILITY, WATER QUALITY, AND FINANCIAL CAPABILITY HAVE BEEN MET. THEREFORE, THE DEPARTMENT MUST FIND THE WATER SUPPLY TO BE INADEQUATE.

FOR ADDITIONAL INFORMATION PLEASE CONTACT THE OFFICE OF ASSURED AND ADEQUATE WATER SUPPLY AT 602-771-8599."

Sewage Disposal: City of Lake Havasu (928) 855-2116 : <http://www.lhcaz.gov.com>. Purchaser's cost to complete facilities from lot line to dwelling is \$12.00 per lineal foot, trenching, line and backfill and a sewer tap fee of \$2,000.00 if a 3/4" water meter is installed or \$4,000.00 if a 1" water meter is installed. The above fees are payable at the time the building permit is requested. The standard monthly service fee is \$52.14.

Garbage Services: Republic Services (928) 855-9441 www.republicservices.com, . The cost is approximately \$37.47 a month and is billed with the City of Lake Havasu's billing for sewer.

Subdivider has completed utilities to the individual lot lines for lots 1 through 198 inclusive. Subdivider to complete subdivision improvements to lots 199 through 269 inclusive by August 1, 2025.

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: Asphalt paved public streets are complete. Maintenance provided by Mohave County. Purchaser's cost is included in the real property taxes.

Access within the Subdivision: Asphalt paved private streets are complete as to lots 1 through 198 and subdivider to complete asphalt paved private streets to lots 199 through 269 inclusive by August 1, 2025. Maintenance provided by the Homeowners Association. Purchaser's cost is included in the Homeowners Association Assessments.

Street Lights: Street lights are not installed to the subdivision.

Flood and Drainage: Subdivider has completed landscaped retention tracts in addition to the typical street drainage. Maintenance will be provided by Homeowners Association. Purchasers cost is included in the Homeowners Association Assessments.

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

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

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

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

LOCAL SERVICES AND FACILITIES

Schools: Nautilus Elementary (K-6) 1425 Patricia Dr. approx. 4.4 south; Thunderbolt Middle School (7-8), 695 Thunderbolt Ave., approx. 11.7 miles south; Lake Havasu High School (9-12), 2676 Palo Verde Blvd., approx. 7.0 southeast.

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

PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES AND SCHOOL BUS TRANSPORTATION MAY CHANGE. YOU SHOULD CONTACT THE LAKE HAVASU UNIFIED SCHOOL AT 928-505-6900 REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

Shopping Facilities: Walmart Shopping Center, 1795 Kiowa Ave, approx. 3 miles south; Food City, 1799 Kiowa Avenue, approx. 3 3/4 miles southeast.

Public Transportation: Public transportation is not available to this subdivision.

Medical Facilities: Havasu Regional Medical Center, 101 Civic Center Drive, Lake Havasu City, Arizona 86403, approx. 6 miles south.

Fire Protection: Desert Hills Fire Department. Purchasers cost included in real property taxes.

Ambulance Service: Ambulance service is available by dialing 911.

Police Services: Mohave County Sheriff Department.

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

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

Within the Subdivision: Landscaped retention tracts are complete.

Within the Master Planned Community: Landscaped retention tracts

ASSURANCES FOR COMPLETION OF IMPROVMENTS

Assurances For Completion of Subdivision Facilities: Subdivider has posted an Assurance of Completion Bond for the completion of subdivision improvements to lots 199 through 269 inclusive.

Assurances for Maintenance of Subdivision Facilities: Utility companies to maintain their respective facilities. Homeowners Association to maintain the common area landscaped tracts.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Viewpoint Homeowners Association, Inc. Purchasers are required to pay \$240.00 quarterly Association assessments, plus a \$250.00 transfer fee, and a Capital Improvement Fee of .0015 based on sales price.

Control of Association: Control of the association will be turned over to the owners Upon the occurrence of the earlier of (a) the date that Declarant no longer owns a lot for sale; (b) December 31, 2050 or (c) the date the Declarant records a written instrument terminating the Period of Declarant Control.

Title to Common Areas: Title to the common area tracts will be conveyed to the Homeowners Association upon conveyance of the last lot.

Membership: All owners will be members of the Homeowners 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: The subdivision is gently rolling desert land

Flooding and Drainage: Subdivider advises the subdivision is not subject to drainage or flooding issues.

