

4/7/2025

Vasiliki Valerie Athanas, Trustee of the Frank D. Soris Family Living Trust dated June 18, 2004
556 Walden Trail
Waxham, NC 28173

RE: CERTIFICATE OF ADMINISTRATIVE COMPLETENESS **Subdivision**
Registration No. DM25-062213

CONGRATULATIONS!

This letter is to acknowledge receipt of your application for a disclosure report and to certify it as administratively complete in accordance with the provisions of A.R.S. §32-2183(B). The date of this letter is the effective date of your disclosure report. Please place the effective date and registration number provided above on each disclosure report. You are authorized to sell the following described property:

Lots 39, 77, 78, 85, 90, 193, 233, 234, 271, 285, 286, 291, 292, 301, 302, 305, 307, 319, 322, 328, 329, 340, 353, 354, 365, 366, 367, 368 and 369, Section 9 within

Gateway Acres, Tract One RePlat,

aka, Gateway Acres

in Mohave County, State of Arizona

The Department has not subjected your application and disclosure report to a detailed examination. Acceptance of this material as meeting all requirements is based solely on your affirmation that the material submitted is full, true, complete and accurate. **In the event that a subsequent examination reveals any omission, inaccuracy, misrepresentation, fraudulent statement or failure to comply with statutory standards for subdivisions, the Department may suspend further sales, order rescission offers for completed sales, and you or the subdivision may be subject to administrative enforcement action and penalties or sanctions.**

If a change occurs in any of the information or representations provided in the application or disclosure report, an amendment to the application and disclosure report must be filed with appropriate fees before making further sales. **Any use of an inaccurate disclosure report in making sales may require you to rescind such sales and may result in administrative penalties and sanctions.**

As a reminder, a receipt for the disclosure report must be obtained from each purchaser and retained by you for five years. Enclosed is a copy of the Department's published receipt form, which must be used.

Sincerely,



Jay DeArrastia
Development Services Specialist

Enclosures

STATE OF ARIZONA RESCISSION RIGHTS

ARIZONA REVISED STATUTE §32-2185.01(D) PROVIDES THE PURCHASER OR LESSEE OF AN UNIMPROVED LOT OR PARCEL THE LEGAL RIGHT TO RESCIND WITHOUT CAUSE OF ANY KIND BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE 7TH CALENDAR DAY FOLLOWING THE DAY ON WHICH THE PURCHASER OR LESSEE HAS EXECUTED A CONTRACT OR PURCHASE AGREEMENT. NOTICE MUST BE GIVEN TO THE DEVELOPER.

ARIZONA REVISED STATUTE §32-2185.01(E) PROVIDES THAT IF THE PURCHASER OR LESSEE OF AN UNIMPROVED LOT OR PARCEL HAS NOT INSPECTED THE LOT OR PARCEL PRIOR TO THE EXECUTION OF THE PURCHASE AGREEMENT, THE PURCHASER SHALL HAVE A SIX-MONTH PERIOD AFTER THE EXECUTION OF THE PURCHASE AGREEMENT TO INSPECT THE LOT OR PARCEL AND AT THE TIME OF THE INSPECTION HAVE THE RIGHT TO UNILATERALLY RESCIND THE PURCHASE AGREEMENT. AN AFFIDAVIT MUST BE SIGNED BY THE PURCHASER AT THE TIME OF INSPECTION AND RETAINED BY THE DEVELOPER.

REQUIRED RECEIPT OF PUBLIC REPORT

The owner, agent or developer of this development shall furnish you, as a prospective customer, with a copy of the Public Report. It is recommended that you read the report before you make any written offer to purchase or lease an interest in the development, and before you pay any money or other consideration toward the purchase or lease of an interest in the development.

FOR YOUR PROTECTION, PLEASE DO NOT SIGN THIS RECEIPT UNTIL YOU HAVE RECEIVED A COPY OF THE REPORT AND HAVE HAD THE OPPORTUNITY TO READ IT. BY SIGNING THIS RECEIPT THE BUYER HAS ACCEPTED THE PUBLIC REPORT AND ACKNOWLEDGES THE INFORMATION IT CONTAINS.

