



Arizona Department of Real Estate (ADRE)
Development Services Division
www.azre.gov

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SUBDIVISION DISCLOSURE PUBLIC REPORT

FOR

BRONCO ESTATES

aka Bronco

a Camelot Homes Community

Registration No. DM18-059273

SUBDIVIDER "SELLER"

Bronco 13, LLC, an Arizona Limited Liability Company
6607 N. Scottsdale, Road, Suite H-100; Scottsdale, Arizona 85250
(480) 367-4300
www.camelothomes.com

Effective Date: August 13, 2020

1st Amendment Effective Date: November 9, 2021

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 seller 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 seller/or the seller'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. Department has not passed upon the quality of quantity of any improvement or structure and does not assume responsibility in either event.

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED IN A HIGH NOISE INFLUENCE AREA. THE STATE LAND DEPARTMENT AND THE STATE REAL ESTATE DEPARTMENT MAINTAIN AIRPORT MAPS AVAILABLE TO THE PUBLIC. AIRPORT MAPS ARE POSTED ON THE STATE REAL ESTATE DEPARTMENT'S WEB SITE AT www.azre.gov.

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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING) * MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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

SUBDIVISION LOCATION

LOCATION: Bronco Estates aka Bronco, a Camelot Homes Community is located at the southwest corner of Pima Road and Bronco Trail; nearest Happy Valley Road and Pima Road, within the City of Scottsdale, County of Maricopa, State of Arizona.

GENERAL

THIS SUBDIVISION DISCLOSURE PUBLIC REPORT CONTAINS IMPORTANT INFORMATION RELATING TO THE SUBDIVISION DESCRIBED HEREIN. INFORMATION IN THIS REPORT IS SUBJECT TO CHANGE AT ANY TIME. SELLER STRONGLY RECOMMENDS PURCHASERS READ AND UNDERSTAND THE CONTENTS OF THIS REPORT AND INDEPENDENTLY VERIFY AND INVESTIGATE THE INFORMATION THAT FOLLOWS.

ALL DISTANCES IN THIS REPORT DESCRIBED HEREIN ARE APPROXIMATE AND MEASURED FROM THE INTERSECTION OF PIMA ROAD AND BRONCO TRAIL AS POINT A TO B DRIVING DISTANCE, UNLESS OTHERWISE NOTED. IF ANY DISTANCE FROM A PARTICULAR LOT TO A PARTICULAR FEATURE IS IMPORTANT, PURCHASER SHOULD MEASURE AND VERIFY BEFORE DECIDING TO PURCHASE.

NOTE: Seller reserves the right to make changes in the proposed land uses, improvements plans, street patterns and types, architectural styles and designs, size of residence, and other improvements to be built within the community, There are no assurances that the community will be developed as proposed and Seller's plans for the community may be altered at Seller's discretion. The total number of residential units may increase or decrease from the current plan depending upon market conditions or other conditions, including acquisition of additional property.

THIS REPORT: Bronco Estates aka Bronco, a Camelot Homes Community, includes Lots 1 through 13, inclusive.

THE PLAT MAP OF THIS SUBDIVISION: The Bronco Estates plat map is recorded Document Number 2020-0058797 in Book 1504 of Page 46, dated January 23, 2020, records of Maricopa County, State of Arizona.

Bronco Estates, a Camelot Community has been divided into 13 Lots (Lots are a total of approximately 11.074 acres in size) and Tracts A, B, and C. (Tracts are a total of approximately 8.949 acres in size). All perimeter subdivision monuments have been set with ½" rebar and affixed with plastic cap "RLS #41894" unless otherwise noted.

PROSPECTIVE PURCHASERS ARE HEREBY ADVISED THAT THE RECORDED PLAT FOR BRONCO ESTATES CONTAINS THE FOLLOWING, IN PART:

DEDICATIONS:

Private streets shown hereon as Tract A, as Private Access Ways, not dedicated to the public for its use except as expressly stated hereon. The grantor and its successors shall maintain, repair, and replace the private streets. The city has no obligation to maintain, repair and replace the private streets arising from this plat.

GENERAL NOTES:

1. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
3. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
4. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
5. ALL PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH ½" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #41894" UNLESS OTHERWISE NOTED.
6. CENTERLINE STREET MONUMENTS SHALL BE PLACED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. THE TYPE TO BE AS DEPICTED IN LEGEND.
7. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
8. LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE, PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. DESIGNATED NAOS AREAS SHALL NOT BE ACCEPTED FOR MAINTENANCE OR PROPERTY OWNERSHIP BY THE CITY OF SCOTTSDALE, WITHOUT EXPRESSED ACTION OF THE CITY OF

SCOTTSDALE'S' CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED NAOS AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COST INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.

9. ALL EASEMENTS ARE SHOWN ON THIS PLAT ARE DEDICATED HEREON UNLESS LABELED AS EXISTING.
10. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXTERIOR PERIMETER WALLS, STORMWATER BASINS AND TRACTS.
11. ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, SECTION 46-134- DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.
12. THE CITY OF SCOTTSDALE WILL NOT ACCEPT OWNERSHIP OR MAINTENANCE RESPONSIBILITIES FOR PRIVATE WASTEWATER SYSTEMS THAT DO NOT MEET THE MINIMUM CITY SYSTEM REQUIREMENTS.
13. ALL STORM DRAIN, INCLUDING THAT WITHIN PRIVATE DRAINAGE TRACTS, MUST BE MAINTAINED BY THE HOA.
14. THE INGRESS/EGRESS EASEMENT AREA PROVIDED FOR IN THE RECIPROCAL EASEMENT AGREEMENT (DOC. 2019-0792661) WILL BE MAINTAINED BY THE PARTIES TO THE EASEMENT AGREEMENT, AS DESCRIBED MORE SPECIFICALLY IN THE EASEMENT AGREEMENT.
15. THE INFRASTRUCTURE AND FACILITIES LOCATED IN THE SEWER EASEMENT (DOC. 2019-0792662) WILL BE MAINTAINED BY THE PARTIES TO THE EASEMENT AGREEMENT, AS DESCRIBED MORE SPECIFICALLY IN THE EASEMENT IN AGREEMENT.
16. THE INFRASTRUCTURE AND FACILITIES LOCATED IN THE DRAINAGE EASEMENT (DOC. 2019-0891003) WILL BE MAINTAINED BY THE PARTIES TO THE EASEMENT AGREEMENT AS DESCRIBED MORE SPECIFICALLY IN THE EASEMENT AGREEMENT.

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.

UTILITIES

ELECTRICITY:

Arizona Public Service, 1 (602) 371-7171, www.aps.com.

Purchaser's cost to receive service is a \$25.00 establishment fee and a deposit that may vary but will not exceed two times the average monthly bill at the service address, plus tax to initiate service.

NOTE: Activation of this service is in the control of the Provider and therefore Seller cannot guarantee when the service will be activated. Cost to complete facilities from lot line to dwelling is included in the purchase price. A deposit may be required depending on past service, payment history and/or based on credit rating. Fees and/or deposits and applicable taxes are subject to change; please contact the utility company for further details. Once service is established, direct user charges will apply.

TELEPHONE:

Cox Communications, 1 (623) 594-1000 or 1 (866) 867-7644, www.cox.com

Various bundle packages are available and vary in price, some as low as \$29.95 per month. Purchaser's cost to receive service may include a one-time installation fee of \$75.00 and a credit check and/or deposit may be required.

NOTE: Activation of this service is in the control of the Provider and, therefore, Seller cannot guarantee when the service will be activated. Cost to complete facilities from lot line to dwelling is included in the purchase price. Service fees depend on types of service and/or bundles selected and vary in range. A deposit may be required depending on past service, payment history and/or based on credit rating. Fees and/or deposits and applicable taxes are subject to change; please contact the utility company for further details. Once service is established, direct user charges will apply.

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, 1 (623) 594-1000 or 1 (866) 867-7644, www.cox.com

Various bundle packages are available and vary in price some as low as \$29.95 per month. Purchaser's cost to receive service may include a one-time installation fee of \$75.00 and a credit check and/or deposit may be required.

Purchaser must obtain approval from the Architectural Reviewer prior to installing a Satellite Dish for approval of satellite location and only one dish is allowed per home. Please see the Recorded Declaration of Covenants, Conditions and Restrictions for further clarification.