Raymond W. Stadler, P.E. in his letter dated March 22, 2019 states that:

“The Viewpoint Estates Tract 3711 subdivision is a residential subdivision located within the Northwest quarter of Section 17, T.14 N., R. 20 W. of the Gila and Salt River Meridian, Mohave County, Arizona. The Viewpoint Estates Tract 3711 subdivision site is impacted by two Flood Zones, An AO (Depth 1 ft) and an X as delineated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) No. 04015C5920H issued on December 2, 2015. The AO (Depth 1 ft) Zone runs through the central portion of the subdivision and covers all or portions of 73 lots. The attached exhibit lists the lots impacted by the AO (Depth 1 ft.) Zone. The finished floors of these lots shall be a minimum of 2 feet above the historic ground elevation and shall require the purchase of flood insurance and the completion of an Elevation Certificate. The balance of the subdivision lots are located within the X Flood Zone defined as areas determined to be outside the 0.2% (500-year) annual chance floodplain. Based on the designated X Flood Zone, flood Insurance is available to all property owners in this zone, however the purchase of flood insurance is not mandatory for a federally backed mortgage and no Elevation Certification is required.”

Soils: Subdivider advises the subdivision is not subject to expansive or subsidence soils.

Mark Smelser, BS and Jeff D. Vann, P.E. of Vann Engineering, Inc. in his letter dated January 24, 2019 states that "Vann Engineering, Inc. understands that a new single-family residential development is proposed for construction at the above-mentioned site. The structures are proposed to be built with conventional foundations and slabs on ground. Basement levels are not anticipated. The proposed structures will be of wood

frame and stucco construction imposing light foundation loads. For purposes of foundation design, maximum column and wall loads have assumed to be as summarized below:

Foundation Type	Maximum Column Load (KIPS)	Maximum Wall Load (KLF)
Conventional, shallow, lightly loaded surface-level spread foundations with total and differential settlements limited to ½ inch and ¼ inch, respectively.	123	7.5

Grading will consist of cuts and fills to obtain finish grade elevations or as necessary for support of foundations. The recommendations for site grading contained in the report have not precluded the site to be free of contaminants.

The site is located on native undisturbed land, with the exception of the southeastern area of the site, that has undergone mass grading efforts in Lake Havasu, Arizona. The Geotechnical Investigation Report completed for the development included thirty (30) exploratory test borings. Approximately 12.0 inches of spread fill soil were encountered at the locations of TB-4 through TB-9 and TB-11 through TB-13.

The results of the investigation reveal that the surface soils exhibit a low potential for expansion. The potential for surface soil collapse is low at the site. However, it should be noted that the site soils, even when utilized as controlled compacted fill, will need to be recompacted through hand- tamping efforts, following the completion of the foundation excavations. This is necessary because of the inability of the site soils to maintain stability while withstanding the adverse effects of backhoe teeth. Hence the need for hand-tamping to regain soil bearing.

For conventional foundation systems, depending upon the foundation alternate and bearing pressure utilized, 1500 psf may be utilized for conventional foundations bearing at 1.5 feet on native undisturbed soil or controlled compacted fill.

Total and differential settlements (½-inch and ¼-inch, respectively) from assumed loads will be within generally accepted tolerances provided that the building site is prepared and grading operations are performed as specified in the Geotechnical Investigation Report. No major changes in the moisture content of foundation bearing soils occurs after construction, and positive drainage away from the structure is maintained.

During and after construction of the residences, structural foundation/floor slab bearing soils should not be exposed to moisture infiltration or moisture content fluctuations. Proper drainage of surface water and roof runoff water away from the structure should be provided during construction as well as throughout the life of the structures. Long-term ponding should not be allowed near the structures. Proper placement of landscape vegetation and irrigation systems should be utilized so that structural foundation/floor slab bearing soils are not exposed to moisture infiltration or moisture content fluctuations.

No groundwater was encountered during this firm's site investigation. The site is not located within any current known study areas of significant ground subsidence or earth fissures due to groundwater withdrawal.

This project is not located over any known active faults or fault associated disturbed zones. A 2012 IBC Site Classification of D may be utilized in the earthquake design of the proposed structures.

In the Geotechnical Investigation Report, recommendations are given for the subsurface soil conditions that were encountered at the site during our investigations. Based on the findings presented in the Geotechnical Investigation Report, the site is considered suitable for the proposed construction provided foundation/floor slab 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.