Gateway Acres, Tract One RePlat

Development Name

Gateway Acres

Marketing Name

DM25-062213

Public Report Registration Number

Lot Number

I understand that the report is not a recommendation or endorsement of the development by the Arizona Department of Real Estate, but is for information only.

Buyer's Printed Name

Current Address

Buyer's Signature

Date

Buyer's Printed Name

Current Address

Buyer's Signature

Date

SUBDIVISION DISCLOSURE REPORT

(PUBLIC REPORT)

FOR

Gateway Acres, Tract One RePlat aka Gateway Acres

Registration No. DM25-062213

SUBDIVIDER

Vasiliki Valerie Athanas, Trustee of the Frank D. Soris Family Living
Trust dated June 18, 2004
556 Walden Trail
Waxham, NC 28173

Effective Date: April 7, 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.

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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 39, 77, 78, 85, 90, 193, 233, 234, 271, 285, 286, 291, 292, 301, 302, 305, 307, 319, 322, 328, 329, 340, 353, 354, 365, 366, 367, 368, and 369, Section 9.

The map of this subdivision is recorded in Fee No. 135113, records of Mohave County, Arizona.

The subdivision is approximately 640 acres in size. It has been divided into 282. Lot boundaries will be ½” rebar.

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 approximately 8 miles west of Dolan Springs, Mohave County, Arizona. From Kingman, Arizona- Highway 40 to Highway 93, north for approximately 35 miles to Seventh Street; west approximately 2 miles to Joseph Road; North approximately 1 mile to W. North Star Road at the southeast corner of the subdivision.

UTILITIES

Electricity: Unisource Enery Services, 2498 Airway Avenue, Kingman, 928-681-4100 www.uesaz.com. Subdivider has made no provisions for the installation or extension of electric facilities. Purchaser will be required to bear the cost for installation or extension of facilities. To receive service, purchasers are required to pay a \$150 deposit and connection fee of \$20. Costs are subject to change; please contact utility company for further details.

Telephone: American Telephone & Telegraph, 501 N 3rd st, Kingman, AZ 86401, (928)753-6385. Subdivider has made no provisions for the installation or extension of telephone facilities. Costs for extension to lot line will be paid by purchaser of lot. For a single residence phone line, a deposit of \$25 to \$200 will be required. Costs are subject to change; please contact utility company for further details.

Cable: Optimum, 3139 N Stockton Rd, Kingman, AZ, 86401. (866)950-3278 xq2subvertice.com. Subdivider has made no provisions for the installation or extension of cable television lines, costs will be paid by purchaser of lot. Costs are subject to change; please contact utility company for further details.

Internet or Fiber Optic: Optimum, 3139 N Stockton Rd, Kingman, AZ, 86401. (866)950-3278 xq2subvertice.com. Subdivider has made no provisions for the installation or extension of Internet Service lines, costs will be paid by purchaser of lot. Costs are subject to change; please contact utility company for further details.

Natural Gas: Subdivision does not have natural gas facilities.

Water: The subdivider advises there are no water facilities available from a municipal or private water company. Lot purchasers may choose to have water hauled, or to drill a well on the parcel. Estimates to have a well drilled start at \$40,000 from Brown Drilling. 3375 N. Bank St. Kingman, AZ 86409 (928)757-1920. Costs are subject to change; please contact utility company for further details.

Sewage Disposal: Subdivider advises that individual sewage disposal systems are to be used for sewage disposal.

Garbage Services: Westside Disposal 7107 US-93, Golden Valley, AZ 86413. (928)565-9369 westsidedisposalinc.com. Offers containers for residential, commercial and construction services. Costs are subject to change; please contact utility company for further details.

Subdivider does not plan to extend any utilities to lot lines.

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: Bladed dirt roads are complete and maintained by the County of Mohave.

Access within the Subdivision: Is complete, roads can be traversed by conventional motor vehicles. Road is bladed dirt and maintenance is the responsibility of lot purchasers.

Street Lights: Subdivider advises that subdivision does not have street lights.

