

**EMRCFD RES 2018-123**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) APPROVING THE FEASIBILITY REPORT RELATING TO THE ACQUISITION, CONSTRUCTION AND FINANCING OF CERTAIN IMPROVEMENTS BENEFITTING THE DISTRICT; DECLARING ITS INTENTION TO FINANCE AND ACQUIRE CERTAIN IMPROVEMENTS DESCRIBED IN THE FEASIBILITY REPORT; FORMING LUCERO ASSESSMENT DISTRICT NO. 1; DETERMINING THAT SPECIAL ASSESSMENT REVENUE BONDS MAY BE ISSUED TO FINANCE THE COSTS AND EXPENSES THEREOF UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, AND ALL AMENDMENTS THERETO; DECLARING THE IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE COSTS OF SAID IMPROVEMENTS WILL BE ASSESSED UPON THE ASSESSMENT DISTRICT; AND ORDERING THE PUBLIC INFRASTRUCTURE PROJECTS PERFORMED.**

**WHEREAS**, pursuant to Arizona Revised Statutes ("A.R.S.") §48-715, as amended, the Board of Directors of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "*District*") has caused the Report (as such term and all other initially capitalized terms are defined herein) to be prepared, relating to certain public infrastructure and public infrastructure purposes provided for in the General Plan of the District and to be financed with the proceeds of the sale of special assessment revenue bonds of the District, which Report includes, among other things, a description of certain public infrastructure and public infrastructure purposes to be acquired and constructed and all other information useful to understand the Project, an estimate of the cost to acquire, operate and maintain the Project, an estimated schedule for completion of the Project, a map or description of the area to be benefited by the Project and a plan and expected method for financing the Project, including the nature and timing of the issuance of bonds, if any, a copy of which is on file with the Clerk; and

**WHEREAS**, pursuant to A.R.S. § 48-715, as amended, the Clerk has, not less than ten (10) days in advance of the date of public hearing on the Report, (i) published notice of public hearing (the "*Publication*") on the Report and (ii) provided the Report and notice of public hearing on the Report to the Mayor and City Council of the City of Goodyear, Arizona. A public hearing on the Report was held on the date hereof, after provision for publication of notice thereof as provided by law; and

**WHEREAS**, the District, developer and landowners of the property within the Assessment District have heretofore executed and delivered to the District the Waiver wherein the parties thereto have: (i) waived any and all requirements for notice and time for protests and objections relating to, among other things, the Project and the extent of the Assessment District; (ii) acknowledged that the District shall levy an Assessment pursuant to the Act; and (iii) waived certain procedural requirements;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) that:**

**Section 1. Definitions.** In this resolution, the following terms shall have the following meanings:

"*Act*" shall mean Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended.

"*Assessment District*" shall mean the real property contained within the boundaries described in *Exhibit A* attached hereto. For a more general description, reference is hereby made to the Assessment District Map attached to this resolution as *Exhibit B*, which map is on file with the Superintendent of Streets and the Clerk.

"*Assessment District Map*" shall mean the map showing the Assessment District and attached hereto as *Exhibit B*.

"*Board*" shall mean this Board of Directors of the District.

"*Bond Counsel*" shall mean Gust Rosenfeld P.L.C. and any successor thereto.

"*Bonds*" shall mean the District's Special Assessment Revenue Bonds (Lucero Assessment District No. 1), Series 2018.

"*Clerk*" shall mean the Clerk of the District.

"*Debt Service Reserve*" shall mean the debt service reserve fund funded with the proceeds from the sale of the Bonds, authorized pursuant to the Act.

"*Development Agreement*" shall mean the Development, Financing Participation and Intergovernmental Agreement No. 1 (Estrella Mountain Ranch Community Facilities District), dated as of August 1, 2000, by and among the City of Goodyear, Arizona, the District and Sunchase Estrella Limited Partnership; recorded August 18, 2000 at docket number 2000-0635059 in the office of the Maricopa County Recorder.

"*District*" shall mean the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona).

"*District Engineer*" shall mean initially, the City Engineer of the City of Goodyear, Arizona, and, thereafter, such engineer or firm of engineers as appointed by the District Manager.