NOTE: Activation of this service is in the control of the Provider and, therefore, Seller cannot guarantee when the service will be activated. Cost to complete facilities from lot line to dwelling is included in the purchase price. Service fees depend on types of service and/or bundles selected and vary in range. A deposit may be required depending on past service, payment history and/or based on credit rating. Fees and/or deposits and

applicable taxes are subject to change; please contact the utility company for further details. Once service is established, direct user charges will apply.

IT IS POSSIBLE THAT YOU MAY NOT HAVE CABLE/SATELLITE 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:

Cox Communications, 1 (623) 594-1000 or 1 (866) 867-7644, www.cox.com

Various bundle packages are available and vary in price some as low as \$29.95 per month Purchaser's cost to receive service may include a one-time installation fee of \$75.00 and a credit check and/or deposit may be required.

NOTE: Activation of this service is in the control of the Provider and, therefore, Seller cannot guarantee when the service will be activated. Cost to complete facilities from lot line to dwelling is included in the purchase price. Service fees depend on types of service and/or bundles selected and vary in range. A deposit may be required depending on past service, payment history and/ or based on credit rating. Fees and/or deposits and applicable taxes are subject to change; please contact the utility company for further details. Once service is established, direct user charges will apply.

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; 1 (877) 860-6020, www.swgas.com.

Purchaser's cost to receive service include a service establishment charge of \$35.00 (expedited \$50.00, if available), plus tax. Basic monthly service charge (delivery charge) is \$10.70 in addition the cost of usage. A deposit may be required. Fees and/or deposits are subject to change; please contact the utility company for further details. Once service is established, direct user charges will apply.

WATER:

City of Scottsdale, 1 (480) 312-2461, www.scottsdaleaz.gov.

Cost to purchasers to receive service is \$15.00 service establishment fee. Once service is established, direct user chargers will apply.

SEWAGE DISPOSAL:

City of Scottsdale, 1 (480) 312-2461, www.scottsdaleaz.gov.

Cost to purchasers to receive service will be included in the Water service establishment fee above.

GARBAGE SERVICES (Refuse/ Recycling):

City of Scottsdale, 1 (480) 312-2461, www.scottsdale.gov

The City of Scottsdale provides garbage collection service at a fee included with the City's water bill, currently set at \$14.68 per month. In addition, residents will pay a one-time \$86.00 fee for their refuse container and a one-time \$61.71 fee for their recycling container.

UTILITIES NOTE: Seller has completed the facilities to lot lines for Electricity, Telephone, Cable, Internet-Fiber Optic, Natural Gas, Water and Sewage.

Seller advises that conduit will be installed however activation of this service is in the control of the Provider and therefore Seller cannot guarantee when the service will be activated.

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.

Utilities are Purchaser's responsibility after the Close of Escrow. The Seller cannot guarantee residential mail delivery, telephone service or cable service will be available to your home as of the Close of Escrow or at time of occupancy.

Delays in service or delivery, monthly service charges, deposits, installation charges and service fees are subject to change by the utility companies and are not within the control of the Developer, Seller, Subdivider or Builder.

Arizona Corporation Commission regulates certain utility rates and service fees. Rate increases may be subject to public hearing. Purchasers are encouraged to contact the individual utility company or the Arizona Corporation Commission, for additional information.

STREETS, ROADS AND DRAINAGE

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

ACCESS WITHIN THE SUBDIVISION: The asphalt paved private interior streets will have been completed, which will then be accepted by the Homeowners Association for maintenance. Costs to purchasers for maintenance are included in the Homeowners Association assessments.

STREETLIGHTS: Street light facilities will not be available within this subdivision.

FLOOD AND DRAINAGE: Seller has completed the typical street drainage, retention basins, easements and drains. The drainage facilities within the retention and detention basins will be maintained by the Association (the "Association"). All cost to maintain the drainage facilities are included in the Homeowners Association assessments and property taxes.

ARIZONA STATE TRUST LAND: All State Land is owned by the State of Arizona and is subject to disposition, planning and development by the Arizona State Land Department or as otherwise provided by law. Other land in the vicinity of the subdivision may be privately owned. Seller has no control over current or future uses of any land owned by the State of Arizona or others.

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 information regarding State Land, please contact Arizona State Land Department at (602) 542-4631 or visit their website at www.land.state.az.us.

SCHOOLS

PUBLIC SCHOOLS: The Subdivision is within the Paradise Valley Unified School District. For a recent list of schools, school boundaries, school assignments and bus transportation within the District, you may contact the Paradise Valley Unified School District at (602) 493-6430, www.pvschools.net. The following is the closest public schools to the subdivision:

Pinnacle Peak Elementary School (K - 6th grade), approximately 3 miles southwest

7690 East Williams Drive; Scottsdale, Arizona 85255; (602) 449-6700

Mountain Trail Middle School (7th - 8th grade), approximately 10 miles southwest
2323 E. Mountain Gate Pass; Phoenix, Arizona 85024; (602) 449-4600

Pinnacle High School (9th - 12th grade), approximately 9 miles southwest
3535 E. Mayo Boulevard; Phoenix, Arizona 85050; (602) 449-4000

NOTE: School Bus Transportation will only be provided to students residing outside the schools designated walking distance and/or special educations students, exceptions may be approved by the school superintendent. Purchasers should contact the schools to determine the availability of school bus transportation. Purchasers are advised that school boundaries and school bus transportation is subject to change and is outside the control of the seller.

Additional schools are within the vicinity of the subdivision include but not limited to pre-schools, charter schools, private schools, vocational and colleges, please do your independent research regarding their locations. **PLEASE NOTE:** The State of Arizona Legislature enacted the Open Enrollment policy requiring a school district to allow students the opportunity to select a school of their choice if capacity permits, which is subject to change, and is outside of Seller's control. Transportation is not provided to students on Open Enrollment status. Transportation is the responsibility of the parent/guardian. Please contact the individual school for detailed information.

FOR ADDITIONAL INFORMATION REGARDING SCHOOLS AND DISTRICTS, PROSPECTIVE PURCHASERS SHOULD CONTACT THE FOLLOWING WEBSITES:

Paradise Valley Unified School District www.pvschools.net

Arizona Department of Education www.azed.gov

Arizona School Facilities Board www.sfb.state.az.us

Arizona State Board for Charter Schools <https://asbcs.az.gov/>

Arizona State Board for Private Postsecondary Education <https://ppse.az.gov/>

Arizona Private School Association www.arizonapsa.org

United States Department of Education www.ed.gov

LOCAL SERVICES AND FACILITIES

SHOPPING FACILITIES: Food, drinks/water, and medical supplies may be purchased at:

AJ's Fine Foods, approximately 1 ½ miles south
23251 N. Pima Road; Scottsdale, Arizona 85255

Fry's Food and Drug, approximately 3 ¾ miles southwest
20427 N. Hayden Road; Scottsdale, Arizona 85255

Safeway, approximately 3 ¼ miles southwest
23565 N. Scottsdale Road; Scottsdale, Arizona 85255

Safeway, approximately 3 ½ miles south
20901 N. Pima Road; Scottsdale, Arizona 85255

Sprouts Farmers Market, approximately 3 ¼ miles southwest
23269 N. Scottsdale Road; Scottsdale, Arizona 85255

ADDITIONAL SHOPPING CENTERS:

La Mirada Shopping Center, Desert Village Shopping Center, Village at Pinnacle Peak, approximately 1 ¼ miles south
8852 E. Pinnacle Peak Road; Scottsdale, Arizona 85255

Pinnacle of Scottsdale Shopping Center, approximately 3 ¼ miles southwest
23587 N. Scottsdale Road; Scottsdale, Arizona 85255

Visit the website at www.pinnaclepeak.local.com for information on additional shopping centers and do your own independent research regarding shopping facilities. These facilities include but are not limited to, malls, retail shopping, fast food, and restaurants. Due to the various activities associated with these facilities, this subdivision may experience additional noise and traffic, which may be of concern to some individuals.

TRANSPORTATION:

PUBLIC BUS TRANSPORTATION: Public Bus Transportation is not available to Bronco Estates.

