



**Arizona Department of Real Estate (ADRE)
Development Services Division**

www.azre.gov

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SUBDIVISION DISCLOSURE REPORT

(PUBLIC REPORT)

FOR

**Stellar Airpark Estates II Amended
aka Stellar Estates II**

Registration No. DM18-059097

SUBDIVIDER

Stellar Estates II, LLC, an Arizona
limited liability company
4120 W. Kitty Hawk Way, Suite 1
Chandler, Arizona 85226

Effective Date: June 18, 2019

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION OR 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.

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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 CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.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: Lots 1 through 14, inclusive.

The map of this subdivision is recorded in Book 1309 of Maps, page 16, records of Maricopa County, Arizona.

The subdivision is approximately 10.0901 acres in size. It has been divided into 14 Lots and 4 Tracts (Tracts AA through DD, inclusive). Lot boundaries will be staked with metal rebar prior to closing.

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 on the southeast corner of Chandler Boulevard and Galaxy Drive, within the City of Chandler, Maricopa County, Arizona.

UTILITIES

Electricity: Salt River Project, (602) 236-8888; www.srpnet.com. Facilities are complete to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Costs to purchasers include an application fee of \$30.00 plus tax. A deposit may be required depending on credit history. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change; please contact the utility company for further details.

Telephone: Cox Communications, (623) 594-1000 or (866) 867-7644, website: www.cox.com. Facilities are complete to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to receive service may include a one-time installation fee of \$75.00 and a credit check and/or deposit may be required. Purchasers should check with Cox Communications for additional information regarding types of services available as well as installation fees and monthly costs associated with that service. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change; please contact the utility company for further details.

NOTE: IT IS POSSIBLE THAT YOU MAY NOT HAVE TELEPHONE SERVICE AT THE TIME OF CLOSING. PURCHASER IS ADVISED TO CONTACT THEIR SERVICE PROVIDER TO DETERMINE THE STATUS OF TELEPHONE SERVICE. YOU MAY ALSO WANT TO CONSIDER TEMPORARY ALTERNATIVES, I.E., A CELLULAR TELEPHONE.

Cable: Cox Communications, (623) 594-1000 or (866) 867-7644, website: www.cox.com. Facilities are complete to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to receive service may include a one-time installation fee of \$75.00 and a credit check and/or deposit may be required. Purchasers should check with Cox Communications for additional information regarding types of services available as well as installation fees and monthly costs associated with that service. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change; please contact the utility company for further details.

NOTE: IT IS POSSIBLE THAT YOU MAY NOT HAVE CABLE SERVICE AT THE TIME OF CLOSING. YOU ARE ADVISED TO CONTACT YOUR SERVICE PROVIDER TO DETERMINE THE STATUS OF CABLE SERVICE. YOU MAY ALSO WANT TO CONSIDER TEMPORARY ALTERNATIVES, I.E., A SATELLITE ANTENNA.

Internet or Fiber Optic: Cox Communications, (623) 594-1000 or (866) 867-7644, website: www.cox.com. Facilities are complete to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to receive service may include a one-time installation fee of \$75.00 and a credit check and/or deposit may be required. Purchasers should check with Cox Communications for additional information regarding types of services available as well as installation fees and monthly costs associated with that service. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change; please contact the utility company for further details.

NOTE: IT IS POSSIBLE THAT YOU MAY NOT HAVE INTERNET SERVICE AT THE TIME OF CLOSING. YOU ARE ADVISED TO CONTACT YOUR SERVICE PROVIDER TO DETERMINE THE STATUS OF INTERNET SERVICE. YOU MAY ALSO WANT TO CONSIDER TEMPORARY ALTERNATIVES, I.E., A SATELLITE ANTENNA.

Natural Gas: Southwest Gas Corporation, (877) 860-6020, website: www.swgas.com. Facilities are complete to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to receive service include a service establishment charge of \$35.00 (expedited \$50.00, if available), plus tax. A deposit may be required. Once service is established, direct user charges will apply. Fees and/or deposits are subject to change, please contact utility company for further details.

Water: City of Chandler, (480) 782-2280, website: www.chandleraz.gov. Facilities are complete to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Costs to purchasers include an administrative fee of \$15.00, plus tax, to establish a utility account, a monthly base charge (varies by meter size) along with a Monthly Volume Charge (based on consumption). Once service is established, direct user charges will apply. Fees are subject to change; please contact utility company for further details.