"*Estimate*" shall mean the estimate of costs and expenses of the Project described in the Report and this resolution, showing the estimated costs and expenses of acquisition of the Project to be approximately \$6,065,000.00, together with Incidental Expenses (\$350,000.00),

capitalized interest (\$429,800.00), and a Debt Service Reserve (\$565,200.00), and less a developer contribution (\$350,000.00) for a total cost not to exceed \$7,060,000.00, all as described on Exhibit C.

"*Final Plans*" shall include all final plans, specifications and contract documents relating to the design of the Project, as have been approved by the City of Goodyear, Arizona, and on file with the Clerk.

"*Incidental Expenses*" shall mean compensation paid to the Superintendent of Streets, District Engineer, costs of printing, advertising, posting, the expenses of making, administrating and collecting the assessments, appraiser's fees, any underwriter's discount on the Bonds, any paying agent's fees, all legal and financial fees, all expenses and costs incurred in establishing the District, the Assessment District and incurred in connection with the drafting of the proceedings and in connection with the sale of the Bonds, and all capitalized interest, if any, on the Bonds.

"*Project*" shall mean, collectively, the acquisition of public infrastructure and public infrastructure purposes (as such terms are defined in the Act) described in the Report including particularly, the acquisition and/or construction by the District of the public infrastructure described on Exhibit D hereto.

"*Report*" shall mean the Feasibility Report dated October 10, 2018 and on file with the Clerk, prior to the date and time hereof, discussing the matters required by A.R.S. § 48-715, as amended, as such matters relate to the Project.

"*Streets*" or "*streets to be improved*" shall mean the streets listed on Exhibit D and such other streets and public rights-of-way as are shown on the Final Plans.

"*Superintendent of Streets*" shall mean the City Engineer of the City of Goodyear, Arizona, or such person or firm appointed as Superintendent of Streets by the District Manager.

"*Waiver*" shall mean the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Waiver and Development Agreement Pertaining to the To Be Formed Lucero Assessment District No. 1, by and among the District and NNP III – Estrella Mountain Ranch, LLC, a Delaware limited liability company, dated as of October 1, 2018, and recorded October 22, 2018 in the office of the Maricopa County Recorder.

**Section 2. Approval of the Feasibility Report.** The Publication and the notice to the City of the Report and related public hearing are hereby ratified and approved. Based on the review by this Board and the presentation of the Report and testimony presented at the public hearing on October 22, 2018, the Report is hereby adopted and approved in the form submitted to this Board.

**Section 3. Resolution of Intent.** This Board hereby identifies the public infrastructure of the Project, the areas benefited (all located within the District), the expected method of financing, including the nature and timing of the issuance of the Bonds, and the

system of providing revenues to operate and maintain the Project, all as identified and provided for in the Report, for any and all purposes of the Act. This Board hereby declares its intent to proceed with the financing of the acquisition of the Project in substantially the manner presented in the Report and pursuant to the terms of the Development Agreement.

**Section 4. Ordering the Performance of the Project.** The public interest and convenience require and it is the intention of this Board to order the Project to be acquired and/or constructed and performed as stated herein and contemplated by the Report and in conformance with the Final Plans. In accordance with A.R.S. § 48-579, the Board hereby finds there are no protests against the Project and there are no objections to the extent of the Assessment District. By virtue of the authority vested in the Act, and all amendments thereto, this Board hereby orders the acquisition, construction and performance of the Project at a cost not to exceed the Estimate. When applicable, the District Engineer is authorized to modify the Final Plans to show the as-built condition of the Project. The acquisition of any portion of the Project may be performed upon the sale and delivery of the Bonds in an amount sufficient to pay the costs of acquisition.

**Section 5. Determination of Need; Formation of Assessment District.** The Assessment District is hereby formed, consisting of the property described on *Exhibit A* attached hereto. In the opinion of the Board, the Project is of more than local or ordinary public benefit, the Project principally benefits the land within the Assessment District, and the Board hereby orders that amounts due or to become due with respect to financing the costs and expenses of the Project (including capitalized interest), together with the Debt Service Reserve and all Incidental Expenses (the "Assessment"), and less an anticipated developer contribution, shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District. The amount of the total Assessment shall not be greater than the product of \$13,500.00 times the number of projected developable lots located within the Assessment District.