NEAREST TRANSIT STOP: Valley Metro's Route 72 located at Scottsdale Healthcare Drive & 73rd Street, approximately 5 miles southwest.
<https://www.valleymetro.org/maps-schedules/72>

City of Scottsdale transit has four trolley routes, free to ride and connects with Valley Metro's transit system. <https://www.scottsdaleaz.gov/trolley>

City of Scottsdale transit services include local bus, express bus, and Paratransit services. For information visit www.scottsdale.az.us or www.scottsdaleaz.gov/transportation/transit

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

HIGHWAYS: Loop 101 (Pima Freeway), approximately 5 miles south. For more information, visit the Arizona Department of Transportation Inter-modal Transportation Department website at <http://www.azdot.gov/projects>, which provides schedules, maps, and other information regarding new freeway construction in the state.

ROADWAYS: Major Arterial Streets near the subdivision are **Happy Valley Road, Jomax Road, Pima Road, Miller Road and Scottsdale Road.** ***Traffic & Roadway Conditions- Arizona 5-1-1***, Dial 5-1-1 from your cell phone or www.az511.com

Pinnacle Road Improvements: Pinnacle Peak Road to Happy Valley Road

The project will widen Pima Road to three through lanes in each direction with a landscaped median, bike lanes, sidewalk, and drainage improvements from 500-feet north of Pinnacle Peak Road to north of Happy Valley Road. The purpose of the improvements is to improve capacity and operational efficiency. The widening of this segment of Pima Road is part of Scottsdale's Transportation Master Plan. Funding for the project is currently part of the 5-year Capital Improvement Plan. Approximate Construction Start- Summer 2021. For more information see the City of Scottsdale website at <https://www.scottsdaleaz.gov/construction/project-list/pima-road-improvements>.

NOTE: Purchasers should be aware that freeways/highways, major arterial streets, traffic created by commercial developments, mountainous terrain, golf courses, artificial lakes, trails, parks and greenbelts, ditches/canals, recreational and open areas, railroad tracks, and plants, insects, and wildlife indigenous to a desert environment might pose as safety hazards to unsupervised children and adults.

For additional Transportation information, you may also contact:

The City of Scottsdale Transportation Department
(480) 312-7250, <https://www.scottsdaleaz.gov/transportation>

The Maricopa County Transportation Division
(602) 506-8600, www.mcdot.maricopa.gov/3904/MCDOT

The Arizona Department of Transportation
(602) 712-7355, www.azdot.gov

HOSPITALS AND MEDICAL FACILITIES:

Akos Med Clinic, approximately 3 ½ miles southwest
23565 N. Scottsdale Road; Scottsdale, Arizona 85255; (480) 685-5934;
www.akosmd.com

Honor Health Scottsdale Thompson Peak Medical, approximately 5 miles southwest

7400 E. Thompson Peak Parkway; Scottsdale, Arizona 85255; (480) 324-7000:
www.honorhealth.com

Honor Health Urgent Care- Thompson Peak, approximately 5 miles southwest
20745 N. Scottsdale Road, Suite 105; Scottsdale, Arizona 85255; (480) 587-6000:
www.honorhealth.com

MedPost Urgent Care of Scottsdale, approximately 3 ½ miles southwest
23015 N. Scottsdale Road, Suite 101; Scottsdale, Arizona 85255; (480) 502-5900:
www.carespot.com

FIRE PROTECTION:

Fire Emergency Protection is available by dialing 911.

Provided by the City of Scottsdale Fire Department

With costs to purchasers to receive, service included in their property taxes.

General Information Number: (480) 312-8000

Non-Emergency Number: (480) 312-8911 or visit online at www.scottsdaleaz.gov/fire

Scottsdale Fire Department Station 13, approximately 1 ¾ miles northwest
26380 N. Hayden Road, Scottsdale, AZ 85255
(480) 312-8000

Scottsdale Fire Department Station 11, approximately 3 ¼ miles south
20355 N. Pima Road, Scottsdale, Arizona 85255
(480) 312-8000

AMBULANCE SERVICE:

Ambulance Emergency Service is available by dialing 911

Provided by Scottsdale Fire Department's Paramedics and EMT's

POLICE SERVICE:

Police Emergency Service is available by dialing 911

Provided by City of Scottsdale Police Department

With costs to purchasers to receive, service included in their property taxes.

General Information Number: (480) 312-5000 or visit online at

<https://www.scottsdaleaz.gov/police/scottsdale-on-patrol>

City of Scottsdale Police Department, approximately 16 ¾ miles south
8401 E. Indian School Road, Scottsdale, Arizona 85251

Foothills District: District 4 (Beat 1), approximately 3 ¼ miles south
20363 N. Pima Road, Scottsdale, Arizona 85255
<https://www.scottsdaleaz.gov/police/scottsdale-on-patrol/police-districts>

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

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

WITHIN THE SUBDIVISION:

Tract A is a designated Emergency Service Easement (ESA), Water Service Facilities (WSF) easement, and Public Utility (PU) easement. Maintenance is provided by the Homeowners Association. Purchasers cost for maintenance is included in the Homeowners Association assessments.

Portions of Common Area Tract B and Tract C are designated undisturbed Natural Area Open Space and will remain in natural state. The vegetation is expected to remain in a natural state and will not be trimmed or maintained in any way. The remainder of Tract B is Disturbed Natural Area Open Space and will be re-vegetated with native plant material and then remain open natural space. Maintenance is provided by the Homeowners Association. Purchasers cost for maintenance is included in the Homeowners Association assessments.

Residents of the Subdivision will be subject to three (3) recorded easements, as outlined as items 14 through 16 in the General Notes section of the recorded Subdivision Plat.

1. Reciprocal Access Easement is dated October 1, 2019, by and between the Declarant and Presbytery of the Grand Canyon Corporation, an Arizona non-profit corporation recorded in Document No. 20190792661 of the Official Records of the Maricopa County, Arizona Recorder. The Reciprocal Access Agreement is in place due to the shared common driveway extending from Pima Road to the gated entrance of the Bronco community. As approximately one-half of the common driveway is on the Church Property and approximately one-half of the common driveway is on the Bronco Homeowner's Association Property, this easement is needed to provide both the Church and the Bronco residents with continual legal access to and from Pima Road. The Bronco Homeowner's Association, (and therefore indirectly its members) is responsible for certain maintenance costs associated with the easement
2. Sewer Easement is dated October 1, 2019, by and between Declarant and Presbytery of the Grand Canyon Corporation, an Arizona non-profit corporation recorded in Document No. 20190792662 of the Official Records of the Maricopa County, Arizona Recorder. The Sewer Easement grants the Bronco community the right to install and maintain private sewer lines and related facilities over portions of the Church Property, including the right to connect to and utilize the

private lift station that is located on the Church Property. To this end, the Bronco Homeowner's Association (and therefore indirectly its members) will be responsible for twenty percent (20%) of the costs of all maintenance related to the sewer improvements and lift station that are incurred to maintain the facilities.

3. Drainage Easement is dated October 2, 2019, by and between Declarant and Presbytery of the Grand Canyon Corporation, an Arizona non-profit corporation recorded in Document No. 20190891003 of the Official Records of the Maricopa County, Arizona Recorder. This Drainage Easement is in place for the installation and maintenance of storm water drainpipes and additional flood control facilities over portions of the Church Property. The easement grants the Bronco community the right to discharge stormwater onto the Church Property. The Bronco Homeowner's Association, (and therefore indirectly its members) is responsible for certain maintenance costs associated with the easement

WITHIN THE MASTER PLANNED COMMUNITY: Subdivision is not part of a Master Planned Community.

ASSURANCES

ASSURANCES FOR COMPLETION OF SUBDIVISION FACILITIES:

Subdivision utilities have been completed and have been accepted by utility providers for maintenance. The asphalt paved private streets have been completed and accepted by the Homeowners Association for maintenance. The subdivision common area facilities have been completed and accepted by the Homeowners Association for maintenance. The Seller has posted a bond for their share of the subdivision improvements.

ASSURANCES FOR MAINTENANCE OF SUBDIVISION FACILITIES:

Utility companies will maintain their respective utilities. The City of Scottsdale will maintain the exterior public streets, public water, and public sewer system. According to the recorded Covenants, Conditions and Restrictions, Articles, and Bylaws for this subdivision the Association is responsible and will maintain all interior common area private facilities and interior private streets.

PROPERTY OWNERS ASSOCIATIONS

NAME AND ASSESSMENTS: Purchaser will belong to **Bronco Homeowners Association** (HOA), an Arizona nonprofit corporation and are subject to the following assessments, which may be subject to annual adjustments, plus applicable taxes. Purchasers will be required to pay a regular assessment fee as shown below.

