



Arizona Department of Real Estate (ADRE)  
Development Services Division  
[www.azre.gov](http://www.azre.gov)

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PHOENIX, AZ 85018

DOUGLAS A. DUCEY  
GOVERNOR

JUDY LOWE  
COMMISSIONER

**SUBDIVISION DISCLOSURE REPORT**  
(PUBLIC REPORT)

FOR  
**RANCHO REINA**

Registration No. DM17-058492

**SUBDIVIDER**  
**RICHMOND AMERICAN HOMES OF ARIZONA, INC.**  
3091 W. INA ROAD  
TUCSON, AZ 85741

Effective Date

May 10, 2017

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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)\* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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

**5This report includes:** Lots 1 through 25

**The map of this subdivision** is recorded in Sequence No. 20163200543, records of Pima County, Arizona.

The subdivision is approximately 19.04 acres in size. It has been divided into 25 lots. Lot boundaries will be staked

**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:** Old Spanish Trail and Avenida Los Reyes Tucson, Arizona

## **UTILITIES**

**Electricity:** Tucson Electric Power Company, 520-623-7711; [www.tucsonelectric.com](http://www.tucsonelectric.com). Cost to complete facilities from lot line to dwelling is included in the purchase price. The connection fee is \$13.50 plus tax. Establishment fee is approximately \$22.00 plus tax and there may be a deposit required depending on credit history.

**Telephone:** : **Cox Communications**, 520-884-0133; [www.cox.com](http://www.cox.com). Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchasers will be required to pay an establishment fee of \$50.00 - \$150.00 plus tax and a refundable deposit if required. Additional installation charges will apply for enhanced services or additional lines.

**Cable Cox Communications**, 520-884-0133; [www.cox.com](http://www.cox.com); Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchasers will be required to pay an installation charge of \$50.00 - \$150.00 plus tax and possible deposit fee. Additional installation charges will apply for enhanced services or additional lines.

**Internet or Fiber Optic: Cox Communications** [www.cox.com](http://www.cox.com)[www.centurylink.com](http://www.centurylink.com) Cost to complete facilities from lot line to dwelling is included in the purchase. Purchasers will be required to pay an installation fee and bundled services are available.

**Natural Gas:** Southwest Gas Corporation (877)860-6020 [www.swgas.com](http://www.swgas.com) A minimum service establishment fee of \$35 and deposit minimum of \$80 may be required. Monthly service fee will vary depending on the number of natural gas appliances and usage in the home.

**Water:** TUCSON WATER COMPANY, 1-520-791-3242, [www.tucsonaz.gov/water.com](http://www.tucsonaz.gov/water.com). Establishment fee of \$42.69 and a possible deposit of \$200.00, plus tax. Cost per month is on a tiered system. Water service fee of \$15.12 per month.

**Sewage Disposal:** Pima County Regional Wastewater Reclamation District (520) 724-6500 [www.pima.gov](http://www.pima.gov) Purchasers will not be required to pay a hook-up fee; it is no charge with water service. There is a \$11.86 flat sewer service fee and monthly consumption fee to the City of Tucson.

**Garbage Services:** City of Tucson Environmental Services (520) 791-3171. [www.esd.tucsonaz.gov](http://www.esd.tucsonaz.gov). The monthly fee varies from \$15.00 to 16.75 depending on the container size. Fees are included in your Utility Services bill which also includes Tucson Water and Pima County Sewer charges. Trash is collected once a week on the same day as recycling.

**Subdivider will complete the extension of the utilities to the lot line by October 1, 2017.**

**PURCHASERS ARE ADVISED TO CONTACT THE ABOVE LISTED PROVIDERS REGARDING EXTENSION RULES, REGULATIONS, SERVICE CONNECTIONS, INSTALLATION CHARGES, ACCOUNT SET-UP FEES AND THE COSTS INVOLVED. COSTS ARE SUBJECT TO CHANGE BY THE SERVICE PROVIDERS.**

### **STREETS, ROADS AND DRAINAGE**

**Access to the Subdivision:** Asphalt paved public streets are completed and maintained by the City of Tucson. Cost of this service is included in property taxes.

**Access within the Subdivision:** Paved Asphalt private streets will be completed by October 1, 2017 and will be maintained by the Homeowners Association.