Flood and Drainage: Zones B, C and X: areas with less than one percent chance of flooding each year; areas that have less than one percent chance of sheet flow flooding with an average depth of less than 1 foot; areas that have less than a one percent chance of stream flooding, where the contributing drainage area is less than one square mile; or areas protected from flood by Levees. However, building in the zones can be flooded by severe, concentrated rainfall, coupled with an adequate local drainage systems. Local stormwater drainage systems are not normally considered in the communities FIS.

The failure of a local drainage system creates areas of high flat risk within these rate zones. Flood insurance is available in participating communities, but is not required by regulation in the zones. (Zone X is used on new and revise the maps in place of zone B and C.) No base, flood, evaluations, or depths are shown within these zones.

While a structure in sea zone is not required to have flood insurance it may be prudent for some to obtain flood insurance since sea zones have been known to flood. Copies of the IBC code R403. 1. 7. 3 and R403. 1. 7. 4, which address lot grading, have been included for quick reference along with a flyer distributed by the Mojave County flood control district.

Nicholas S. Hont P.E of Mohave County Public Works in their letter dated 04/02/2007.

LOCAL SERVICES AND FACILITIES

Schools:

Elementary- Mt Tipton School- 16500 Pierce Ferry Rd, Dolan Springs, AZ 86441 (928) 767-3350. Grades K-6. Located 7 miles from subdivision.

Middle School- Kingman Middle School- 1969 Detroit Ave, Kingman, AZ 86409 (928) 753-3588. Grades 7-8. Located approximately 40 miles from subdivision.

High School- Lee Williams High School- 400 Grandview Ave, Kingman, AZ 86401 (928) 718-6000. Grades 9-12. Located 40 miles from subdivision.

School do not offer bus rides to the local schools, subdivision is located too far away.

PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES AND SCHOOL BUS TRANSPORTATION MAY CHANGE. YOU SHOULD CONTACT THE KINGMAN UNIFIED SCHOOL DISTRICT AT (928)753-5678.

Shopping Facilities: Dolan Station- 15916 Pierce Ferry Rd, Dolan Springs, AZ 86441. Located approximately 6 miles from subdivision. Safeway and Walmart options located in Kingman, Arizona approximately 40 miles from subdivision.

Public Transportation: Subdivider advises there is no public transportation available to the subdivision.

Medical Facilities: Golden Valley Medical Center- 4995 AZ-68, Golden Valley, AZ 86413. Hospital located approximately 40 miles away from subdivision.

Fire Protection: Lake Mohave Ranchos Fire Department- 16126 Pierce Ferry Rd, Dolan Springs, AZ 86441. 928-767-3300 Located approximately 6 miles from subdivision.

Ambulance Service: Lake Mohave Ranchos Fire Department- 16126 Pierce Ferry Rd, Dolan Springs, AZ 86441. 928-767-3300 Located approximately 6 miles from subdivision.

Police Services: Kingman Police Department- 2730 E. Andy Devine Ave, Kingman, AZ 86401. 928-753-2191. Located approximately 40 miles from subdivision.

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: Subdivider advises there are no common, community or recreational facilities within the subdivision.

Within the Master Planned Community: Subdivider advises that subdivision is not part of a Master Planned Community.

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

Assurances for Completion of Subdivision Facilities: Purchasers are responsible for completion of all facilities.

Assurances for Maintenance of Subdivision Facilities: Exterior roads are maintained by the County of Mohave. Interior roads are to be maintained by lot owners. Utilities are to be maintained by respective utility companies.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Not Applicable.

Control of Association: Not Applicable.

Title to Common Areas: Not Applicable.

Membership: Not Applicable.

SUBDIVISION CHARACTERISTICS

Topography: Rolling Desert Terrain.

Flooding and Drainage:

Zones B, C and X: areas with less than one percent chance of flooding each year; areas that have less than one percent chance of sheet flow flooding with an average depth of less than 1 foot; areas that have less than a one percent chance of stream flooding, where the contributing drainage area is less than one square mile; or areas protected from flood by Levees. However, building in the zones can be flooded by severe, concentrated rainfall, coupled with an adequate local drainage systems. Local stormwater drainage systems are not normally considered in the communities FIS. The failure of a local drainage system creates areas of high flat risk within these rate zones. Flood insurance is available in participating communities, but is not required by regulation in the zones. (Zone X is used on new and revise the maps in place of zone B and C.) No base, flood, evaluations, or depths are shown within these zones.