The 2022 monthly association assessments are estimated to be:

Bronco Homeowners Association Monthly Assessments \$286.00*

* Note: This amount is subject to increases as outlined in the CC&R's. *

Property owners will be obligated to pay a one-time fee as follows:

Working Capital	\$858.00
Capital Reserve Contribution	<u>\$1,716.00</u>

TOTAL ONE-TIME CONTRIBUTIONS DUE AT CLOSE OF ESCROW \$2,574.00

CONTROL OF ASSOCIATION: The Developer as the Declarant is entitled to appoint and remove all members of the Association Board of Directors. Upon the expiration or termination of the Declarant Control Period, the Association Board of Directors will be elected by the property owners in accordance with the Declaration.

TITLE TO COMMON AREAS: Title to Common Areas will be transferred to the Association upon completion of the improvements, inspection, and acceptance by the Association.

MEMBERSHIP: All purchasers acquiring title for a lot will automatically be members of the Association pursuant to the CC&R's.

PROPERTY OWNERS ASSOCIATION NOTE: 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 ASSOCIATION AND TO DETERMINE THE RIGHTS, DUTIES AND LIMITATIONS OF OWNERS IN THE USE OF THEIR LOT. FURTHER, YOU SHOULD DETERMINE FOR YOURSELF IF SELLER'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.

PAYMENT TO THE ASSOCIATION IS SUBJECT TO CHANGE IN ACCORDANCE WITH THE RECORDED RESTRICTIONS. SAID ASSOCIATION MAY ALSO IMPOSE SPECIAL ASSESSMENTS.

SUBDIVISION CHARACTERISTICS

TOPOGRAPHY: As a result of the Geotechnical Investigation, the topography is characterized as relatively flat and level with slightly undulating desert hills.

FLOODING AND DRAINAGE: Jayme R Thoma, P.E., CFM with **Kimley-Horn and Associates, Inc.** in her letter dated January 31, 2020 cites in part:

“The subject property, Bronco Estates is located in the City of Scottsdale adjacent at N Pima Road and E Bronco Trail, north of E Happy Valley Road. It is more specifically a portion of Section 1, Township 4 North, Range 4 East 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 Bronco Estates are as follows:

Bronco Estates is located on the Flood Insurance Rate Maps (FIRM) for Maricopa County, Arizona and incorporated areas, Panel Number 04013C1310L, effective dates October 16, 2013, indicates the majority of the Site is within Zone “X” (shaded).

Zone “X” (shaded) is defined by FEMA as follows:

Areas of .2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

1. Onsite storm water runoff will drain from the lots to the streets and open space tracts to be conveyed to onsite retention basins. The basins will discharge to existing drainage ways in the same historic drainage pattern established by the pre-developed property.
2. Onsite 100-year drainage flows will be contained within the street right-of-ways and open space tracts. Finished floor elevations for the lots have been established on the grading and drainage plans for Bronco Estates to be above the 100-year water surface elevation.
3. According to FEMA, flood insurance is available in participating communities in Zone "X" but is not required by regulation in this flood zone.”

-END OF LETTER

SOILS: Delbert A. Rapier, M.S.E., P.E., President of **ProTeX - the PT Xperts, LLC** in their letter dated February 18, 2020 cites in part:

Executive Summary

ProTeX was contracted by K. Hovnanian Homes to provide general information with respect to the engineering characteristics of onsite soils and provide recommendations for foundations and pad preparation for the site referred to as the Pima Road and Happy Valley Road (AKA Tovero) located at Pima Road and Happy Valley Road in Scottsdale, Arizona. This report is based on the findings in the aforementioned geotechnical report.

This firm understands the proposed development will consist of one- or two-story single family residential structures imposing relatively light to moderate foundation loads.

Field investigation and laboratory testing indicated that the site consists mainly of non-plastic to low-medium plasticity silty sand, silty clayey sand, and clayey sand soils with varying amounts of gravel. The expansion potential for site soils when foundation bearing soils are exposed to a moisture increase is anticipated to be very low for the surface level soils. All lots are subject to very low expansive soils and post-tensioned or conventional slab/foundation systems are recommended.

Settlements at the site are anticipated to be within accepted tolerances provided that pad preparation is performed as specified and no significant changes in moisture content of foundation/floor slab bearing soils occur and proper drainage and irrigation control are maintained. Drainage should be directed away from the structure and off the lot during and after construction and should be maintained for the life of the project. In no case should long-term ponding be allowed near structures. Proper design and placement of yard vegetation and irrigation systems should be used so that structural foundation slab bearing soils are not exposed to moisture content fluctuations.

The site is located within an area of regional groundwater withdrawal; however, based on the Earth fissure Maps provided by the Arizona Geological Survey there is no indication of earth fissures on site or within approximately 8 miles of the site.

Based on the findings of the soils investigation, the site is considered suitable to construct single family residential structures imposing relatively light to moderate foundation loads provided floor and foundation systems are properly designed, soils properly conditioned as specified and proper maintenance of drainage and irrigation systems.

END OF SUMMARY

NOTE: Seller has filed a copy of the Geotechnical Investigation Report and/or Executive Summary prepared by a Professional Engineer, with the application for this Subdivision Disclosure Report and this report is available to the public at the Arizona Department of Real Estate.

ADJACENT LANDS AND VICINITY: The zoning designations and their definitions for land adjacent or in near proximity to the Bronco Estates are as follows:

North: Unsubdivided Land, Single Family Residential

South: Unsubdivided Land, Presbytery of the Grand Canyon, Happy Valley Road, Single- Family Residential
East: Pima Road, Unsubdivided Land, Single Family Residential
West: Single Family Residential

NOTE: The zoning information is current as of the date of this Public Report. Purchaser is advised that zoning information is subject to change. 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. All zoning is subject to change. For the most up to date information, purchasers are encouraged to contact:

City of Scottsdale Planning and Development Services
(480) 312-3111, www.scottsdaleaz.gov/planning-development

Maricopa County Planning, Development & Zoning Department
(602) 506-3201, www.maricopa.gov/planning

SELLER MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO FUTURE ADJACENT LAND USES OR DEVELOPMENT OF THE PROPERTY NOT OWNED BY THE SELLER BOTH WITHIN AND SURROUNDING THE SUBDIVISION. EXISTING AND/OR PROPOSED USE OF ADJACENT PROPERTY IS SUBJECT TO CHANGE AND IS NOT WITHIN THE SELLER'S CONTROL. ALL DISTANCES ARE APPROXIMATE.

Some of the more unusual uses land associated with land nearby the community, but not necessarily adjacent to the Subdivision, is as follows:

Appaloosa Library, approximately 2 ¼ miles southwest
City of Phoenix boundary, approximately 2 miles west
Desert Highlands & Troon, approximately 2 miles northeast
McDowell Sonoran Preserve Regional Park, approximately 5 miles southeast
Pima Dynamite Trailhead, approximately 1 ¾ miles north
Pinnacle Peak Electrical Substation, approximately 2 ½ miles southwest
Pinnacle Peak Park, approximately 2 miles northeast
Pinnacle Peak, approximately 1 ½ miles northeast
Water well, approximately ¾ miles north
Worship site, directly adjacent south of the community

YOU ARE ADVISED TO DETERMINE FOR YOURSELF WHAT AFFECT, IF ANY, THE USES ADJACENT TO OR IN THE VICINITY OF THE SUBDIVISION WILL HAVE ON THE USE AND ENJOYMENT OF YOUR PURCHASE. Purchasers are advised to do their independent research regarding surrounding property and investigate any matters of concern.

Agriculture

Property in the vicinity of the subdivision is currently or historically has been agricultural. Agricultural property may be subject to chemical treatment, including aerial spraying of chemicals, defoliants, pesticides and fertilizers, and the use of farm equipment, which may produce dust, chemicals and particles in the air, unpleasant odors, and noise. Irrigation ditches on surrounding properties may pose a safety hazard to unsupervised children and adults. **Purchaser is advised that agricultural properties with horse and animal privileges may be legal and should be expected to continue indefinitely. Accordingly, the subdivision may be subject to noise, dust, insects, and odors associated with such agricultural operations.** For further information on the future uses of agricultural areas, purchasers should contact the City of Scottsdale Development Department.