**Street Lights:** N/A

**Flood and Drainage:** Private Drainage Easements will be maintained by the Homeowners Association.

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

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

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

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

## **LOCAL SERVICES AND FACILITIES**

**Schools:** Elementary is Soleng Tom Elementary, 520-731-5400, 10520 E. Camino Quince, is approximately 2 miles away ; Secrist Middle School, 520-731-5300, 3400 S. Houghton Road is approximately 2 miles away; Santa Rita High School( 9-12): 3951 S. Pantano Road is approximately 2.4 miles. Academy of Tucson High School at 10720 E. 22<sup>nd</sup> Street is approximately 1/1/2 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 VAIL SCHOOL DISTRICT AT 520-879-2000 REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.**

**Shopping Facilities:** Walmart Super Center at Golf Links Houghton Road approximately 1 mile from subdivision.

**Public Transportation:** SunTran Bus access at Harrison and Broadway approximately 3 miles from the subdivision.

**Medical Facilities:** There is a NextCare Urgent Care 2.2 miles from the subdivision on Harrison Road and 22<sup>nd</sup> Street and a Minute Clinic in the CVS Pharmacy 1 mile southwest at Golf Links and Houghton Road and St. Joseph's Hospital, 350 N. Wilmot Road is approximately 7 miles from the subdivision.

**Fire Protection:** City of Tucson

**Ambulance Service:** cost is included in property taxes via 911

**Police Services:** City of Tucson

**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:** Gated Entry, Private Streets, Open space and Retention areas will be maintained by the Homeowner's Association. The cost for this maintenance is included in the Homeowner's Association dues.

**Within the Master Planned Community:** Not a Master Planned Community

### **ASSURANCES FOR COMPLETION OF IMPROVMENTS**

**Assurances for Completion of Subdivision Facilities:** There is a Third Party Assurance Agreement with the City of Tucson for completion of the subdivision facilities.

**Assurances for Maintenance of Subdivision Facilities:** The Homeowner's Association will maintain the common areas and the various utility companies will maintain the facilities.

### **PROPERTY OWNERS ASSOCIATIONS**

**Name and Assessments:** Rancho Reina Homeowners Association. The current assessment is \$250.00 paid quarterly.

**Control of Association:** The Association shall have two (2) classes of voting membership. Class A Members shall be all owners of Lots, with the exception of the Declarant and any Designated builder until the termination of the Class B Membership. Each Class A Member shall be entitled to one (1) vote for each Lot owned. Class B Members shall be the Declarant and any Designated Builder. Each Class B Member shall be entitled to three (3) votes for each Lot owned. The Class B Membership shall cease and be converted to Class A Membership upon the first to occur of the following: (a) the date on which one hundred percent (100%) of the Lots have been conveyed to Class A Members; or )b) when the Declarant notifies the Association in writing that it relinquishes its Class B Membership; or (c) twenty (20) years after the recordation of this Declaration.

**Title to Common Areas:** Title will be conveyed after the City releases them from the Third Party Assurance Agreement.

**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.**

### **SUBDIVISION CHARACTERISTICS**

**Topography:** The land is level.

#### **Flooding and Drainage:**

Ken Perry, PE, LEED AP of Perry Engineering, LLC in his letter dated February 16, 2017 states that: "The subdivision Rancho Reina Lots 1-25 and Common Areas A and B is located within a Federal Emergency Management Agency (FEMA) Zone "X" floodplain, pursuant to FEMA on

the Flood Insurance Map (FIRM) Panel No. 04019C2309L, effective date June 1, 2011. Zone "X" is an area determined to be outside the 0.2% annual chance floodplain. Although there is one watercourse on the project parcel, known as Hidden Hills Wash, that features a calculated 100-year peak discharge of more than 100 cubic feet per second (cfs), the constructed area of the subdivision is not affected by the floodplain associated with that watercourse, or by other 100-year flows of 100 cfs or greater. There is also mapped Riparian C habitat area associated with the Hidden Hills Wash, but the constructed development area also stays away from that. The Hidden Hills Wash is also a Section 404 wash, and is considered jurisdictional by the City of Tucson, and therefore 100-year floodplain limits were determined. The area of the parcel where the Hidden Hills Wash is located has been designated as Common Area B (Open Space), and as a conveyance corridor for storm water and wildlife. As such, no 404 Permit through the United States Army Corps of Engineers was necessary.

