

SUBDIVISION DISCLOSURE REPORT

(PUBLIC REPORT)

FOR

Turquoise Estates

Registration No. DM25-062225

SUBDIVIDERLost Horizon, LLC
3060 N Boulder Pass
Kingman, AZ 86401

Effective Date: June 5, 2025

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION NOR AN ENDORSEMENT by the State of Arizona of this land. The public report reflects information provided by the subdivider and not all of the information in this report has been verified by the Department; certain information has been accepted by the Department as true and accurate based on attestation of the subdivider or the subdivider's agents. The purchaser should verify all facts before signing any documents. The Department assumes no responsibility for the quality or quantity of any improvement in this development.

Contents

GENERAL	4
SUBDIVISION LOCATION	4
UTILITIES	4
STREETS, ROADS AND DRAINAGE	5
LOCAL SERVICES AND FACILITIES	6
COMMON, COMMUNITY AND RECREATIONAL FACILITIES	7
ASSURANCES FOR COMPLETION OF IMPROVMENTS.....	7
PROPERTY OWNERS ASSOCIATIONS	8
SUBDIVISION CHARACTERISTICS	8
SUBDIVISION USE AND RESTRICTIONS	9
AIRPORTS.....	9
TITLE.....	9
METHOD OF SALE OR LEASE	10
TAXES AND ASSESSMENTS.....	10

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 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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING) * MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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: 28 parcels (12-33, 35-36, 39-42) within the Turquoise Estates previously mapped and recorded May 16, 1961.

The map of this subdivision located within Section 19, Township 25 N, Range 18 W was recorded on May 16th 1961, plat #103230 in Mohave County, Arizona. This subdivision was given Book 316, Map 5 in 1963.

The most recent RECORD OF SURVEY recorded in Mohave County on 05/01/2025 FEE#2025022353

The development within the subdivision is approximately 165 acres in size. It has been divided into 28 -5 acres lots. Lot boundaries will be approximately 330' x 660'.

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: The subdivision is located in Dolan Springs, Mohave County AZ. Located within the West ½ of Section 19, T22N, R18W. This is 4.5miles east of Pierce Ferry Road mm3.

UTILITIES

SUBDIVIDER HAS MADE NO PROVISIONS FOR THE INSTALLATION OR EXTENSION OF UTILITIES. YOU WILL BE REQUIRED TO BEAR ALL COSTS FOR INSTALLATION OR EXTENSION OF UTILITIES.

Electricity: Unisource distribution lines are available 2 ¾ miles from the NWC of the subdivision. Property owners will need to utilize solar power as this distance is not financially feasible for line extensions. DEVELOPER WILL MAKE NO PROVISION FOR ELECTRIC SERVICE.

Telephone: There is currently no telephone service anywhere within 1mile of the subject property. Phone service is currently available via cell service. DEVELOPER WILL MAKE NO PROVISION FOR PHONE SERVICE.

Cable: There is currently no arial or underground feeder cable within 2 miles of the subject property. DEVELOPER WILL MAKE NO PROVISION FOR CABLE SERVICE.

Internet or Fiber Optic: There is currently no aerial or underground within 2 miles of the subject property. Internet can be provided via satellite, HughesNet, StarLink or similar providers.

DEVELOPER WILL MAKE NO PROVISION FOR INTERNET SERVICE. Costs for satellite can start at 39.95/month for DISH NETWORK, to STARLINK starting at \$125.00/month

Water: There are good producing wells in the area between 600' and 800' in depth. Well estimates for each lot will be provided by a local well driller. Well estimate for the general area included, provided by Brown Drilling, depicts a 580' to 800' well proposal estimating \$37/ ft for PVC cased well and up to \$52/ ft for a steel casing if needed. Estimate dated 2/10/2025

Developer discloses that NO water report was prepared by the Arizona Department of Water Resources and that the availability of water is unknown.

YOU SHOULD CONTACT A LOCAL WELL DRILLER FOR INFORMATION ABOUT DRILLING A PRIVATE WELL. INVESTIGATE ALL COSTS AND REQUIREMENTS INVOLVED.