Sewage Disposal: City of Chandler, (480) 782-2280, website: www.chandleraz.gov. Facilities are complete to the lot lines. Cost to complete facilities from lot line to dwelling is included in the purchase price. Costs to purchasers are included in the water activation charge. Once service is established, direct user charges will apply. Fees are subject to change; please contact utility company for further details.

Garbage Services: City of Chandler, (480) 782-2280, website: www.chandleraz.gov. Costs to purchasers are included in the water activation charge. Once service is established, direct user charges will apply. Fees are subject to change; please contact utility company for further details.

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: The asphalt-paved public streets have been completed to the minimum standards of the City of Chandler which have been accepted by the City for maintenance. Costs to purchasers for maintenance will be included in the property taxes.

Access within the Subdivision: The asphalt-paved private streets have been completed to the minimum standards of the City of Chandler, which have been accepted by the Homeowners Association for maintenance. Costs to purchasers for maintenance will be included in the Homeowners Association assessments.

Street Lights: The street light facilities are complete. Costs to purchasers to receive this service are included in the Homeowners Association assessments.

Flood and Drainage: The typical street drainage, retention and drainage tracts have been completed, which have been accepted by the Homeowners Association for maintenance. Cost to purchasers is included in the Homeowners Association 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 www.azland.gov, or call (602) 542-4631.

LOCAL SERVICES AND FACILITIES

Schools:

Elementary Kyrene de la Paloma Elementary School (K – 5), 5000 W. Whitten Street, Chandler, Arizona 85226, (480) 541-5000, approximately 1 mile southwest of the subdivision.

Middle School Kyrene del Pueblo Middle School (6 – 8), 360 S. Twelve Oaks Boulevard, Chandler, Arizona 85226, (480) 541-6800, approximately ¾ mile southwest of the subdivision.

High School Corona del Sol High School, (9-12), 1001 E. Knox Road, Tempe, Arizona 85284, (480) 752-8888, approximately 1 ½ miles northwest of 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.

NOTE: School boundaries, assignments and school bus transportation are subject to change. Prospective purchasers should contact the Kyrene School District at (480) 541-1000 or visit their website at www.kyrene.org and Tempe Union High School District at (480) 839-0292 or visit their website at www.tempeunion.org for verification of schools. Additional information regarding schools and districts can be found at the following websites: www.greatschools.net and www.sfb.state.az.us.

Shopping Facilities: Walmart Supercenter, 3460 W. Chandler Boulevard, Chandler, Arizona, approximately ¾ miles northeast of the subdivision. Fry's Food Store, 4949 W. Ray Road, Chandler, Arizona, approximately 1 mile northwest of the subdivision.

Public Transportation: Valley Metro Transit closest bus stop is located at the Chandler Boulevard and Desert Breeze Boulevard, adjacent to the northwest of the subdivision.

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

Medical Facilities: Chandler Regional Hospital, 1955 W. Frye Road, Chandler, Arizona, approximately 2 ½ miles southeast of the subdivision.

Fire Protection: Provided by the City of Chandler Fire Department with costs to purchasers included in the property taxes.

Ambulance Service: Ambulance service is available by calling 911.

Police Services: Provided by the City of Chandler Police Department.

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: The taxiways, gates and landscaping are complete and are being maintained by the Homeowners Association. Costs to purchasers for maintenance are included in the Homeowners Association assessments.

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

Assurances for Completion of Subdivision Facilities: Subdivider advises that all subdivision improvements have been completed.

Assurances for Maintenance of Subdivision Facilities: CC&Rs provide for the Homeowners Association to maintain all common areas and private streets. Utility companies to maintain their respective utilities. The City of Chandler to maintain public streets, public water and public sewer system.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Stellar Airpark Estates II Homeowners Association. Purchasers will be required to pay assessments in the amount of approximately \$305.00 per month.

Stellar Runway Utilizers Association. Purchasers will be required to pay assessments in the amount of approximately \$130.00 per month.

Control of Association: Control of the Association will be turned over to Lot Purchasers on the first of the following events: (a) One Hundred and Twenty (120) days after the date when the total votes outstanding in the Class A Memberships exceeds the total votes outstanding in the Class B Memberships; or (b) When the Declarant notifies the Association in writing that it relinquishes its Class B Membership.

Title to Common Areas: Title to common areas has been transferred to the Association.

Membership: All property owners will be members of the Association.

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

SUBDIVISION CHARACTERISTICS

Topography: Land is flat.

