

STATE OF ARIZONA  
DEPARTMENT OF REAL ESTATE

SUBDIVISION PUBLIC REPORT

FOR

Granite Mountain Homesites Unit V Phase III

aka Granite Mountain Estates

Registration No. DM06-051269

SUBDIVIDER

Equestrian Development Corporation  
2465 W. Shane Drive  
Prescott, AZ 86305

May 16, 2006

Effective Date

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION NOR AN ENDORSEMENT by the State of Arizona of this land but is provided for informational purposes ONLY. The report reflects information provided by the subdivider and obtained by the Department in its review process in accordance with the provisions of Title 32, Chapter 20, Article 4, of the Arizona Revised Statutes, as amended. NOTE that 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 and/or the subdivider's agents. You should verify all facts before signing any documents. The Department has not passed upon the quality or quantity of any improvement or structure and does not assume responsibility in either event.

PHOENIX OFFICE:  
2910 N. 44<sup>th</sup> Street  
Suite 100  
Phoenix, Arizona 85018  
(602) 468-1414 ext. 400

TUCSON OFFICE:  
400 West Congress  
Suite 523  
Tucson, Arizona 85701  
(520) 628-6940

THE ARIZONA DEPARTMENT OF REAL ESTATE

REQUIRES THAT:

1. You BE GIVEN this public report;
2. YOU SIGN A RECEIPT indicating that you received this report;

RECOMMENDS:

1. You DO NOT SIGN ANY AGREEMENT before you have read this report,
2. You see the EXACT PROPERTY you are interested in BEFORE SIGNING any document for lease or purchase.

ARIZONA LAW STATES:

1. THE SALE OR LEASE OF SUBDIVIDED LANDS PRIOR TO ISSUANCE OF THIS REPORT OR FAILURE TO DELIVER THIS REPORT TO YOU SHALL RENDER THE SALE OR LEASE RESCINDABLE BY YOU. ACTION TO RESCIND MUST BE BROUGHT WITHIN 3 YEARS FROM DATE OF EXECUTION OF PURCHASE AGREEMENT.
2. CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)\* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.
3. IF YOU HAVE SIGNED A PURCHASE AGREEMENT FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)\* PRIOR TO INSPECTING THE LOT, YOU HAVE SIX MONTHS TO INSPECT AND UPON INSPECTION MAY RESCIND THE PURCHASE AGREEMENT.

\*A contract or agreement for purchase of a lot which includes a building or obligates the seller to complete construction of a building within two years from the contract date does not constitute the purchase of an unimproved lot. Therefore, if your purchase includes a lot and a building or a building to be built, you are not entitled to the rescission rights described in paragraphs 2 and 3.

### GENERAL

This report includes: Lots 21 and 59 through 70.

The map of this subdivision is recorded in Book 55 of Maps, pages 84-86, records of Yavapai County, Arizona.

The subdivision is approximately 26.76 acres in size. It has been divided into 13 lots. Lot boundaries will be staked at lot corners and radii.

YOU ARE ADVISED TO OBTAIN A COPY OF THE RECORDED MAP AND CORRECTION DOCUMENTS, IF ANY, AND NOTE ALL EASEMENTS, RESTRICTIONS AND STATEMENTS CONTAINED THEREIN.

### SUBDIVISION LOCATION

Location: Subdivision is located 5.5 miles northwest of Iron Springs Road on Williamson Valley Road to Rainmaker Road or Levie Lane. Take Rainmaker Road or Levie Lane west to Nicole's Knoll. Lots are permanently surveyed by GPS System. Corners and Radii are marked by ½" rebar and surveyor's cap.

### SUBDIVISION CHARACTERISTICS

Topography: Granite plateau with some clay soil and scattered trees and brush. There are occasional granite out-cropping's.

Flooding and Drainage: Subdivider advises there are no known flooding or drainage problems.

Soils: Subdivider advises the subdivision lots are subject to subsidence or expansive soils.

Hazards or Nuisances: Subdivider advises there are no known hazards or nuisances.

Adjacent Lands and Vicinity: Prescott National Forest and Granite Mountain Homesites Unit V, Phase VI is to the west, Granite Mountain Homesites Unit I, and III are to the East, Granite Mountain Homesites Unit V, Phase II is to the north. Granite Mountain Homesites Unit V, Phase IV is to the south. Ranch with good fence is further south, and stables 1 to 2 miles Northeast. Zoning in the subdivision is R1L70; Residential Site Built Homes Only; 70,000 sq. Ft. Minimum lot size.