Sewage Disposal: Septic are typical disposal options in this area. There is no sewer system within a 5-mile radius from the property. Traditional Septic Systems for this area are estimated to be \$8500, estimate provided by Gist Equipment. Purchasers' will be required to install a county approved Sewage Disposal System prior to development. **Developer will not provide or be responsible for any services.**

Garbage Services: The subdivision is located within ten miles from the Mohave County Landfill on Mineral Park Road. There are private trash companies who may provide service to this area, the service would be a monthly pick up of a 2, 3 or 6 yard dumpster, cost ranging from \$90 - \$124/month. **Developer will not provide any services.**

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: There is currently drivable, title insured, legal access to the perimeter of the Turquoise Estates Northwest property corner boundary. Access is via a gravel road within the existing roadway easements. Maintenance provided by Mohave County for a portion of the access and self-maintained for approximately 2.2 miles depending on location within the subdivision. County maintained roadway maintenance cost is included in property taxes. All existing roadways are dedicated, mapped and recorded with Mohave County. Legal access is title-insured and recorded in Mohave County. All roads are dedicated "PUBLIC ROADWAYS". Permanent access to the property may be traversed by conventional 2-wheel drive and emergency vehicles.

Access within the Subdivision: All roads in the sub-division are in place and drivable, surveyed, staked, mapped and recorded. All property corners are surveyed, staked, mapped and recorded as well. All dedicated right of way in this portion of sub-division are Title insured BY Pioneer Title Agency and recorded as "PUBLIC ROADWAYS" as exhibited on the original plat map.

Street Lights: This is currently a dark sky area; street lights will be discouraged to maintain the rural remote private atmosphere. Security lights will be encouraged to be motion generated. **Developer will make no provision for any utility or amenity.**

Flood and Drainage: Natural drainage will be not be altered and will remain in current functional condition. **No maintenance shall be provided by the Developer.**

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, or call (602) 542-4631.

There is State Trust Land immediately adjacent to the Subdivision to the west.

LOCAL SERVICES AND FACILITIES

Schools: Children in this area are zoned for Kingman Unified School District 79598, 3033 McDonald Ave. Kingman, AZ.

Mt. Tipton Elementary School is 6 miles from the subdivision.

Kingman Middle School 1969 Detroit Ave, Kingman AZ is 40 miles from the subdivision.

Lee Williams High School 400 Grandview Ave, Kingman AZ is 37 miles from the subdivision.

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 Mt. Tipton Elementary AT 928.767.3350 AND Kingman Middle School AT 928.753.3588 AND Lee

Williams High School AT 928.718.6000 REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

Shopping Facilities: Kingman has the closest shopping for residents of the subdivision located approximately 40 miles to the east.

Public Transportation: NONE AVAILABLE

Medical Facilities: Kingman Regional Hospital, 3269 Stockton Hill Road, Kingman AZ is 40 miles east of the subdivision.

Fire Protection: Lake Mohave Rancho Fire District Station 41 is located in 16126 Pierce Ferry Road, 86441

Ambulance Service: Ambulance service is available to this area, dial 911 for dispatch. Ambulance may dispatch helicopter support upon arrival.

Police Services: Mohave County Sheriff Department responds to the Pierce Ferry area from the Kingman substation approx. 37 miles to the east. Dial 928.753.0753 for dispatch.

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

NONE

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

All roadways to the sub-division and within the sub-division are developed. These are Rural Dirt Roads and will not be paved.

Assurances for Maintenance of Subdivision roadways: Unpaved access is partially maintained by the County, grading schedules are currently provided on their website and updated on a Facebook page. Non-county-maintained roads may be maintained by those who must utilize the road for access to their personal residential properties. All property owners (of a subject property) will be required to participate in a "Road Maintenance Agreement" as part of the CC&Rs conveyed with their lot. See all attached documents and requirements contained or attached to this report and conveyed with the purchase contract for lots within these described lots in Turquoise Estates. Property owners must participate in a shared Road Maintenance Agreement and pay an annual assessment for the dedicated maintenance of the common roadway in and to the subdivision.