Flooding and Drainage: This subdivision is not subject to known flooding or drainage problems. In his letter dated February 1, 2017, Troy Peterson, PE, Principal, of Bowman Consulting Group, has cited, in part:

“This is to certify to the best of our knowledge that Stellar Airpark Estates II, Amended, a subdivision in a portion of Section 35, Township 1 South, Range 4 East in Maricopa County, Arizona, as recorded in Book 1309, Page 16, lies within Zone “X” area per the Federal Emergency Management Map Number 04013C2720L, Panel Number 2720 of 4425 Flood Insurance Rate Maps for Maricopa County dated October 16, 2013. Zone “X” of the FEMA map is defined as:

Zone “X”: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square miles; and areas protected by levees from 1% annual chance flood.

(Note: The 0.2% annual chance flood is referred to as the 500-year storm event and the 1% annual chance flood is referred to as the 100-year storm event.)

According to the National Flood Insurance Policy, flood insurance will not be required for homes built on this property.”

Soils: Subdivider advises that the soils have a low potential for expansion. In his letter, dated February 26, 2018, Delbert A. Rapier, M.S.E., P.E., of ProTeX-the PT Xperts, LLC, has cited, in part:

“ProTeX was contracted by Forte Homes to provide general information with respect to the engineering characteristics of onsite soils and provide recommendations for foundations and pad preparation for the non-built finished lots located within the development referred to as Stellar Airpark Estates II - 14 Lots located at Galaxy Drive and Chandler Boulevard in Chandler, Arizona.

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

Field investigation and laboratory testing indicated that the site consists of mainly non-plastic to very high plasticity silty sand, silty clayey sand, sandy clay and sandy fat clay soils with various amounts of gravel. The expansion potential for site soils when foundation bearing soils are exposed to a moisture increase is very low for the surface soils to a depth of approximately 8 feet. Below 8 feet the soils have a low potential for expansion. All lots are subject to very low expansive soils and post-tensioned or conventional slab/foundation systems are recommended.

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

The site is located within an area of regional groundwater withdrawal; however, based on the Earth fissure Maps provided by the Arizona Geological Survey there is no indication of earth fissures on site or within approximately 10 miles of the site.

Based on the findings of the soils investigation, the site is considered suitable to construct single family residential structures imposing relatively light to moderate foundation loads provided floor and foundation systems are properly designed, soils properly conditioned as specified and proper maintenance of drainage and irrigation systems. All parties should be aware that the site soils are clayey and have a potential for expansion. Fluctuation in moisture content of foundation bearing soils may result in slight movements that may result in cosmetic distress.”

Adjacent Lands and Vicinity:

North: AG-1 and PAD
South: SF-8.5
East: I-1
West: SF-8.5

NOTE: The information regarding zoning is current as of the date of this Public Report. Owners of the adjacent land described above may seek to rezone their property, may seek zoning variances for their property or may modify their site plan within existing zoning. Consequently, no assurance can be given that the zoning or uses for the adjacent lands will not change from that described above. Purchasers should contact the Maricopa County Planning & Development Department at (602) 506-3301 or City of Chandler at (480) 782-3000 for up-to-date information.

North:

- Fire Station, adjacent
- Law Enforcement Buildings, approximately ¼ mile
- Desert Breeze Park, approximately ¼ mile

Northeast:

- University of Phoenix-Chandler Learning Center, approximately 1 ½ miles
- Price Freeway (101), approximately 1 ½ miles
- ASU Research Park, approximately 2 ¼ miles

East:

- Stellar Airpark, adjacent
- Chandler Fashion Center, approximately ¾ mile
- Price Freeway (101), approximately 1 ¼ miles

Southeast:

- Stellar Airpark, adjacent
- Chandler Fashion Center, approximately ¾ mile
- Kinder Morgan Pipeline, approximately 1 mile
- Gila River Indian Community, approximately 1 mile
- Chandler Fashion Center Transit Center, approximately 1 mile
- Santan Freeway (202), approximately 1 mile
- Price Freeway (101), approximately 1 ¼ miles
- Fire Station, approximately 1 ¾ miles

South:

- Kinder Morgan Pipeline, approximately ¾ mile
- Santan Freeway (202), approximately ¾ mile
- Gila River Indian Community, approximately ¾ mile

Southwest:

- Kinder Morgan Pipeline, approximately 1 mile
- Santan Freeway (202), approximately 1 mile
- Gila River Indian Community, approximately 1 mile
- Lone Butte Gila River Casino, approximately 1 ¾ miles
- Maricopa Freeway (10), approximately 3 miles