Arizona Native Desert Wildlife, Scorpions, Termites and Other Pests

Arizona Native Desert Wildlife: Purchaser is also advised that desert wildlife and pests, including but not limited to squirrels, gophers, coyotes, javelina, rabbits, rodents, birds, mountain lions, skunks coyotes, bats, owls, woodpeckers, lizards, other reptiles and other pests such as cockroaches, snakes, black widow spiders and centipedes and other animals are common in parts of Arizona and can and will roam unrestricted portions of Arizona and the Seller has no control over their behavior. Animals and pests are common in parts of Arizona that may be of concern to some individuals. Fortunately, most pests can be controlled with pesticides.

Scorpions: Scorpions 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 Services.

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.

Construction Development Disclosures

Construction of Roads: For the period of time the Seller is building in this Community, there will be construction traffic and other development-related activities, which may result in additional traffic, noise, or dust for the period of development. During the construction of additional roads, widening of existing roads, and construction of industrial, commercial, and residential projects, additional vehicle traffic (including heavy construction vehicles), dust, noise (including construction noise in the early mornings), etc. may exist.

Sales Activity and Model Homes: Sales activities may be occurring within and in the vicinity of the Subdivision and Seller may continue to market homes in the subdivision after Purchaser moves into their home. Seller's marketing activities may include operating a model home complex, displaying signs, balloons, flags, banners and conducting on-site events and other promotional activities. The ongoing marketing of homes may cause Purchaser some inconvenience and may disrupt Purchaser's enjoyment of their home. Seller may use the model complex to market homes at another location.

As a result, such sales activities for lots within and in the vicinity of the Subdivision may experience an additional amount of noise, lighting, signage, and vehicular and pedestrian traffic typically associated with such activities. Although Seller will attempt to minimize the inconvenience resulting from sales activities, and service interruptions/changes, these circumstances may not be within Seller's control.

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. Some parcels of real property adjacent to the Property are vacant and may be developed and may generate noises, odors, dust or other potential nuisances or hazards during construction that may affect the Property.

Environmental Hazards

Purchasers are advised environmental issues can consist of air, water, and land pollutions. The Arizona Department of Environmental Quality administers the state's environmental laws. The division is responsible for effectively implementing standards for the safe generation, management, treatment, storage, and disposal of hazardous waste. The Arizona Department of Environmental Quality (ADEQ) website contains environmental information regarding the locations of open and closed landfills (Solid Waste Facilities), wildfire information, as well as air and water quality information and more. For further information, contact the Arizona Department of Environmental Quality at website www.azdeq.state.az.us.

High Voltage Electric

As a result of electric service (high voltage electrical lines, electrical substations, and other electrical facilities) being available to this and/or other subdivisions within the vicinity, major electrical lines and infrastructure is necessary in order to service the surrounding areas. **Studies have shown that transmission lines may create health risks and may have financial or other adverse impacts on the homes or residents in the area of the transmission lines. Voltage and current associated with electrical lines produce electric and magnetic fields of varying strengths. Seller encourages Purchaser to make all inquiries into the effects of electric and magnetic fields as desired prior to purchasing a home. Seller makes no representation or warranty regarding electric or magnetic field levels within the Subdivision and all inquiries should be referred to the electric provider or to any other person or organization with whom Purchaser desires to consult prior to purchasing a home.**

Bronco Estates subdivision is in APS service territory. Purchasers are advised that utility providers maintain generating plants, electrical substations, and electrical power lines (underground/ aboveground) throughout the areas that they services. Purchasers should contact the utility provider for further information regarding any changes to existing facilities or any new facilities that might be planned.

Please note that the size, nature, voltage, and locations of such power lines are not within the Seller's control and are subject to change. Information on proposed or existing transmission lines and substations may be available from the Arizona Corporation Commission or from the Utility Company. In addition to the disclosed information, purchaser should contact the utility company for information which, which may include structure heights, schematics of what the structures will look like and construction schedules. For further information regarding power lines and substations, purchasers are encouraged to contact APS at (602) 371-5775 or www.aps.com.

Natural Gas Pipelines:

NOTE: As a result of natural gas service being available to this and/or other subdivisions within the vicinity, major natural gas lines and infrastructure is necessary in order to service this subdivision and the surrounding areas.

Information on the location of these hazardous natural gas pipelines may be available from the Utilities Division of the Arizona Corporation Commission or title searches from Title Companies. Further, project engineers inspecting the subdivided and surrounding lands may identify above ground pipeline markers. For further information regarding natural gas lines, purchasers should contact Southwest Gas Corporation at (602) 861-1999 or log onto its website at www.southwestgas.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 www.azcc.gov/divisions/safety/pipeline.asp or the Federal Office of Pipeline Safety at www.phmsa.dot.gov/pipeline or the National Pipeline Mapping System website at www.npms.phmsa.dot.gov.

Parks, Golf Courses, Recreational Facilities and Mountainous Terrain

NOTE: These facilities are owned, designed, constructed, and maintained by entities other than the Seller. There may be amenities associated with the parks, golf courses, recreational, and mountainous terrain that may be of concern to individuals such as lighted ball fields, man-made lakes, walking, hiking, and biking trails (multi-use trails). There may also be noise and traffic associated with their operations. The Seller has no control over the design, maintenance, or future uses of these sites. Hiking and biking trails within natural desert terrain with the attendant landscape and habitat, which may include small wildlife, insects and hazardous terrain that should be enjoyed with caution. Purchasers are advised that mountainous terrain, native plants, wildlife, canals/ditches, channels, creeks, dams, dikes, floodways, lakes (man-made or natural), levees, rivers, washes and/or wells may be hazardous to unsupervised children and adults.

During certain periods of the year, golf courses will be heavily fertilized. Any of the above may be carried by the wind over the subdivision. Golf course maintenance often require the use of chemicals and pesticides. Certain nuisance factors associated with golf course play and maintenance may be present. **The golf course may be irrigated with effluent water. The effluent is not potable (drinkable) water and consumption of effluent by humans or animals may cause severe illness. If lakes or man-made lakes exist within the park or the surrounding area, effluent water may exist.**

Surrounding Property

NOTE: The subdivision is or may be located within an areas with various schools, churches, apartment buildings and public service facilities such as fire stations, police stations, libraries and post offices, State Trust Land, rock & gravel operations, the Indian Community, agricultural operations, commercial & industrial developments, freeways/highways, railroad tracks, public or large event-hosting facilities, multi-family sites, worship sites, school sites, streets & roadways, parks, golf courses, lakes, recreational & open desert areas, trails/paths, airparks & landing strips, construction-related operations, and other non-residential uses may experience an additional amount of noise, vibrations, dust, odors, lighting, signage, pedestrian & vehicular traffic and other nuisances typically associated with these land uses.

Water Hazards

NOTE: Due to the proximity of the subdivision to creeks, channels, floodways, and washes may be subject to high velocity and volume occurring during major events. Purchasers are advised that they could pose life-threatening situations and/or safety hazard, especially during times of heavy rainfall, for unsupervised children and adults.

Wireless Communication Facilities

NOTE: Multiple Wireless Communication Facility may be located within the vicinity of the subdivision. Wireless Communication Facility means the site, the lease area, freestanding wireless communication support tower(s), antennas, antenna array(s), accessory equipment structures, and appurtenances used to transmit, receive, distribute provide or offer personal wireless communication services as authorized by the Federal Communication Commission. For that reason, the Property may be subject to some associated annoyance or inconveniences, which may be of concern to some individuals. Individual sensitivities to these annoyances can vary from person to person. For more information, contact City of Scottsdale or the Federal Communication Commission at www.fcc.gov.

Worship Sites

NOTE: There are several worship sites within the vicinity of the subdivision. Due to the proximity of the worship sites, lots situated adjacent to or in the vicinity of the worships sites may experience an increased amount of vehicular and pedestrian traffic, noise, lighting, or other effects typically resulting from activities associated with events held at the facility that may be of concern to some individuals. Seller has no control over the activities or events of such sites.

IMPORTANT NOTES:

Lands that may pose a safety hazard: Seller advises that homes situated adjacent to or in the vicinity of commercial property, industrial properties, proving ground, mining operations, entertainment venues, correctional facilities, worship site(s), multi-family site(s), non-residential uses, school site(s), recreational and non-recreational facilities, agricultural land/areas, streets and roadways, parkways and freeways, railroad and light rail tracks, trails, parks, golf courses, artificial lakes, open space areas and construction-related operations may experience an additional amount of noise, dust, odors, wildlife, lighting, signage, as well as, pedestrian and vehicular traffic typically associated with these types of facilities. These areas may also pose as safety hazards to unsupervised children and/or adults.