PROPERTY OWNERS' ASSOCIATIONS

NONE

SUBDIVISION CHARACTERISTICS

Topography: Gentle roll to the topography as this area is the toe of the slope at the terminus of the Mountain range as it begins to become the flat alluvial that reaches to the very flat bottom where the Interstate 93 stretches from Golden Valley AZ to White Hills AZ. The general rise and fall of the land flows to the west.

Flooding and Drainage: The subdivision is not subject to flooding as this area is still high on the shoulder of the Mountain to the east of the subdivision. Evidenced by the engineer's certificate: FCP-2025-00373, FCP-2025-00383 in their letter dated 2/14/2025.

Soils: Applicant advises that the soil in this general area is not subject to expansion or collapsing soils.

In accordance with the Executive Summary information from the Soils Report #31792 provided by Strytek Engineering in their letter dated 03/06/2025 that: There is no reason to believe that the soils are expansive or collapsible in nature based on geotechnical reports and lab testing.

Adjacent Lands and Vicinity: The area within a 5mi radius includes properties zoned AR36 all the way down to 1-ac lots which appear to be zoned AR 1-ac minimum. This zoning allows the maximum flexibility for the use and enjoyment of your personal property. Neighboring properties have livestock, including but not limited to horses, mules, cows, goats and chickens, and many have gardens and greenhouses. Mohave County requires that all pets and livestock be contained by fencing or leashes.

Roads in this area are gravel, sand, dirt roads which when traveled on do create dust.

Neighboring parcels do contain burn barrels for a portion of their trash disposal.

There are no natural gas pipelines within 20 miles of this subdivision.

There are no sovereign soil reservations within 20 miles of this subdivision.

There is both State Trust Land and Public Land immediately adjacent to the Turquoise Estate properties, as well as privately owned parcels.

High Voltage Lines: There are no transmission lines within 2 miles of the subject property. There are transmission lines adjacent to the Highway approximately 6 miles south and west of the subdivision.

Open Range: The subdivision IS located in an Open Range area and within a ranch allotment. The Hamilton Ranch headquarters, (formerly Quail Springs Ranch) established in the 1950's is located within the 5mi radius. There are ranch water tanks for livestock located within 1mi of

the subdivision. In an open range area, the ranchers cattle roam and may enter your private property if you do not fence them out. The rancher in the act of conducting his business may and will enter your property to move, maintain and manage his livestock if you do not have fencing preventing his livestock to access your property. There are recommended fencing guidelines on the State Trust Lands Department online site. Generally, ranchers in this area maintain herds of cattle, and have horses but some also will have sheep, goats, pigs etc. Residents' dogs must be contained, and may not be allowed to harass the rancher's livestock. Mohave County maintains a leash law, and dogs which harass livestock can and may be eliminated by the rancher. Residents' personal livestock must be contained within your personal deeded land and may NOT roam on the Ranchers allotment.

SUBDIVISION USE AND RESTRICTIONS

Use: The properties within the subdivision will be used for the personal enjoyment of the owners. Uses may include but are not limited to: temporary camping, RV living, tiny home residents, small acre ranches, personal use farms, residential properties, short term rentals and or open lot storage as allowed by Mohave County statutes. ALL LOTS ARE BEING CONVEYED AS “UNIMPROVED LOTS” with deeded, mapped and recorded LEGAL access.

Conditions, Reservations and Restrictions: All property owners of these subject lots will be required to sign and agree to the conveyance of CC&Rs associated with their lot. Property owners must participate in a shared Road Maintenance Agreement and pay an annual assessment for the dedicated maintenance of the common roadway in and to the subdivision.

AIRPORTS

Military Airport: The closest military Airport to this subdivision is Nellis, located in North Las Vegas Nevada approximately 70miles to the west.

Public Airport: The closest public airport to this subdivision is the Las Vegas Airport located 78miles to the west.

Airport: The closest runway to this subdivision is the Air Ranch strip in Golden Valley, a private runway with very little traffic, is 36miles away.

TITLE

Title to this subdivision is vested in Lost Horizon, LLC. Title report and Title policy issued and prepared by Pioneer Title Agency, INC in Kingman, AZ. Date of policy May 7th, 2025, Title Insurance Policy issued and insured by First American Title Insurance Company, Santa Ana, CA Policy Number 50127204-813406 date of policy issuance date May 7th, 2025

Subdivider for this project is Lost Horizon, LLC.