West:

- Canal, approximately 1 ¾ miles
- Union Pacific Railroad, approximately 2 ¼ miles
- Maricopa Freeway (10), approximately 3 miles

Northwest:

- Canal, approximately 1 ¼ miles
- Library, approximately 1 ¼ miles
- Kyrene Canal, approximately 2 ¼ miles
- Union Pacific Railroad, approximately 2 ½ miles
- Tempe Sports Complex, approximately 2 ¾ miles
- Valley Metro Park-and-Ride, approximately 2 ¾ miles
- Arizona Cardinals Headquarters & Training Facility, approximately 2 ¾ miles
- Chandler Pavilions, approximately 3 miles

Stellar Airpark: Stellar Airpark is located at 4143 W. Jupiter Way, Chandler, Arizona 85226. Stellar Airpark is a privately owned, public use airport. For further information, contact Stellar Airpark at (480) 295-2683 or visit their website at www.stellarairpark.org.

Fire Station: Due to the proximity of fire stations, this subdivision may experience an increased amount of noise, and other effects associated with this type of facility that may be of concern to some individuals.

Bodies of Water: Purchaser is advised that canals, creeks, channels, rivers, floodways, man-made lakes, levees, washes, and wells may be hazardous to unsupervised children and adults. Purchasers are advised to independently investigate this matter. For further information, please contact the Flood Control District of Maricopa County at (602) 506-1501 or visit their website at www.fcd.maricopa.gov.

Union Pacific Railroad: Due to the proximity of the Union Pacific Railroad tracks, lot owners may experience traffic, vibrations, noise, dust, odors, train derailments, and other nuisances associated with these uses. These areas may also pose safety hazards to unsupervised children and adults. The railroad may operate 24 hours a day, 7 days per week. Union Pacific Railroad has advised there are no pre-determined hours of operation. Purchaser is encouraged to drive within the vicinity of the subdivision to determine whether additional items of concern may exist. For further information, contact Union Pacific Railroad at (602) 322-2530 or visit their website @ www.up.com.

Kinder Morgan Gas Pipelines: Fuel pipelines, which are used for delivering refined petroleum products from Tucson to Phoenix, are located along the Pecos Road right-of-way. The pipeline is owned, operated and maintained by SFPP, L.P., and its principal Kinder Morgan Energy Partners, L.P. (“Kinder Morgan”) and the installation, operation and maintenance of the pipelines are under the sole control of Kinder Morgan. For detailed information, prospective purchaser should contact Kinder Morgan at (713) 369-9000 or visit their website at www.kindermorgan.com.

Southwest Gas Corporation. As a result of natural gas facilities available to this subdivision, major natural gas lines in the vicinity of this community are necessary in order to service the surrounding areas. For further information regarding natural gas lines, purchasers should contact Southwest Gas Corporation at (877) 860-6020 or log onto their website at www.swgas.com. Additional information may be obtained by contacting the Pipeline and Railroad Safety Department of the Arizona Corporation Commission at (602) 262-5601 or visit the Corporation Commission web site at www.azcc.gov/divisions/safety.

Gila River Indian Community: Subdivider makes no representation or warranty with respect to future land uses on the Gila River Indian Community nor as to any rights an adjacent property owner may have to protest or influence future land uses. Land use changes within the Gila River Indian Community are not subject to mandatory public notice and hearing requirements and procedures that are common in many municipalities. Please contact the Gila River Land Use Planning and Zoning Department at 291 W. Casa Blanca Road, Sacaton, Arizona 85247, (520) 562-6003, website: www.gilariver.org.

THIS SUBDIVISION IS LOCATED WITHIN ONE MILE OF AN AMERICAN INDIAN RESERVATION. ACTIVITIES ON THE RESERVATION INCLUDE OR MAY INCLUDE OPEN RANGE, AGRICULTURAL OPERATIONS, AIRCRAFT OPERATIONS, INDUSTRIAL OPERATIONS AND DAIRY FARMS. A RESERVATION HAS ITS OWN LAWS GOVERNING THE LAND WITHIN ITS BOUNDARIES. THESE MAY INCLUDE TRESPASSING, DUMPING, ARCHAEOLOGY, HUNTING, FISHING, ETC. IN ADDITION, CERTAIN AREAS OF THE RESERVATION MAY BE NONPUBLIC-CLOSED AREAS WHICH REQUIRE SPECIAL PERMISSION TO ENTER. THOROUGHFARES AND ROADS ON THE RESERVATION MAY NOT BE AVAILABLE FOR PUBLIC USE.