While a structure in sea zone is not required to have flood insurance it may be prudent for some to obtain flood insurance since sea zones have been known to flood. Copies of the IBC code R403. 1. 7. 3 and R403. 1. 7. 4, which address lot grading, have been included for quick reference along with a flyer distributed by the Mojave County flood control district.

Nicholas S. Hont P.E of Mohave County Public Works in their letter dated 04/02/2007.

Soils: Soil excavation logs, surface soils to a depth of 15-ft bgs were visually classified as silty sand (SM) with less than 10 percent gravel (GV). Geotechnical lab samples visual observations are estimated as similar. No rock of s boulders (Soils over 6 inches diameter) were noted during analysis, or visual observation.

Composite soil samples indicate that the soils are NON PLASTIC (NP). Soil classification and a non-plastic rating indicates that expansive and/or Settleable soils do no appear to be present in this section. Also, review of SCS data indicates no plastic of settleable soils are anticipated in the subject sections.

Bruce Bosshard of B&B Engineering, LLC in their letter dated June 28, 2007.

Adjacent Lands and Vicinity:

North- Vacant Land
South- Vacant Land
East- Vacant Land
West Vacant Land.

No natural gas pipelines within 500 feet of the subdivision boundaries.

High Voltage Lines: No high voltage powerlines are in the vicinity of subdivision.

Open Range: Subdivision is not part of an open range.

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for *Vacant Lots*.
Zoning: A/R Agricultural/Residential

Conditions, Reservations and Restrictions: As set forth in the recorded Declaration of Covenants, Conditions, and Restrictions (CC&R's), and all such other similar documents as pertain to the subdivision, together with any property adopted amendments, and zoning laws.

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

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

AIRPORTS

Military Airport: Not Applicable.

Public Airport: Kingman Airport- 7000 Flightline Dr. Kingman, AZ 86401. (928)757-2134. Located 45 miles away from subdivision.

Airport: Kingman Airport- 7000 Flightline Dr. Kingman, AZ 86401. (928)757-2134. Located 45 miles away from subdivision.

TITLE

Title to this subdivision is vested in Vasiliki Valerie Athanas, Trustee of the Frank D. Soris Family Living Trust dated June 18, 2004.

Subdivider's interest in this subdivision is evidenced by Warranty Deed #2019025995

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 2/26/2025 issued by Pioneer Title Agency. **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 will be processed by an Arizona licensed escrow, entitled company, engaged in business in Mojave county, Arizona. Title to the property will be conveyed to buyer at the close of escrow. Escrow will not close before a certificate of occupancy issues. Execution of the purchase contract, buyer will be required to deposit earnest money into escrow. This earnest money deposit is nonrefundable and will be immediately released from escrow and paid to the seller. The Sam’s represent cost to be incurred to draw plans and specifications and are included in the sales price. The balance of the purchase price must be paid into escrow on or before the closing date.

Release of Liens and Encumbrances: Land has no liens or encumbrances.

Use and Occupancy: Purchaser will be able to occupy the residence upon close of escrow. Escrow will close after the Certificate of Occupancy has issued.

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 2025 is 0.512 per \$100.00 assessed valuation. The estimated property tax for an unimproved lot (vacant), based on the above tax rate and average sales price of \$40,000,00 is \$205.

Special District Tax or Assessments: N/A

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.

EXCEPTIONS

1. 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.

2. 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.
3. Reservations and rights are set forth and instrument recorded and book 28 of deeds, page 426 and in book 92 of deeds, page 17.
4. Easements, restrictions, reservations, conditions, and setback lines as set forth on the plant recorded March 12, 1930 and as document number 135113, but deleting any covenant, condition or restriction, indicating a preference, limitation or discrimination based on race, color, Religion, sex, handicap, familiar status, or national origin to the extent, such covenants, condition, conditions or restrictions violate, 42 USC 3604 (c)
5. The effect of the failure of Beverly Hills land and development code., The sub provider of Gateway acres, to dedicate to the public, the road shown thereon.

Note: there are no further matters of recording concerning the subdivision through the date of this report

End of exceptions.