**SUBDIVISION DISCLOSURE REPORT**

**(**PUBLIC REPORT)

FOR

**aka**

Registration No.

**SUBDIVIDER**

Effective Date

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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)\* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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

**The map of this subdivision** is recorded in Book/Cabinet       page/slide      , records of       County, Arizona.

The subdivision is approximately       acres in size. It has been divided into      . Lot boundaries will be

**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**: (location, city, county, state)

# UTILITIES

**Electricity**: (Provider’s name, telephone number, fees and website ONLY)

**Telephone**: (Provider’s name, telephone number, fees and website ONLY)

**Cable:** (Provider’s name, telephone number, fees and website ONLY)

**Internet or Fiber Optic:** (Provider’s name, telephone number, fees and website ONLY)

**Natural Gas**: (Provider’s name, telephone number, fees and website ONLY)

**Water**: (Provider’s name, telephone number, fees and website ONLY)

**Sewage Disposal**: (Provider’s name, telephone number, fees and website ONLY)

**Garbage Services**: (Provider’s name, telephone number, fees and website ONLY)

**(Subdivider/Master Developer) will or has completed the extension of the utilities to the lot line by** **, 20****.**

**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**: Is complete or will be completed by       (insert completion date). Maintenance provided by city/county or HOA. Purchasers cost is included in       (property taxes or HOA assessments.)

**Access within the Subdivision**: Is complete or will be completed by       (insert completion date). Maintenance provided by city/county or HOA. Purchasers cost is included in       (property taxes or HOA assessments.)

**Street Lights**: Are complete or will be completed by       (insert completion date). Electricity paid for by city/county or HOA. Purchasers cost is included in       (property taxes or HOA assessments.)

**Flood and Drainage**: State the type of flood and drainage protection that is complete or will be completed and the completion date. Maintenance will be provided by       (city/county or HOA.) Purchasers cost is included in       (property taxes or HOA 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 [land.az.gov](file:///C:\Users\162123\Downloads\land.az.gov), or call (602) 542-4631.

# LOCAL SERVICES AND FACILITIES

**Schools**: State the name, address and driving distance from the subdivision to the Public Elementary School, Middle School (if applicable) and High School that students, living in this subdivision, would attend.

State what transportation is provided for the students, if any.

***Example: 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** **(NAME OF THE ELEMENTARY SCHOOL DISTRICT) AT** **(PHONE NUMBER) AND** **(NAME OF THE HIGH SCHOOL DISTRICT) AT** **(PHONE NUMBER) REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.**

**Shopping Facilities**: List the closest shopping facilities for food, water and medical supplies.

**Public Transportation**: List the public transportation provider’s name, telephone number and website. Provide the closest location for pick-up to the subdivision and the distance. If there is no Public Transportation available to the subdivision then state that.

**Medical Facilities**: State the name, address and distance to the closest medical facility for emergency treatment, (i.e.: urgent care facility or hospital)

**Fire Protection**: State the fire protection provider and purchasers cost to receive fire protection.

**Ambulance Service**: State if ambulance services are available and how to request an ambulance (i.e.: calling 911).

**Police Services**: State the name of the Police service provider.

**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**: State all common area amenities that are complete or will be completed and the completion date. Maintenance is provided by the city/county of HOA. Purchasers cost for maintenance is included in their property taxes or HOA assessments.

**Within the Master Planned Community**: If you are part of a master planned community, then state all common area amenities that are outside of this subdivision, but that are a part of the master community and can be used by the residents of this subdivision. Include estimated completion dates. State who is responsible for maintenance and purchasers cost for maintenance.

# ASSURANCES FOR COMPLETION OF IMPROVEMENTS

**Assurances for Completion of Subdivision Facilities**: If the Subdivision improvements are NOT complete, then state the assurances that are currently in place for the completion of the Subdivision improvements (i.e.: Occupancy Clearance Agreement; Performance Bond, Letter of Credit, etc.)

**Assurances for Maintenance of Subdivision Facilities**: State what provisions are in place as assurance that the improvements will be maintained.

# PROPERTY OWNERS ASSOCIATIONS

**Name and Assessments**: Name of the HOA, the current assessments and how paid. If there is a Master HOA and a Sub-HOA, then name them both and state what the assessments are for each and how paid (monthly, quarterly, semi-annually or annually).