Neither Vann Engineering, Inc. nor their agents or employees shall be jointly, severally or individually liable to the client or owner more than the compensation to be paid for our work, by any reason of any act or omission, including breach of contract or negligence not amounting to willful or intentional wrong. Our professional services have been performed using that degree and skill ordinarily exercised, under similar circumstances, by reputable Geotechnical engineers practicing in this or similar localities. No other warranty, expressed or implied, is made.

The Geotechnical Investigation Report is not intended as bidding documents, and any contractor reviewing this report must insist on a final report prior to drawing any conclusions.

The soil materials and conditions encountered on the subject site and utilized in our laboratory analysis are believed to be representative of the total area; however, soil materials and conditions do vary in character between points of investigation. The recommendations contained in the Geotechnical Investigation Report assume that the soil materials and conditions do not deviate appreciably from those disclosed by the investigation. Should unusual soil materials or conditions be encountered during construction, the soil engineer must be notified so that he may make supplemental recommendations if they should be required.

The Geotechnical Investigation Report is issued with the understanding that it is the responsibility of the owner to see that its provisions are carried out or brought to the attention of those concerned.

If any changes of the proposed project are planned, the conclusions and recommendations contained in this report shall be reviewed and the report shall be modified or supplemented as necessary."

Adjacent Lands and Vicinity:

Zoning: North, West and South - State of Arizona and Federal land, East and South Residential.

North: Prospectors RV Resort & Spa, approx. 1/2 mile north

Northwest: Desert Hills Estates Mobile Home Park, approx. 2 miles northwest

South: Valley Manor Mobile Home Park approx. 1/2 mile south, Lake Havasu RV Park, approx. 3/4 miles south, Desert Hills RV Park, approx. 3/4 miles south, Sunset Park, Mobile Home Park, approx. 3 miles south, Southwest Putting Greens, approx. 4 miles south, Southeast: All Mesa RV Center approx. 1 mile southeast, Anacapa Apts., approx. 3 3/4 miles southeast, Sunset Apts., approx. 4 miles southeast, Church of Christ, approx. 2 3/4 miles southeast, Lake Havasu Baptist Church, approx. 3 miles southeast, St. Peter the Alt Orthodox Christian, approx. 3 3/4 miles southeast, East: Access to Highway 95 approx. 1/2 mile east, West: Lake Havasu approx. 1/2 mile west of subdivision

THIS SUBDIVISION IS LOCATED WITHIN FIVE MILES OF AN AMERICAN INDIAN RESERVATION. ACTIVITIES ON THE RESERVATION INCLUDE OR MAY INCLUDE OPEN RANGE, AGRICULTURAL OPERATIONS, AIRCRAFT OPERATIONS, INDUSTRIAL OPERATIONS AND DAIRY FARMS. A RESERVATION HAS ITS OWN LAWS GOVERNING THE LAND WITHIN ITS BOUNDARIES. THESE MAY INCLUDE TRESPASSING, DUMPING, ARCHAEOLOGY, HUNTING, FISHING, ETC. IN ADDITION, CERTAIN AREAS OF THE RESERVATION MAY BE NONPUBLIC-CLOSED AREAS WHICH REQUIRE SPECIAL PERMISSIOIN TO ENTER. THOROUGHFARES AND ROADS ON THE RESERVATION MAY NOT BE AVAILABLE FOR PUBLIC USE.

Matthew Leivas, Sr., Chairman Chemehuevi Tribal Council
P.O. Box1976, Havasu Lake, CA 92363 P: 619/858-4301 F: 619/858-5400

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.

Termites: Prior to pouring finished floors, each home will be pre-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.

Scorpions and Other Pests: Javelina, coyotes, bobcats, woodpeckers, cockroaches, rattlesnakes, 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 Maricopa County Extension Service at (602) 942-3000, or their Web site at www.desertusa.com

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

Homes situated adjacent to or in the vicinity of commercial property, multi-family sites, worship sites, school sites, streets and roadways, trails, open space areas, construction-related operations, other non-residential uses and/or other recreational amenities may experience an additional amount of noise, dust, lighting and signage, as well as pedestrian and vehicular traffic typically associated with such facilities.

Purchasers are advised that dams, dykes, canals, creeks, rivers, floodways, and washes 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 the Web site at www.fcd.maricopa.gov.