Views: Views and/or scenes that may be visible from particular portions of the community or any of its lots will change over time and may be wholly or partially obstructed as development activity continues and landscape matures. SUBDIVIDER MAKES NO REPRESENTATIONS OR WARRANTY REGARDING THE FUTURE PROTECTION OF VIEWS THAT MAY BE A FACTOR IN THE PURCHASER'S DECISION TO PURCHASE IN THIS COMMUNITY.

Termites: Prior to pouring finished floors, each home will be treated for termites with certain chemicals, as permitted by law. The termite protection warranty that is provided with the home does not guarantee that termite infestation will not occur during the warranty period. The chemicals dissipate over time and other events may occur that will require the home to be retreated. Certain actions to the home, such as excessive watering and landscaping around the foundation of the home, may void the warranty.

Construction Traffic: During the construction of additional roads, widening of existing roads, and construction of industrial, commercial and residential projects, additional vehicle traffic (including heavy construction vehicles), dust, noise (including construction noise in the early mornings), etc. may exist.

Scorpions and Other Pests: Cockroaches, snakes, black widow spiders, scorpions and other pests and animals are common in parts of Arizona. Fortunately, most pests can be controlled with pesticides. Scorpions, on the other hand, may be difficult to eliminate. Purchasers with concerns should seek the advice of a pest control company. If these or any other creatures are a concern, purchaser may contact the Arizona Game and Fish Department at (602) 942-3000, or visit their website at www.azgfd.gov. For additional information, please visit www.desertusa.com.

Model Homes: Lots situated adjacent to or in the vicinity of the model homes may experience an additional amount of noise, lighting, signage, and vehicular and pedestrian traffic typically associated with such activities.

Subdivider has used its best efforts in an attempt to disclose all noteworthy activities and conditions surrounding this subdivision using the resources reasonably available to Subdivider at the time this Public Report was prepared. This information may change from time to time. Prospective purchasers are encouraged to (i) drive the areas surrounding the subdivision (at different times of the day) to determine whether there exists any activities or conditions that may be of concern to Purchaser and (ii) determine to Purchaser's own satisfaction whether or not the items mentioned in the Public Report or discovered by Purchaser's own inspections are of concern to Purchaser.

PURCHASER IS ADVISED THAT HOMES SITUATED ADJACENT TO OR IN THE VICINITY OF COMMERCIAL PROPERTY, MULTI-FAMILY SITES, WORSHIP SITES, SCHOOL SITES, STREETS, FREEWAYS, PARKWAYS, ROADWAYS, TRAILS, OPEN SPACE AREAS, CONSTRUCTION-RELATED OPERATIONS, INDUSTRIAL PROPERTIES, PROVING GROUND, MINING OPERATIONS, ENTERTAINMENT VENUES, PARKS, CORRECTIONAL FACILITIES, AGRICULTURAL AREAS, OTHER NON-RESIDENTIAL USES, AND/OR OTHER RECREATION AMENITIES MAY EXPERIENCE AN ADDITIONAL AMOUNT OF NOISE, DUST, LIGHTING, AND SIGNAGE, AS WELL AS PEDESTRIAN AND VEHICULAR TRAFFIC TYPICALLY ASSOCIATED WITH SUCH FACILITIES.

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for improved lots and unimproved (vacant) lots.

Zoning: Single family residential.

Conditions, Reservations and Restrictions: As stated in the recorded Declaration of Covenants, Conditions and Restrictions, and as stated in the Articles of Incorporation and Bylaws of the Homeowners' Association, existing zoning and any other effects resulting from Schedule B items as shown on the Title Report.

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

AIRPORTS

Public Airports: Stellar Airpark: Stellar Airpark is located at 4143 W. Jupiter Way, Chandler, Arizona, adjacent to the east and southeast of the subdivision. Chandler Municipal Airport, 2475 South Airport Boulevard, Chandler, Arizona, approximately 6 miles southeast of the subdivision.

SUBDIVISION IS LOCATED WITHIN TERRITORY IN THE VICINITY OF STELLAR AIRPARK. FLIGHTS MAY PRODUCE AIRCRAFT NOISE AS A RESULT OF FLIGHT OPERATIONS.

TITLE

Title to this subdivision is vested in Stellar Estates II, LLC, an Arizona limited liability company.

Subdivider's interest in this subdivision is evidenced by Fee Title.