### AIRPORTS

Public Airport: Prescott Municipal Airport aka Love Field is 8 miles south east of the subdivision, however the subdivision is away from all normal flight patterns.

UTILITIES

Electricity: Arizona Public Service, 120 N. Marina Street, Prescott, AZ 86301 (928) 776-3651. Cost to Purchasers to complete facilities from lot line to dwelling is approx. \$250.00 to \$1500.00. Purchaser will be required to pay a service connection fee in the amount of \$25.00 added to their 1<sup>st</sup> bill. The developer Equestrian Development Corporation is responsible for completing the installation of electricity to the lot lines. The estimated time for completion of installation is July 30, 2006.

Street Lights: None

Telephone: Qwest, P.O. Box 29060 Phoenix, AZ 85038 (800) 422-1234. Purchaser will be required to pay a zone connection fee of \$27.50 for the first 750 feet, then as determined by Qwest. The developer, Equestrian Development Corporation is responsible for completing the installation of telephone cable to the lot lines. The estimated time for completion of installation is July 30, 2006. Upon completion of facilities the Purchaser will be required to pay a Security Deposit of \$40.65 or more depending on credit rating and monthly charges of \$8.50 and up

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 ALTERATIVES, I.E. A CELLULAR TELEPHONE.

Cable: Cableone, 3201 Tower Road, Prescott, AZ (928)445-4511 [www.cableone.net](http://www.cableone.net)  
Purchaser will incur costs for installation from the lot line to the home of \$24.95 for the first 100 feet then \$1.00 per foot thereafter. In addition there is a \$30.00 to \$75.00 connect fee, depending on credit rating, then rates from \$29.95 to \$89.95 per month for service. The developer, Equestrian Development Corporation is responsible for completing the installation of telephone cable to the lot lines. The estimated time for completion of installation is July 30, 2006.

Natural Gas: Subdivider advises natural gas is not available to this subdivision. Per FLAME, INC. "We serve the area in Yavapai County where the above mentioned property is located. Flame's service consists of bulk propane delivery to both residential and commercial users."

The following is a breakdown of the current initial costs involve for a typical residential user for the set up of an above ground rental 500 gallon tank:

Deliver and set tank	N/C
Safety Check	\$ 50.00
Tank Rental (1 <sup>st</sup> 12 months free)	\$ 48.00 per year thereafter
Balance of gas 400 gal*	\$556.00
8.3% Sales Tax	\$ 46.43
Environmental Recovery Fee	<u>\$ 3.97</u>
	\$656.40 Total

\* Initial fill of rental tank at \$1.39 per gallon plus tax. Current market rates apply to all future fills.

Registration No.

Granite Mountain Homesites Unit 5 Phase 3 aka Granite Mountain Estates

Please see CC & R's and Yavapai County requirements for proper installation. All gas lines must be approved and installed according to code. Flame can install the yard gas line; however, trenching is to be provided by owner/builder.

Flame must be able to drive directly to the tank site to set it. Gas delivery truck must be within 50 feet maximum of the tank with direct line of site from the tank to the truck. Rates may vary according to tank size and usage. Flame also offers for sale, or lease, underground propane tanks for those who are not satisfied with the appearance of above ground tanks.

For additional information, their office hours are from 7:30 to 5:00 Monday through Friday. Flame Propane: 475 Sixth St. Prescott, AZ 86301 (928)445-3191.

Water: Granite Mountain Water Co., Inc., System I.D #13-150, 2465 W. Shane Drive, Prescott, AZ 86305; PO Box 350 Chino Valley, AZ 86323 (928) 717-2616. Cost to complete facilities to the lot line will be paid by the developer, Equestrian Development Corporation. All extensions of water lines to the lot lines are completed. Cost to purchasers to complete facilities from lot line to dwelling (trenching and pipe) is approx. \$500.00 to \$1500.00. In addition other costs will apply according to the following rates and charges:

Meter Deposit for 1" meter is \$555.00. There is also a security deposit of \$50.00 and an establishment fee of \$15.00.

Monthly charges include a minimum charge of \$56.25/month for a 1" meter and then a charge of \$4.00 per 1,000 gallons up to 10,000 gallons and then \$5.00 per 1,000 gallons in excess of 10,000 gallons. For a complete list of rates and charges please contact Granite Mountain Water Company.