**Section 6. Exclusion of Certain Property.** Any public or private street or alley within the boundaries of the Assessment District is hereby omitted from the Assessment District. Any lot, the legal owner of which on this date is the United States, the state, a county, city, school district or any political subdivision or institution of the state or county, which is included within the Assessment District shall be omitted from the assessments hereafter made except as otherwise agreed between the District and such owner. Any acquisition of an assessed parcel by the United States, the state or other political subdivision of this state or charter school after the date hereof shall not be extinguished and shall continue in full force and effect until payment in full.

**Section 7. Determination and Notice of Necessity to Issue Bonds.** This Board finds that the public convenience requires that the Bonds shall be issued to finance the costs and expenses of the Project (including capitalized interest), the Debt Service Reserve and Incidental Expenses. This Board hereby determines that the Bonds shall be issued in the name of the District payable, however, solely and only out of a special fund collectible from special assessments levied and assessed upon the lots, pieces and parcels of land within the Assessment District in not to exceed twenty-five (25) annual principal installments from the assessments of twenty-five dollars (\$25.00) or over.

The Bonds shall be issued in fully registered form as to principal and interest in the principal amounts of \$5,000 or any integral multiples of \$1,000 in excess thereof. The Bonds shall mature on the first day of July in the years and in amounts to be set by the Board prior to their issuance; provided, however, the Bonds shall mature not later than July 1, 2043.

The Bonds shall bear interest at rate or rates of not to exceed ten percent (10.0%) per annum, payable on the first day of January and July of each year, commencing on such date as set forth in the resolution authorizing the Bonds. The yield (as determined pursuant to the regulations of the Internal Revenue Code of 1986, as amended) on all of the Bonds shall not exceed ten percent (10.0%). The Board reserves the right to call the Bonds for prior redemption, in whole or in part, on such terms as may hereafter be established by this Board.

Principal installments of each Assessment shall be due on the first day of June immediately preceding the maturity date of any Bonds and installments of interest of each Assessment shall be due on the first day of June and December.

**Section 8. Establishment of Grade.** The grades and elevations for the Streets are hereby officially changed to correspond with the grades and elevations shown on the Final Plans.

**Section 9. Statutory Authority.** The Project and all proceedings pertaining thereto shall be acquired and performed under the provisions of the Act.

**Section 10. Delegation of Authority.** The District Engineer and the Superintendent of Streets are hereby authorized to complete the Final Plans, specifications and any contract documents.

**Section 11. Right to Reduce Scope of Work.** If, because of pending or threatened litigation concerning any one or more parcels subject to the Assessment, (i) the District receives a written opinion of Bond Counsel stating that the Bonds cannot be issued against such parcel or parcels or (ii) the Assessment District is unable to obtain any right-of-way necessary for the acquisition of the Project, the District may then cause the acquisition or construction contract to be modified to exclude from the applicable contract some or all of the Project which will benefit the parcel or parcels in question, or which was located in the right-of-way which was not obtained. The filing of a certificate and request that no Bonds be issued against any parcel pursuant to A.R.S. § 48-540 and § 48-597, as amended, may be deemed to be threatened litigation.

**Section 12. Ratification of Prior Acts.** All acts of the District Chairman, District Engineer, the Superintendent of Streets, and any person acting for such official in furtherance of this Resolution are hereby ratified and confirmed, including the engagement by the District of Harding & Associates (with respect to an appraisal of the real property within the boundaries of the Assessment District), and the execution of the Waiver.

**PASSED, ADOPTED AND APPROVED** by the District Board of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) on October 22, 2018.