Title is subject, among other things, to all taxes, assessments, covenants, conditions, restrictions, limitations, reservations, rights, obligations, powers, easements, rights of way, liens, and charges of record. **YOU SHOULD INVESTIGATE THE TITLE AND SATISFY YOURSELF AS TO WHAT EFFECT, IF ANY, THESE MATTERS MAY HAVE ON THE USE OF THE LAND.** Title exceptions affecting the condition of title are listed in the Preliminary Title Report dated April 25, 2019 issued by FIRST AMERICAN TITLE INSURANCE COMPANY. **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: Your vested interest/ownership in the property will be evidenced by the Subdivider delivering a recorded Special Warranty Deed to you and by your signing a Promissory Note and Mortgage or Deed of Trust for the unpaid balance. You should read these documents before signing them.

Cash sales are permitted. Purchaser's Earnest Money Deposits, down payments and other advanced funds will be paid directly to the Seller and deposited into Seller's general account.

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

Release of Liens and Encumbrances: Subdivider has advised that arrangements have been made with the lender in the aforementioned deeds of trust for the release of an individual lot upon completion of all payments and performance of all the terms and provisions required of the purchaser under the purchase contract between Subdivider and such purchaser.

Use and Occupancy: Purchasers will be able to use and occupy their lot upon completion of construction, close of escrow, and recordation of the deed.

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 2018 is \$11.6792 per \$100.00 assessed valuation. The estimated property tax for an improved lot (lot with dwelling), based on the above tax rate and average sales price of \$2,250,000.00, is \$22,336.47. The estimated property tax for an unimproved lot (vacant), based on the above tax rate and average sales price of \$437,000.00, is approximately \$6,941.18.

Special District Tax or Assessments: As disclosed in the Homeowners Association documents (i.e., CC&Rs, Articles of Incorporation and Bylaws), there may be other special assessments, taxes or fees to be paid by purchaser. Please refer to Homeowners Association documents for additional information.

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

YOU ARE ADVISED TO READ THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS, ARTICLES OF INCORPORATION, BYLAWS FOR THIS SUBDIVISION TO DETERMINE THE RIGHTS OF LOT 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 LOTS. FURTHER, YOU SHOULD DETERMINE FOR YOURSELF IF SUBDIVIDER'S ARRANGEMENTS AND PLANS FOR THE PAYMENT OF ASSESSMENTS ON UNSOLD LOTS WILL BE SUFFICIENT TO FULFILL THE NEEDS, DEMANDS AND FINANCIAL OBLIGATIONS OF THE ASSOCIATION, AS SET FORTH IN THE DECLARATION AND BYLAWS.

EXHIBIT "A"

1. Second installment of 2018 taxes, a lien, payable on or before March 1, 2019, and delinquent May 1, 2019.
2. Taxes for the full year of 2019.
(The first half is due October 1, 2019 and is delinquent November 1, 2019. The second half is due March 1, 2020 and is delinquent May 1, 2020.)
3. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land.
4. Any charge upon said land by reason of its inclusion in Stellar Airpark Estates II Homeowners Association.
5. Any charge upon said land by reason of its inclusion in Stellar Runway Utilizers Association.
6. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 123 of Maps, Page 44, 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).
7. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 1025 of Maps, Page 21 and Certificate of Correction recorded as 2009-0478167, 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 42 USC 3604(c).
8. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 1309 of Maps, Page 16, 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).

9. Covenants, conditions and restrictions in the document recorded as 2019-0110967 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.
10. An easement for Easement Agreement and incidental purposes, recorded as 2009-0516960 of Official Records.

(Affects Lot Nos. 7, 8, 9 and 10)
11. An easement for electrical power and incidental purposes, recorded as 2009-0573992 of Official Records.
12. The terms, conditions and provisions contained in the document entitled "Restated and Amended Easement and Maintenance Agreement" recorded August 2, 2018 as 2018-0587285 of Official Records.

(Affects Lot No. 9-14)
13. Water rights, claims or title to water, whether or not shown by the public records.
14. Deed of Trust to secure an indebtedness of \$1,695,000.00, and any other amounts or obligations secured thereby, recorded February 27, 2019 as 2019-0135746 of Official Records.

Dated:	February 20, 2019
Trustor:	Stellar Estates II, LLC, an Arizona limited liability company
Trustee:	First American Title Insurance Company, a Nebraska corporation
Beneficiary:	Kratos Development Corporation, an Arizona corporation

(Affects Lot No. 4)

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