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 February 17th, 2025 and February 20th issued by Premier Title Agency. **You should obtain a title report and determine the effect of the listed exceptions on your particular parcel which you are, or will be, under contract for.**

EXCEPTIONS: SEE EXHIBIT “A” ATTACHED preliminary title report

When purchasing property, you will also receive a preliminary title report for the specific lot you are purchasing. Reading and understanding this document is important, it tells you what you are buying. If you do not understand something on your title report, ask questions of the title officer until you understand your document.

Liens and encumbrances: Subdivider warrants that all parcels will be free and clear of all liens and encumbrances prior to the sale or transfer of any parcel and/ or lot.

METHOD OF SALE OR LEASE

Sales: Both members of Lost Horizon, LLC are licensed Realtors or Brokers in the state of Arizona. **Sales will be contracted utilizing contracts provided by Arizona Association of Realtors.** Escrows will be opened in financially sound Title and Escrow companies and property transferred after each party has read preliminary title reports and all questions have been answered by the Title officer prior to transferring title.

Transfers will be facilitated thru Dirt Road Real Estate, 3060 N Boulder Pass, Kingman AZ 86401.

Release of Liens and Encumbrances: Parcels will be free and clear of any lien prior to transfer. There is a recorded Deed of Trust FEE# 2025023292 recorded in the official record of Mohave County. Lots encumbered are noted in the recorded document. Liens will be released according to the terms of the recorded Deed of Trust.

Use and Occupancy: There will be NO pre- possession. Buyers will utilize their newly acquired property after RECORDED 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

Real Property Taxes: The combined primary and secondary property tax rate for this subdivision for the year 2024 is 12.266 per \$100.00 assessed valuation. The estimated property tax for a vacant lot based on the above tax rate and average Sales Price of \$25,000 at a tax rate calculated at 82%

of the Sales Price to get Full Cash Value. Then to get the Limited Property Value at 60% of the Full Cash Value or \$12,500 for taxation purposes. The \$12,500 multiplied by the 15% vacant land tax rate or \$1,845, is then multiplied by the tax rate of .1266, gives you an expected tax for your 5-acre parcel in the Turquoise Estates in 2025 of approximately \$233.58.

When you add structures to your vacant land your tax rate will change to a residential rate.

Special District Tax or Assessments: None to date and none expected.

Exhibit "A"

EXCEPTIONS

1. **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S)**
As recorded in the official records of Mohave County Recorder on 05/15/2025 FEE#2025024894
2. (a) Taxes or assessments that 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; (b) proceedings by a public agency that 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.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. 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.
6. (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, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7. Any lien, or right to a lien for services, labor or material not shown by the Public Records.
8. 2025 taxes, a lien, but not yet due and payable. First half due and payable October 1, 2025, and delinquent on November 1 of that year; Second half payable on or before March 1 of the following year, and delinquent May 1 of the following year.
9. Any district, improvement district, assessments or bond as disclosed by the records of the office of the County Assessor or Treasurer and liabilities and obligations imposed upon said land by reason of its inclusion within the boundaries of any county or city special improvement districts.
10. Reservations and rights as set forth in instrument recorded in Book 52 of Deeds, Page 497 and in Book 56 of Deeds, Page 486.
11. The right of entry to prospect for, mine and remove underground oil, gas and other minerals, as implied by reservation of the same in instrument: Recorded in Book 52 Deeds Page 497
12. **EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES** as set forth on the plat recorded at Fee No. 61-103230, 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).
13. Deed of Trust as recorded in the official record of Mohave County FEE# 2025023292

Deed of Trust given to secure the original amount shown below, and any other amount payable under the terms thereof:

Amount	\$100,000
Dated	April 16, 2025
Recorded	May 7, 2025
Recorded in	Document No. 2025023292
Trustor	Lost Horizon, LLC, an Arizona Corporation

Trustee
Beneficiary

Pioneer Title Agency Inc., an Arizona Corporation
Robert Lee Perkins and Linda Darlene Perkins, husband and wife as community
property with rights of survivorship

END OF SCHEDULE B