Subdivider has used its best efforts to disclose noteworthy activities and conditions surrounding this subdivision using the resources reasonably available to subdivider at the time this Disclosure Report was prepared. This information may change from time to time. Prospective purchasers are encouraged to (i) drive the areas surrounding the subdivision (at different times of the day and night) to determine whether there exists any

activities or conditions that may be of concern to purchaser and (ii) determine to purchaser's own satisfaction whether or not the items mentioned in the Disclosure Report or discovered by purchaser's own inspections are of concern to purchaser.

Gas: There are no high-pressure gas lines within the vicinity of this subdivision.

High Voltage Lines: There are not high voltage power lines within the vicinity of this subdivision.

OPEN RANGE

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

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for unimproved vacant lots.
Zoning: Single Family Residential.

"Unimproved lot or parcel" means a lot or parcel of a subdivision that is not an improved lot or parcel.

"Improved lot or parcel" means a lot or parcel of a subdivision on which there is a residential, commercial or industrial building or concerning which a contract has been entered into between a subdivider and a purchaser that obligates the subdivider directly, or indirectly through a building contractor, to completely construct a residential, commercial or industrial building on the lot or parcel within two years after the date on which the contract of sale for the lot is entered into.

Conditions, Reservations and Restrictions: Recorded Declaration of Covenants Conditions and Restrictions, Homeowners Association Articles of Incorporation and By-Laws, and existing zoning.

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

AIRPORTS

Airport: Lake Havasu Municipal Airport, 5600 Hwy 95, Lake Havasu City, Arizona, approximately 1 mile northeast

TITLE

Title to this subdivision is vested in North Point LHC, LLC

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 March 31, 2025, issued by Chicago Title Insurance Company. **You should obtain a title report and determine the effect of the listed exceptions.**

EXCEPTIONS: SEE EXHIBIT "A" ATTACHED

METHOD OF SALE OR LEASE

Sales: Your vested interest/ownership interest in the property will be evidenced by the subdivider delivering a recorded deed to you and by your signing a promissory note and mortgage or deed of trust for the unpaid balance, if any. **YOU SHOULD READ THESE DOCUMENTS BEFORE SIGNING THEM.**

Cash sales are permitted.

Release of Liens and Encumbrances: N/A

Use and Occupancy: Purchaser's will be permitted to occupy their lot upon close of escrow and recordation of the deed.

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

DESIGNATED BROKER:

Broker/Selling or Leasing Agent Name: Angelo Rinaldi – Los Lagos Realty
Business Address: 1612 Laurel Dr.
City, State, Zip: Lake Havasu City, Arizona 86404
Telephone: 949-306-4401 Email: angelorin@aol.com

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 11.24 per \$100.00 assessed valuation. The estimated property tax for an unimproved lot (vacant), based on the above tax rate and average sales price of \$80,000.00, is \$720.00.

Special District Tax or Assessments: There are no special district taxes other than contained within the real property taxes.

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

EXHIBIT "A"

1. Unpatented mining claims; water rights, claims or title to water; reservations or exceptions in patents or in acts authorizing the issuance thereof, including but not limited to those shown in the Patent to said land, whether or not of public record.
2. Property taxes are paid in full on all parcels, including any assessments collected with taxes to be levied for the year 2024.
3. Property taxes, which are a line not yet due and payable, including any assessments collected with taxes to be levied for the year 2025.
4. The liabilities and obligations against said land by reason of its inclusion within the boundaries of the following districts: LAKE HAVASU UNIFIED SCHOOL DISTRICT and DESERT HILLS FIRE COMPANY.
5. Easements, set-backs, reservations and restrictions, as shown on the proposed plat of said subdivision recorded November 7, 2017 at Fee No. 2017053966, thereafter first corrected plat recorded December 30, 2019 at Fee No. 2019070609.
6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No. 2017056357; and Amended and Restated in
Recording No: 2019070220; and Second Amended and Restated in
Recording No: 2020020349

Liens and charges as set forth in the above-mentioned declaration,

Payable to: Viewpoint Estates Homeowners Association

7. The reservation of all coal and other minerals in said land, together with the right to prospect for, mine and remove the same, all as set forth in Deed recorded in Book 53 of Deeds, page 620.
8. Terms and conditions of the Property Escrow Trust Agreement for Subdivision Improvements for Mohave County, Arizona recorded June 20, 2022 at Recording No. 2022039343.

NOTE: No further matters affecting the subject property appear of record in the indices of Mohave County through the date of this report