Views are not guaranteed: Seller makes no representation or warranty regarding the future protection of views, which may be a factor in the homeowner's decision to purchase. Views and scenes that are visible from particular portions of the subdivision or lots will change over time and may be blocked or partially obstructed as development activity continues and landscaping matures within and outside of the subdivision. Neither Seller nor any salesperson or representative of Seller makes any representation or warranty regarding the future protection of views that may be a factor in the purchaser's decision to purchase in this subdivision. PURCHASERS ARE ADVISED TO DETERMINE FOR THEMSELVES WHAT AFFECT, IF ANY, THE USES, AND IMPROVEMENTS ADJACENT TO OR IN THE VICINITY OF THE SUBDIVISION WILL HAVE ON THE USE AND ENJOYMENT OF PURCHASERS' LOT.

Good Faith to Disclose: Seller has used its good faith and best efforts in an attempt to disclose noteworthy activities, all material matters, and conditions surrounding and concerning this subdivision using the resources available to Seller at the time this public report was prepared. This information may change from time to time. *Prospective purchasers are encouraged to drive the areas surrounding the subdivision (at different times of the day and night) to determine whether any activities or conditions exist that may be of concern and 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.*

SUBDIVISION USE AND RESTRICTIONS

USE: This offering is for improved (Lot with Dwelling) - Single Family Detached Houses

"Improved lot or parcel" means a lot or parcel of a subdivision upon which lot or parcel there is a residential building or concerning a contract that has been entered into between a seller and a purchaser that obligates the seller directly or indirectly through a building contractor, to complete construction of a residential building on the lot or parcel within two years from the date on which the contract of sale for the lot is entered into.

ZONING: Single Family Residential- Planned Residential Development- Environmentally Sensitive Land (R1-43 PRD ESL)

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 Association and existing zoning ordinances. See also matters listed in Schedule B items as shown in the on the preliminary report issued for this project.

PURCHASERS ARE ADVISED THAT THE RECORDED DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION PROVIDES FOR AN ARCHITECTURAL/DESIGN REVIEW COMMITTEE

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

AIRPORTS

PUBLIC AIRPORT:

Scottsdale Municipal Airport, approximately 8 ½ miles southwest
15000 N. Airport Drive, Scottsdale, Arizona 85260, (480) 312-2321,
www.scottsdaleaz.gov/airport.

Nine miles north of downtown Scottsdale. Scottsdale Municipal Airport is considered a busy general aviation/reliever airport. It is one of the busiest single-runway facilities in the nation. Flight tracks and traffic patterns may extend several miles beyond the Airport boundary. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operation for example: noise, vibration, or odors. Individual sensitivities to these annoyances can vary from person to person.

Purchaser is advised that:

- A. ALL OR A PORTION OF THIS PROPERTY IS LOCATED IN A NOISE-INFLUENCE AREA.

- B. AIRCRAFT EFFECTS MIGHT BE ANNOYING TO USERS OF THE PROPERTY AND MIGHT INTERFERE WITH THE UNRESTRICTED USE AND ENJOYMENT OF THE PROPERTY.
- C. AIRCRAFT EFFECTS WILL LIKELY INCREASE OVER TIME.

Phoenix-Deer Valley Municipal Airport, approximately 11 ¼ miles southwest
702 W. Deer Valley Road, Phoenix, Arizona 85027, (623) 869-0975,
www.deervalleyairport.com

Phoenix-Deer Valley Municipal Airport is considered a busy general aviation/reliever airport. Operation hours for the airport are 24 hours a day; takeoffs and landing may occur at any hour of the day or night. Altitudes of individual aircraft will vary with meteorological conditions, aircraft performances and pilot proficiency.

The Phoenix-Deer Valley Municipal Airport has been at their present location for many years. Future demand and airport operations are anticipated to increase significantly in the future. Flight tracks and traffic patterns may extend several miles beyond the Airport boundary. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operation (for example: noise, vibration, or odors). Individual sensitivities to these annoyances can vary from person to person.

Phoenix Sky Harbor International Airport, approximately 20 ¼ miles southwest
3400 E. Sky Harbor Boulevard, Suite 300; Phoenix, Arizona 85034
(602) 273-3300 or www.skyharbor.com.

Phoenix Sky Harbor International Airport is considered a busy large-hub airport and one of the busiest airports in the nation. The airport is open twenty-four hours each day, so takeoffs and landings may occur at any hour of the day or night. There are a significant number of the takeoffs and landings at the airport and the volume or traffic is expected to increase with time. Altitudes of individual aircraft will vary with meteorological conditions, aircraft performance and pilot proficiency. For information regarding current and future plans for the airport, air traffic volume and flight patterns, please contact the Phoenix Sky Harbor International Airport. Please be advised that aircraft types, flight patterns, and volume could change. The mix of air traffic consists of cargo, commercial charter, corporate, general aviation, and military aircraft. Phoenix Sky Harbor International Airport may produce noise, vibrations, fumes, dust, fuel and lubricant particles or other effects of air traffic that may be undesirable to prospective buyers.

HELIPORT:

Honor Health Scottsdale Thompson Peak Medical, approximately 5 miles southwest
7400 E. Thompson Peak Parkway; Scottsdale, Arizona 85255; (480) 324-7000:
www.honorhealth.com

HELIPORT NOTE: HELIPOINTS ARE LOCATED AT VARIOUS HOSPITALS, MALLS, TELEVISION AND RADIO NEWS STATIONS, POLICE, FIRE AND OTHER GOVERNMENTAL AGENCIES, IN ADDITION TO PRIVATELY OWNED HELIPOINTS ARE LOCATED THROUGHOUT ARIZONA.

IMPORTANT AIRPORT INFORMATION NOTE: The State Land Department and the State Real Estate Department maintain airport maps, which are available to the public. You may contact the Arizona State Land Department at www.land.az.gov. The maps are also posted on the Arizona Department of Real Estate's web site at www.azre.gov or you may view the Arizona Department of Transportation airport maps at www.azdot.gov/maps.

If you have questions or would like more information, please contact each individual airport. Purchaser is also urged to visit the subdivision and the particular home site at various times of the day and night to experience the impact of current noise levels and other effects. Purchaser is advised to independently investigate this matter.

ALL AREAS WITHIN AN OVER-FLIGHT DISTRICT ARE SUBJECT TO AIRCRAFT ACTIVITY. SINGLE AIRCRAFT OVERFLIGHTS, CERTAIN AIRCRAFT AND PARTICULAR NOISE LEVELS AFFECT EVERYONE DIFFERENTLY AND COULD BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT TRAFFIC CONSIST OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT. IF A RESIDENCE IS OUTSIDE THE OVER-FLIGHT DISTRICT, IT IS STILL SUBJECT TO OVER-FLIGHT BY AIRCRAFT FROM THE CLOSEST AIRPORT, ANOTHER AIRPORT IN THE VALLEY OR FROM AN AIRPORT OUTSIDE THE VALLEY.

TITLE

TITLE TO THIS SUBDIVISION is vested in **Bronco 13, LLC**, an Arizona limited liability company.

SUBDIVIDER'S INTEREST in this subdivision is evidenced by recorded fee title.

TITLE IS SUBJECT, among other things, to all taxes, assessments, covenants, conditions, restrictions, limitations, reservations, rights, obligations, powers, easements, rights of way, liens, and charges of record. **YOU SHOULD INVESTIGATE THE TITLE AND SATISFY YOURSELF AS TO WHAT EFFECT, IF ANY, THESE MATTERS MAY HAVE ON THE USE OF THE LAND.** Title exceptions affecting the condition of title are listed in the Preliminary Title Report dated November 3, 2021, issued by **Lawyers Title of Arizona, Inc.** You should obtain a title report and determine the effect of the listed exceptions. **TITLE EXCEPTIONS: SEE EXHIBIT "A" OF THIS REPORT.**

METHOD OF SALE OR LEASE

SALES: Sales will be evidenced by a standard purchase agreement. Purchaser's vested interest/ownership interest in the property will be evidenced by the seller delivering a recorded deed to purchasers and, if a purchaser is financing the purchase, by purchaser signing a promissory note and mortgage or deed of trust for the amount of the loan. **PURCHASERS SHOULD READ AND UNDERSTAND THESE DOCUMENTS BEFORE SIGNING THEM.**

CASH SALES ARE ALLOWED.