The Drainage Report and the Improvement Plans for the above project have been reviewed and approved by the City of Tucson. Once construction is complete, and is in accordance with the approved Report and Plans, the finished floors will be above the 100-year base flood elevations (BFEs). Therefore, no FEMA mandated flood insurance for Lots 1-25 will be required."

**Soils:** Pattison Engineering LLC's report dated January 6, 2016 and updated report and addendum dated July 7, 2016 to the previous report states in part: "The soils encountered in our explorations were generally clayey sands underlain by silty sands and sands having varied amounts of gravel. The relative density of the soils varied from loose to very dense, the density increasing with depth. Zones of weak to moderate carbonate cementation were encountered in some of our borings. Soil moisture contents were relatively low at the time of our field evaluation and not free groundwater was encountered in any of the explorations." And further states "At their existing and increased moisture contents, the natural soils are expected to have low to moderate compressive potentials under the loads expected for the construction. At increased moisture contents, the soils have moderately high compressive potentials. We expect that total settlement of the proposed structures, supported as recommended, will be less than 1 inch. Differential settlement should be approximately half of the total settlement provided there is positive drainage and typical local climatic conditions prevail. Most settlement is expected to occur soon after construction, although additional foundation movements could occur if water from any source infiltrates the underlying soils. Severe overwatering, ponding water, and significant or prolonged leaks that wet soils below the structure can result in adverse differential settlement. The potential differential movement is a function of the depth and lateral extent of wetting of the supporting soils. It is extremely important, therefore, that precautions be taken in design, construction preparations, and maintenance to minimize the potential for moisture increases (from any source) beneath the structures." And further states

### **Surface Drainage**

"A major cause of soil-related damage to structures in this region is moisture increases in the supporting soil. It is therefore extremely important to provide positive drainage away from the structures, both during construction and throughout their lives. Infiltration of water into utility or foundation excavations must be prevented.

Waterlines and sewer lines should be carefully tested and inspected for leaks prior to backfilling. Planters and other surface features that could retain water in areas adjacent to the structures or

pavement should be eliminated or constructed so that accumulated water is discharged onto a positive gradient at least 5 feet from the structures. Roof rainwater, water from cooling unit condensation, and water eater drains should also be discharged onto a positive gradient at least 5 feet from the structures. Trees should not be planted closer to structures than their expected canopy radius at maturity.”

**Adjacent Lands and Vicinity: All Faiths Memorial Park and Our Lady of The Desert Cemetery are directly north of the subdivision.** Desert Gardens Presbyterian Church is directly south of the subdivision. Sahuaro Baptist Church, Mt. Olive Lutheran Church and Pantano Christian Church are all within a mile of the subdivision. West of the subdivision are single family homes.

**Note: There are wild animals known to inhabit the area, such as coyotes, bobcat, deer, mountain lions and javelinas. Cockroaches, rattlesnakes, black widow spiders, scorpions and other pests and animals are common in parts of Arizona. Fortunately, most pests can be controlled with pesticides. Scorpions may be difficult to eliminate. If a buyer has concerns, he or she should seek the advice of a pest control company.**

**Termites:** Subdivider advises that during construction, 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, which 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.

**Note: Owners of the adjacent lands, 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 use for the adjacent lands will not change from that described above. Purchasers should contact Pima County for zoning information.**

**PURCHASERS ARE ADVISED THAT UTILITY PROVIDERS MAINTAIN GENERATING PLANTS THROUGHOUT THE AREAS THAT THEY SERVICE. PURCHASERS SHOULD CONTACT THE UTILITY PROVIDER FOR FURTHER INFORMATION REGARDING ANY CHANGES TO EXISTING FACILITIES OR ANY NEW FACILITIES THAT MIGHT BE PLANNED.**

There are no natural gas pipelines within 500 feet of the subdivision boundaries.

**High Voltage Lines:** There are older power poles directly across the street on Avenida Los Reyes.

## **SUBDIVISION USE AND RESTRICTIONS**

**Use:** This offering is for single family homes Zoning R-1 and R-2.

**Conditions, Reservations and Restrictions:** There are no other conditions or provisions which may limit the use of occupancy of the property offered in this application.

***YOU ARE ADVISED THAT THE DECLARATION PROVIDES FOR ARCHITECTURAL GUIDELINES AND AN ARCHITECTURAL 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 Pima County Recorder. Information about zoning may be obtained at the Office of the Pima County Planning and Zoning Department. Restrictions are recorded as cited in the following title exceptions and per the subdivision plat.