Sewage Disposal: All lots are approved for Alternate Septic Systems designed and approved by an engineer. See CC & R's for responsibility of Purchasers to have septic inspected and maintained. A Standard Waste Water System will cost \$5700.000 to \$7700.00. However, it is believed by Timothy Robbins of Robbins Engineering (928)777-8999, that the majority of the lots in Granite Mountain Homesite Unit V Phase III will require "Alternate Waste Water Systems". The cost to install an Alternate Waste Water System will vary upon design, but general cost estimates range from \$12,400 to 16,500.

IT IS ANTICIPATED THAT ALL LOTS WILL REQUIRE AN ALTERNATE SEPTIC SYSTEM. IF PURCHASER WISHES TO ATTEMPT A STANDARD OR CONVENTIONAL SEPTIC SYSTEM, IT WILL BE AT LOT BUYER'S EXPENSE.

THE ABOVE COSTS ARE SUBJECT TO CHANGE BY SERVICE PROVIDERS. YOU SHOULD CONTACT THE ABOVE PROVIDERS REGARDING EXTENSION RULES AND REGULATIONS, SERVICE CONNECTIONS AND COSTS INVOLVED.

YAVAPAI COUNTY REQUIRES THAT THE FOLLOWING ITEMS WITH REGARD TO SEWAGE DISPOSAL AND FIRE SUPPRESSION SYSTEMS BE COMPLIED WITH:

A. Each Individual lot owner must submit proposed on-site disposal system to Yavapai County Development Services-Environmental Unit for review and approval prior to beginning construction on the lot.

- B. When sewer service is available, all individual on-site alternative systems must be abandoned and connected to public sewer service within 90-days of availability. If the public sewer system is available before any lot is sold, the developer must submit an Application for Approval to Construct Wastewater System to Yavapai County Development Services-Environmental Unit for review and approval.
- C. Each lot owner shall provide percolation test data and soil depth data for the specific leach field site(s) and obtain a permit for a conventional septic tank system from Yavapai County Development Services-Environmental Unit.
- D. If a lot proves unsuitable for a conventional septic tank system, an alternative on-site disposal system complying with Arizona Department of Environmental Quality specifications must be designed and approved by Yavapai County Development Services-Environmental Unit prior to construction.
- E. The buyer shall be made aware that the cost of an alternative on-site disposal system may be in excess of \$10,000. The buyer must pursue the design, permitting, and installation of such systems through the Yavapai County Development Services-Environmental Unit.
- F. All lots shall hook up to a public sewer within 90 days of availability and connection to the sewer.
- G. Each lot must have a minimum of four percolation (perc) tests and three boring hole logs within 30 feet of the leach trench locations, with two of each within 30 feet of the initial leach trench and two of each within 30 feet of the proposed reserve leach trench location, for any wastewater system utilizing subsurface disposal. Perc and boring hole information submitted as part of subdivision approval may be used to satisfy the above requirement on a one-hole for one-hole replacement basis.
- H. The buyer shall be made aware that: All residential structures within this subdivision shall be constructed with fire suppression systems (sprinklers or other acceptable method) approved by the Central Yavapai Fire District.

### STREETS, ROADS AND DRAINAGE

**Access to the Subdivision:** There are completed asphalt paved public streets that allow access into the subdivision via Williamson Valley Rd, Levie Lane, & Rainmaker Rd. These roads are maintained by Yavapai County

**Access within the Subdivision:** Asphalt paved public streets. These streets will be completed by Equestrian Development Corporation at no cost to the Purchaser by July 30, 2006. Upon completion and acceptance they will be maintained by Yavapai County.

**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 openspace without compensation.

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

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

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

Flood and Drainage: Flood and Drainage Facilities will be installed at developer's costs. The design and construction plans for Granite Mountain Homesites Unit V Phase 3, as well as the Drainage Report, both approved by Yavapai County call for no detention or sub-detention Basins. The drainage is being handled by road drainage to County Standards with proper culverts, and the large natural historical drainage channel to the south between Phases 3 & 4. Upon Completion, July 30, 2006 the drainage and flood facilities will be maintained by Yavapai County.

#### ASSURANCES FOR COMPLETION

Assurances for Completion of Subdivision Facilities: Secured Assurances of Completion of all facilities to be constructed and provided by developer have been posted by developer and Well's Fargo Bank.

Assurances for Maintenance of Subdivision Facilities: Per CC & R's any common facilities (of which there are currently none) will be maintained by the Homeowner's Association.

The named Utility Companies (Arizona Public Service, Qwest, Cableone, & Granite Mountain Water Company) will be responsible for maintenance of their respective facilities.