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

RELEASE OF LIENS AND ENCUMBRANCES: Deed of Trust in favor of Zions Bancorporation, N.A. dba National Bank of Arizona recorded on September 17, 2019 in Document No. 2019-0730684, Official Records of Maricopa County, Arizona.

SUBDIVIDER HAS ADVISED THAT ARRANGEMENTS HAVE BEEN MADE WITH THE LENDER IN THE AFOREMENTIONED DEEDS OF TRUST FOR THE RELEASE OF AN INDIVIDUAL LOT UPON COMPLETION OF ALL PAYMENTS AND PERFORMANCE OF ALL THE TERMS AND PROVISIONS REQUIRED OF THE PURCHASER UNDER THE PURCHASE CONTRACT BETWEEN SUBDIVIDER AND SUCH PURCHASER.

Purchasers will receive title free and clear of all liens.

USE AND OCCUPANCY: Lot purchasers will be permitted to use and occupy their lot upon close of escrow and recordation of Deed.

LEASEHOLD OFFERING: Will any of the property be leased? Yes No

VERBAL REPRESENTATION: Seller's employees and agents are not authorized to make representations contrary to those contained in this disclosure and in the purchase contract. Seller is not bound by any representations made in excess of their authority.

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 2021 is \$10.6500 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 \$2,500,000.00 is \$22,631.25.

SPECIAL DISTRICT TAX: The following, as disclosed by the Maricopa County Treasurer's Office. There may be other special assessments, taxes, or fees to be paid by the purchaser. Please refer to the Maricopa County Treasurer's Office for additional information.

Central Arizona Groundwater Replenishment District ("CAGRDR"):

The subdivision is part of the Member Service Area of the CAGRDR pursuant to §48-3772 and §48-3774. The CAGRDR is obligated by statute to replenish the groundwater served to its members. The CAGRDR is managed and operated by the Central Arizona Water Conservation District ("CAWCD"), which manages and operates the Central Arizona Project. The CAGRDR collects assessments, set each year by CAWCD Board, based on the estimated cost of performing the CAGRDR's groundwater replenishment obligations. In the event that the City of Scottsdale would not be able to supply the water necessary for this subdivision, there may be a future assessment by CAGRDR to pay the replenishment obligations. In this event, each resident may be required to pay an assessment, which would then be set forth and included in the home's annual property tax statement and collected by the Maricopa County Treasurer's Office. This potential, future assessment amount is not included in the tax estimates given above. The assessment is based upon the assessment rate by the CAWCD Board in the event the City of Scottsdale ceases to provide water, and actual water consumption reported by the water provider, so the actual assessment amount will vary. Furthermore, HOA common area tracts may be subject to CAGRDR assessments and such assessments could affect the HOA dues. For further information, you may contact the CAGRDR at 623-869-2380 or visit their website at www.cagrdr.com. **CAGRDR FPN Number: MSA083A-20200127-02**
The annual assessment per acre-foot for 2020/2021 is approximately \$93.73.

WEST-MEC (Western Maricopa Education Center School District) (30002):

The Community is located within the West Maricopa Education Center District ("West-MEC") and all lot owners are subject to assessments by West-MEC. These assessments are included in your property taxes and will be reflected on your annual tax statement from the Maricopa County Treasurer's Office. The purpose of this District is to provide career and technological education programs for students who reside in school districts that are members of other West-MEC Districts. Property owners may contact the Education District at (623) 738-0022 for further information.

NOTE: The tax bill is prepared and mailed by the Maricopa County Treasurer, using tax rates set by local jurisdictions and taxing authorities in your district. The first one-half of your property tax bill is due and payable on October 1st. The second half of your tax bill is payable on March 1st. For the most current and complete tax rate information, purchasers are encouraged to contact the appropriate taxing authority directly. You may contact the Maricopa County Treasurer's Office at www.treasurer.maricopa.gov or at (602) 506-8511.

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), FOR THIS SUBDIVISION TO DETERMINE THE RIGHTS OF LOT OWNERS.

EXHIBIT "A"

1. Property taxes, which are a lien due and payable, including any assessments collected with taxes levied for the year 2021.
2. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.
3. Water rights, claims or title to water, whether or not disclosed by the public records.
4. Easements, covenants, conditions, and restrictions as set forth on the plat recorded in [Book 1504 of Maps, Page 46](#), Affidavit of Correction recorded in [Recording No. 2020-0179237](#) and Release of Easement recorded in [Document No. 2021-0453230](#), in [Document No. 2021-0279420](#) and in [Document No. 2021-0297963](#).
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: roadway
Recording No: [Docket 12515, Page 145](#)
and [Recording No: 84-134405](#)
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: highway
Recording No: [Docket 13267, Page 408](#)
and [Recording No: Docket 13299, Page 1301](#)
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: highway
Recording No: [Docket 13267, Page 410](#)
8. Intentionally Omitted.
9. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$50,000,000.00
Dated: September 17, 2019
Trustor/Grantor Bronco 13, LLC, an Arizona limited liability company
Trustee: ZIONS BANCORPORATION, N.A. dba NATIONAL BANK OF ARIZONA
Beneficiary: ZIONS BANCORPORATION, N.A. dba NATIONAL BANK OF ARIZONA
Recording Date: September 17, 2019
[Recording No: 2019-0730684](#)
10. Matters contained in that certain document
Entitled: Reciprocal Easement Agreement
Recording Date: October 4, 2019
[Recording No: 2019-0792661](#)
Reference is hereby made to said document for full particulars.
11. Matters contained in that certain document
Entitled: Sewer Easement and Maintenance Agreement
Recording Date: October 4, 2019
[Recording No: 2019-0792662](#)
Reference is hereby made to said document for full particulars.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: drainage

Recording Date: November 5, 2019

[Recording No: 2019-0891003](#)

13. Matters contained in that certain document

Entitled: Covenant to Construct

Recording Date: November 18, 2019

[Recording No: 2019-0927358](#)

Reference is hereby made to said document for full particulars.

14. 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: 2021-1171795](#)

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

Payable to: Bronco Homeowners Association

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: utility

Recording Date: December 15, 2020

[Recording No: 2020-1237797](#)