**Central Arizona Groundwater Replenishment District (“CAGR”):** The subdivision is enrolled as a Member Land of the Central Arizona Groundwater Replenishment District (“CAGR”) pursuant to A.R.S. §48-3772 and 48-3774. The CAGR is managed and operated by the Central Arizona Water Conservation District (“CAWCD”), which manages and operates the Central Arizona Project. The CAGR is obligated by statute to replenish the excess groundwater delivered to its members’ by the municipal water provider. CAGR 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 CAGR at (623) 869-2243 or visit their website at [www.cagr.com](http://www.cagr.com).

**CAGR FPN Number:** MSA085A-20170309-01

## **AIRPORTS**

**Military Airport:** Davis Monthan Air Force Base is approximately 7 miles south west of the subdivision.

**Public Airport:** Tucson International Airport is approximately 16 miles south west of the subdivision.

### **TITLE**

**Title to this subdivision** is vested in Fidelity National Title Agency, Inc. Trust 60,460.

Subdivider is the sole beneficiary of the Fidelity 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 April 17, 2017 issued by Fidelity National Title Agency, Inc. **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:** Sales of homes is by sales staff of Subdivider and licensed real estate agents/brokers. Conveyance of title will be by Special Warranty Deed.

**EXCEPT FOR VA BUYERS, PURCHASERS ARE ADVISED THAT EARNEST MONEY, DOWN PAYMENTS AND ALL 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. EARNEST MONEY, DOWN PAYMENTS AND ALL OTHER ADVANCED MONEY FROM A VA BUYER WILL BE HELD IN A NEUTRAL ESCROW ACCOUNT.**

Title to a Lot will be conveyed to each homebuyer free and clear of monetary liens and encumbrances.”

**Use and Occupancy:** **Use and Occupancy:** Purchaser will be able to use and occupy their lot upon close of escrow and recordation of the deed. No escrow is to close until the County has issued a Certificate of Occupancy and the subdivision improvements for the lots covered by this Subdivision Disclosure Report have been completed.

**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 2016 is 16.97 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 \$ 334,300.00, is \$ 4538.45.

**Special District Tax or Assessments:** None known to the developer.

**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.**

**EXHIBIT “A”**

**SCHEDULE B**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2017
  
2. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 28 of Maps, Page 89.
  
3. 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, 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: Docket 5609, Page 772 and Partial Revocation  
 Recording No: Docket 10175, Page 1988
  
4. 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, 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: Docket 5626, Page 519 and Revocation  
 Recording No: Docket 10056, Page 135 and Partial Revocation  
 Recording No: Docket 10175, Page 1988 and Partial Revocation  
 Recording No: 2015-1950126
  
5. 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, 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: Docket 5976, Page 804 and Partial Revocation  
 Recording No: Docket 10056, Page 135 and Partial Revocation  
 Recording No: 2015-1950126
  
6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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: Docket 9319, Page 1525

7. Matters shown on record of survey:

Recording No.: 2011-2650144

8. 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, 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: 2015-1980201

9. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Recording No. 2016-3200543.

10. Matters contained in that certain document

Entitled: Easement Agreement  
 Recording Date: November 4, 2016  
 Recording No: 2016-3090581

Reference is hereby made to said document for full particulars.

11. 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, 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: 2016-3200544

Assignment of Declarant Rights recorded in Recording No. 2016-3280408

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

Payable to: Rancho Reina Homeowners Association

12. Matters contained in that certain document

Entitled: Agreement to Construct Subdivision Improvements Third Party Trust  
 Recording No: 2016-3200545

Reference is hereby made to said document for full particulars.

13. Matters contained in that certain document

Entitled: Substitute Agreement to Construct Subdivision Improvements Third Party Trust  
 Recording No: 2016-3580551

Reference is hereby made to said document for full particulars.

14. Matters contained in that certain document

Entitled: Agreement to Waive Any Claims against the City for Change of Conditions(s)  
to Original City Zoning Amendment

Recording No: 2017-0200814

Reference is hereby made to said document for full particulars.

References hereby made to said document for full particulars.

Tax Note:

Year: 2016

Tax Parcel No: 136-09-024U

Total Tax: \$9,934.57

First Installment Amount \$PAID

Second Installment Amount \$PAID

C. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

Note: This Condition of Title Report does not address General Index matters (such as proceedings, liens or decrees), which do not specifically describe said Land.