Maintenance of Alternate Septic Systems and Sprinkler Systems will be the responsibility of the Lot Purchaser.

All Streets and Flood & Drainage Facilities will be maintained by Yavapai County.

#### LOCAL SERVICES AND FACILITIES

Schools: Granite Mountain Middle School and Abia Judd Elementary School located approx. 4 miles from subdivision. Prescott High School is located approx. 6 miles from subdivision.

SCHOOL FACILITIES AND BUS SERVICE MAY CHANGE. YOU SHOULD CONTACT THE LOCAL SCHOOL BOARD REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

Shopping Facilities: Ponderosa Mall located approx. 8 miles from subdivision.

Public Transportation: Subdivider advises no public transportation is available.

Medical Facilities: Yavapai Community Hospital, Dentists and Doctors offices approx. 8 miles from subdivision.

Fire Protection: Provided by the Central Yavapai Fire District

Ambulance Service: Subdivider advises this subdivision is within a 911 service area. Lifeline Ambulance Service, Inc. (928) 445-3811.

Police Services: Provided by the Yavapai County Sheriff's Department.

Garbage Services: Provided by Patriot Disposal, Inc., PO Box 26296 Prescott Valley, Arizona 86312 (928) 775-9000, at a cost of \$38.25 every 3 months.

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

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for unimproved (vacant) lot sales only.

Zoning: Single Family Residential; R1L70 Residential Site Built Homes only; 70,000 square foot minimum lot size.

Conditions, Reservations and Restrictions: 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 Yavapai County Recorder. Information about zoning may be obtained at the Office of the Yavapai Planning and Zoning Department.

Restrictions and Other Matters of Record: Restrictions are recorded as cited in the following title exceptions and per the subdivision plat.

PURCHASERS ARE ADVISED THAT THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS DEVELOPMENT PROVIDES FOR A HOME OWNER'S ASSOCIATION AND AN ARCHITECTURAL CONTROL COMMITTEE. COMPLIANCE WITH THE RULES AND REGULATIONS OF THE HOME OWNER'S ASSOCIATION AND ARCHITECTURAL COMMITTEE IS ALSO REQUIRED.



TITLE

Title to this subdivision is vested in First American Title Insurance Agency of Yavapai, Inc., an Arizona corporation, as Trustee under Trust No. 5005.

Subdivider's interest in this subdivision is evidenced by this subdivision is evidenced by Subdivider is second beneficiary in the above mentioned Trust.

Title is subject, among other things, to all taxes, assessments, covenants, conditions, restrictions, limitations, reservations, rights, obligations, powers, easements, rights of way, liens, and charges of record. YOU SHOULD INVESTIGATE THE TITLE AND SATISFY YOURSELF AS TO WHAT EFFECT, IF ANY; THESE MATTERS MAY HAVE ON THE USE OF THE LAND. Title exceptions affecting the condition of title are listed in the Preliminary Title Report dated March 31, 2006 issued by First American Title Insurance Company. . You should obtain a title report and determine the effect of the listed exceptions.

EXCEPTIONS: SEE EXHIBIT "D", THIRD AMENDED ATTACHED

METHOD OF SALE OR LEASE

Sales: YOUR VESTED INTEREST/OWNERSHIP INTEREST IN THE PROPERTY WILL BE EVIDENCED BY THE SUBDIVIDER DELIVERING A RECORDED DEED TO YOU AND BY YOUR SIGNING A PROMISSORY NOTE AND MORTGAGE OR DEED OF TRUST FOR THE UNPAID BALANCE, IF ANY. YOU SHOULD READ THESE DOCUMENTS BEFORE SIGNING THEM. ALL DEPOSITS AND EARNEST MONIES WILL BE DEPOSITED AT :

First American Title Insurance Agency of Yavapai Inc.  
1578 n. Hey 89 Chino Valley, AZ 86323

WHERE THEY WILL BE HELD TILL CLOSE OF ESCROW.

Release of Liens and Encumbrances: SUBDIVIDER HAS ADVISED THAT ARRANGEMENTS HAVE BEEN MADE FOR THE RELEASE OF INDIVIDUAL LOTS.

Use and Occupancy: Upon close of escrow.

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

Registration No.