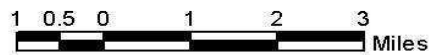
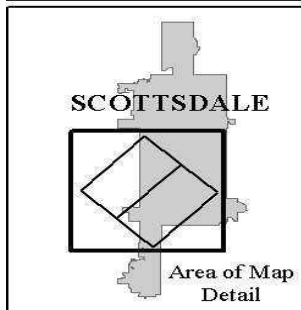
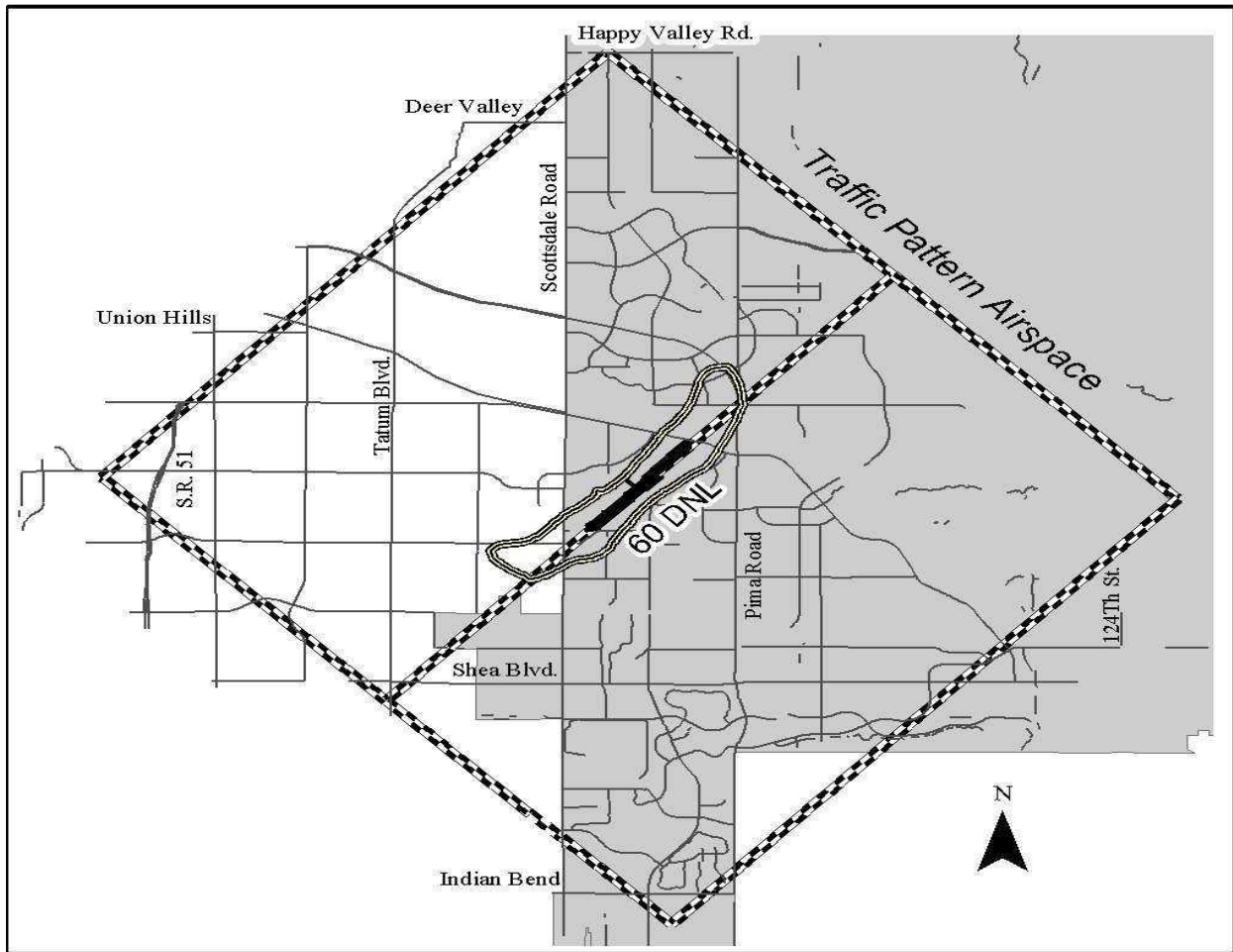
NOTE: There are no further matters of record concerning this subdivision through the date of this report.

EXHIBIT "B"

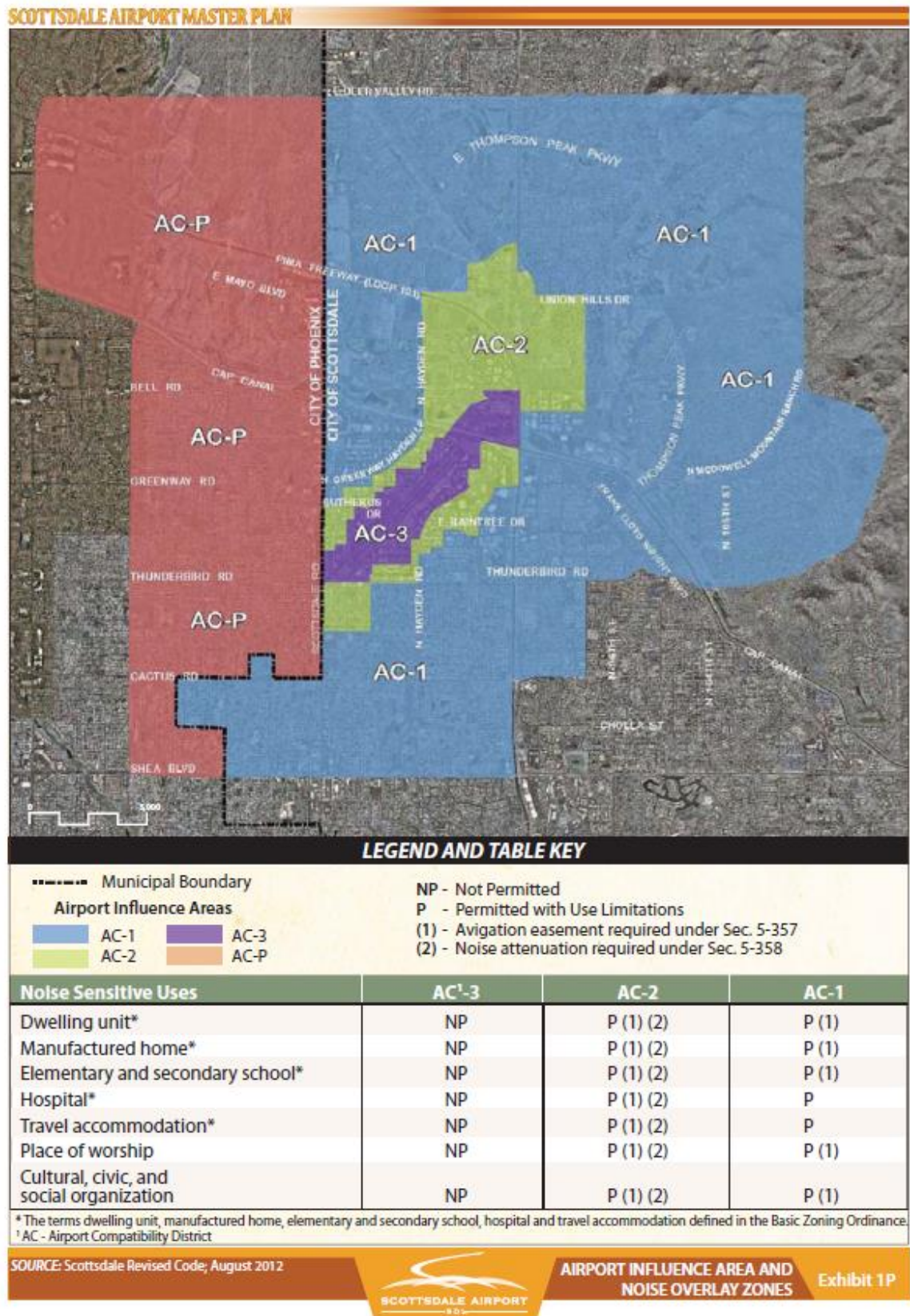
AIRPORT MAP: Scottsdale Municipal Airport Map

This map is courtesy of Arizona Department of Real Estate

Scottsdale Airport Traffic Pattern Airspace



Map Date: October 18, 2001



FAIR DISCLOSURE FOR DEVELOPMENT AROUND SCOTTSDALE AIRPORT

NOTICE TO PURCHASERS
OF PROXIMITY TO THE SCOTTSDALE AIRPORT

To include in CC&R's or disclosure notice:

Disclosure Notice

Proximity to Airport.

Each Owner of a Lot in the Airport Influence Area identified in Chapter 5 of the Scottsdale Revised Code acknowledges that, as of the date of this notice:

- (a) The Lot is close to the Scottsdale Airport (the "Airport"), located generally between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south and Scottsdale Road on the west.
- (b) The Airport is operated as a general aviation reliever/commercial service airport for Scottsdale and North Phoenix, and used generally for airplanes, jets, and helicopters.
- (c) Aircraft using the Airport may fly over the Lot and adjacent properties at altitudes that vary for several reasons, including weather conditions, aircraft type, aircraft performance and pilot proficiency.
- (d) The majority of takeoffs and landings occur between 6:00 a.m. and 11:00 p.m., but the Airport is open 24 hours each day, so takeoffs and landings may occur at any time.
- (e) The number of takeoffs and landings at the Airport average approximately 400 each day, but that number varies and may increase.
- (f) Aircraft using the Airport will generate noise, the volume, pitch, amount, and frequency of which will vary for several reasons, including weather conditions, aircraft type, aircraft altitude and aircraft number.
- (g) Airport management attempts to minimize aircraft noise and its influence on Lots in the Airport Influence Zone, but there is no guarantee that such attempts will be effective or remain in place.

The Owner accepts and assumes any and all risks, burdens and inconvenience caused by or associated with the Airport and its operations (including noise) and agrees not to assert or make any claim arising out of the Airport and its operations against the City of Scottsdale, its elected and appointed officials, officers, directors, commissioners, representatives, employees, and agents.

Any questions regarding the operation of the Airport can be directed to the Airport Administration office at 480-312-2321.