**Control of Association**: This information is usually taken from the recorded CC&R’s, from the period of Declarant control, as to how the control of the association will be turned over the residents.

**Title to Common Areas**: When and under what conditions will title to the common areas be transferred to the city/county or HOA. Are the common areas subject to any lien or encumbrance and if so, explain how purchasers’ use will be protected in the event of default.

**Membership**: Who will be members of the HOA?

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

# SUBDIVISION CHARACTERISTICS

**Topography**: describe physical characteristics of the land (i.e.: level, hilly, rocky, loose soil, washes, arroyos, canyons, etc.)

**Flooding and Drainage:** State whether the subdivision is subject to any known flooding or drainage problems or downstream from any existing flood structure/dam. Then restate the information from the engineer’s Flood Letter for the subdivision.

      of       in their letter dated       that:

**Soils:**  State whether the subdivision lots are subject to subsidence or expansive soils. Then restate the Executive Summary information from the soils report.

      of       in their letter dated       that:

**Adjacent Lands and Vicinity:**  State the zoning codes and definitions for the adjacent lands. Then describe any existing or proposed land uses adjacent to and within a 2 mile radius (see worksheet), including American Indian reservation lands within 5 miles.

     

**:** State if there are any natural gas pipelines within 500 feet of the subdivision boundaries.

**High Voltage Lines:** State if there are any existing or proposed high voltage power lines (115kv or greater) or any existing or proposed substations (115kV or greater) within the boundary of the subdivision or within ½ mile~~s~~ of the subdivision boundary. If so, then insert disclosure information as stated in the Public Report Worksheet, for transmission lines.

**Open Range:** State if all or any portion of the subdivision is located in an open range or area in which livestock may roam at large under the laws of this state and what provisions, if any, have been made for fencing of the subdivision to preclude livestock from roaming within the subdivided lands. If not applicable, state “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 (*Vacant Lot, Lot with Dwelling, etc.*)

Zoning: (*single family, multi family, etc.*)

**Conditions, Reservations and Restrictions**: Give full disclosure of other conditions or provisions which may limit the use or occupancy of the property offered in this application. If none, state none.

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

**Condominium Conversion:** State whether the condominium is conversion from multi-family rental to condominiums. If the development is not a condominium, remove this section.

# AIRPORTS

**Military Airport:** State the name and location of the military airport in the vicinity as defined in A.R.S. 28-8461, if applicable. If applicable, the disclosure identified under A.R.S. 32-2183 (A) must be included on the first page of this report in bold twelve point font block letters with a copy of the airport map as an exhibit at the end of this report.

**Public Airport:** State the name and location of the public airport in the vicinity as defined in A.R.S. 28-8486, if applicable.

**Airport:** State the closest airport to the subdivision.

# TITLE

**Title to this subdivision** is vested in (name of fee title owner)

**Subdivider’s interest in** this subdivision is evidenced by (applicants interest in the land, if not the fee title owner)

**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       issued by      . **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**: State how sales will be made and conveyance to purchaser will be made. Include the name and business address of the broker contracted with the Developer. If none, explain why.

**Release of Liens and Encumbrances**: State all liens and encumbrances recorded against the property and if there are any un-recorded liens.

**Use and Occupancy**: When will purchasers be able to use and occupy their lot/unit.

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

**THE PURCHASE CONTRACT IS A BINDING AGREEMENT. CONTRARY TO THE TERMS AND PROVISIONS OF THE CONTRACT, YOU MAY HAVE ADDITIONAL RIGHTS, REMEDIES AND WARRANTIES PROVIDED BY LAW. READ THOROUGHLY BEFORE SIGNING. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE PRIOR TO COMMITMENT TO PURCHASE.**

# TAXES AND ASSESSMENTS

**Real Property Taxes**: The combined primary and secondary property tax rate for this subdivision for the year 20      is       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 $     , is $     . The estimated property tax for an unimproved lot (vacant), based on the above tax rate and average sales price of $     , is $     .

**Special District Tax or Assessments**:

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

**CAGRD FPN Number:**

If the subdivision is not required to be enrolled in the CAGRD, remove this section.

**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, DECLARATION OF CONDOMINIUM, 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.**