Granite Mountain Homesites Unit 5 Phase 3 aka Granite Mountain Estates

Real Property Taxes: The combined primary and secondary property tax rate for this subdivision for the year 2006 is \$9.7665 per \$100.00 assessed valuation (which is full cash value X 16% for vacant land). The estimated property tax for an unimproved lot (vacant), based on the above tax rate and average sales price of \$318,000, is approximately \$4,969.20 (\$318,000 times 16% divided by 100 times 9.7665%).

Special District Tax or Assessments: None

AMOUNT OF TAXES AND ASSESSMENTS SET FORTH ABOVE ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE.

### PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Granite Mountain, Unit 5, Phase II Homesites Association, Inc. by Annexation Declaration recorded in book 4357, page 897. Assessments: as Proposed by the Home Owners Association Leadership and Approved by its Members. At this time there are no assessments or fees due to the Home Owner's Association. There is a \$1500.00 one time fee due to the Architectural Committee upon submission of Architectural Plans for Review.

Control of Association: Will be transferred to the association when 75% of the lots are sold.

Membership: All lot owners.

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

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.

EXHIBIT D

5 PAGES INCLUDED

REPORT FOR ARIZONA DEPARTMENT  
OF REAL ESTATE

SCHEDULE A

Order No. 4574144

REM:

1. This non-liability report is for informational purposes only and is not to be considered as a commitment to issue any form of Title Insurance Policy. This report is for the sole use and benefit of:

ARIZONA DEPARTMENT OF REAL ESTATE  
 2910 North 44th Street  
 Phoenix, Arizona 85018

This report was prepared from only those items of public record shown in the title plant indices of the issuing company to show the condition of title as reflected by same and to show the condition of title upon satisfaction of the requirements set forth in the Requirement section hereof. Those items to which the hereinafter described land is subject are set forth in Schedule B, Part Two. No attempt has been made to reflect the condition of title relating to the items set forth in Schedule B, Part One.

2. Title to the fee estate in the land is at the date hereof vested in:

First American Title Insurance Agency, Inc., an Arizona corporation as Trustee under Trust No. 5005, wherein Equestrian Development is Second Beneficiary.

3. The land referred to in this report is situated in Yavapai County, Arizona , and is described as:

SEE EXHIBIT "A" ATTACHED HEREIN

Search made to March 31, 2006 at 7:30 A.M.

*FIRST AMERICAN TITLE INSURANCE COMPANY*

By: David Lauterbach (928)445-4361

EXHIBIT "A"

LOTS 21, 59 THROUGH 70, INCULSIVE, OF GRANITE MOUNTAIN HOMESITES UNIT 5, PHASE 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YAVAPAI COUNTY, ARIZONA, RECORDED IN BOOK 55 OF MAPS, PAGES 84,85,86.

## SCHEDULE B

## PART ONE:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

## SCHEDULE B

(All recording data refer to records in the office of the County Recorder in the County in which the land is situated.)

## EXCEPTIONS:

1. Taxes for the year 2006, a lien not yet due and payable.
2. Any charge upon said land by reason of its inclusion in Granite Mountain Unit V, Phase 2, Homesites Association.
3. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
4. Water rights, claims or title to water, whether or not shown by the public records.
5. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 55 of Maps, Pages 84,85,86, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

NOTE: Although the plat cited above was recorded subsequent to the date of this report, it is included herein based upon a copy furnished by the County Recorder's Office and DOES NOT CHANGE THE SEARCH DATE OF THIS REPORT.
6. Covenants, conditions and restrictions in the document recorded as Book 4278, Page 373 of Official Records, thereafter Annexation Declaration recorded in Book 4357, Page 897 of Official Records but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.

NOTE: Although the instrument(s) cited above were recorded subsequent to the date of this report, it is included herein based upon a copy furnished by the County Recorder's Office and DOES NOT CHANGE THE SEARCH DATE OF THIS REPORT.
7. Reservations, exceptions, covenants and conditions contained in instrument recorded as Book 127, Page 41 of Deeds.
8. An easement for ingress, egress, slope, drainage and all public and private utilities and incidental purposes, recorded as Book 3552, Page 528 of Official Records.

Registration No.

Granite Mountain Homesites Unit 5 Phase 3 aka Granite Mountain Estates

Order No. 4574144

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

End of Schedule B

FIRST AMERICAN TITLE INSURANCE COMPANY

REQUIREMENTS:

NOTE: School District No. 0190

NOTE: Tax Rate Primary: 6.8258  
Secondary: 2.9407

Assessors Parcel No. 102-10-005E/5 (cover more property)

1. Secure approval of subdivision by the Arizona Real Estate Commissioner.

End of Requirement