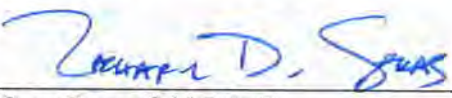
**ESTRELLA MOUNTAIN RANCH  
COMMUNITY FACILITIES DISTRICT (CITY  
OF GOODYEAR, ARIZONA)**

  
Chairperson, District Board

**ATTEST:**

  
District Clerk

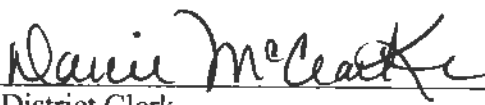
**APPROVED AS TO FORM:**

  
Gust Rosenfeld P.L.C.  
Bond Counsel

- Attachments: EXHIBIT A – Legal Description of Assessment District  
EXHIBIT B – Map of District  
EXHIBIT C – Estimated Costs  
EXHIBIT D – Description of the Project

**CERTIFICATE**

I hereby certify that the above and foregoing EMRCFD RES 2018-123 was duly passed by the Board of Directors of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) at a special meeting held on October 22, 2018, and that a quorum was present thereat and that the vote thereon was 6 ayes and 0 nays; 1 did not vote or were absent.

  
District Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

Estrella Mountain Ranch Community Facilities District  
(City of Goodyear, Arizona)  
Lucero Assessment District No. 1

[See Following Pages.]

Exhibit A

**ESTRELLA PARCEL 43 (MODIFIED)  
ESTRELLA MOUNTAIN RANCH  
GOODYEAR, ARIZONA**



November 30, 2012  
Job No. 2012-057  
Page 1 of 2

THAT PORTION OF SECTIONS 1 AND 12 OF TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,708.44 FEET;**

**THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,222.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST OF WHICH THE RADIUS POINT LIES SOUTH 53 DEGREES 36 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 1,865.00 FEET;**

**THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 14 SECONDS, A DISTANCE OF 50.00 FEET**

**THENCE NORTH 55 DEGREES 20 MINUTES 01 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.11 FEET;**

**THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 280.10 FEET.**

**THENCE NORTH 68 DEGREES 25 MINUTES 52 SECONDS WEST, A DISTANCE OF 190.27 FEET;**

**THENCE SOUTH 19 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.91 FEET;**

**THENCE SOUTH 01 DEGREES 52 MINUTES 35 SECONDS EAST, A DISTANCE OF 231.91 FEET,**

**THENCE SOUTH 32 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.02 FEET,**

**THENCE SOUTH 22 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 625.30 FEET;**

**THENCE SOUTH 70 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 118.19 FEET;**

**THENCE SOUTH 19 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 39.46 FEET;**

**THENCE SOUTH 70 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 81.31 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, AS DEPICTED ON THE MAP OF DEDICATION FOR "ESTRELLA, PHASE ONE", RECORDED IN BOOK 318 ON PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 70 DEGREES 13 MINUTES 55 SECONDS WEST, A RADIAL DISTANCE OF 4,935.00 FEET;**

**THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE OF THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, THROUGH A CENTRAL ANGLE OF 08 DEGREES 55 MINUTES 53 SECONDS, A DISTANCE OF 769.28 FEET;**

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THENCE SOUTH 28 DEGREES 41 MINUTES 58 SECONDS WEST, A DISTANCE OF 748.50 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 57 SECONDS, A DISTANCE OF 3,169.62 FEET;

THENCE SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE OF 990.25 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 42 MINUTES 10 SECONDS, A DISTANCE OF 715.39 FEET;

THENCE SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 80.53 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12,

THENCE NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1,510.40 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12, COMMON WITH THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 38 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,608.11 FEET TO THE WEST QUARTER CORNER THEREOF;

THENCE NORTH 02 DEGREES 11 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,694.87 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 37 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,470.11 FEET TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST OF SAID GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 70.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,621.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 24,606,870 SQUARE FEET OR 564.896 ACRES, MORE OR LESS.

**ESTRELLA PARCEL 47a (MODIFIED)  
ESTRELLA MOUNTAIN RANCH  
GOODYEAR, ARIZONA**

November 30, 2012  
Job No. 2012-057  
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A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A THE NORTHEAST CORNER OF SAID SECTION 11, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 2849.32 FEET;

THENCE SOUTH 00 DEGREES 28 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,510.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA,;

THENCE CONTINUING ON SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 867.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4,165.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 00 SECONDS, A DISTANCE OF 305.31 FEET;

THENCE SOUTH 81 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 171.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COTTON LANE AS DESCRIBED IN DOCUMENT 2006-1678431, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 58 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.16 FEET,

THENCE NORTH 02 DEGREES 01 MINUTES 23 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,588.40 FEET TO THE NORTH SECTION LINE OF SAID NORTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG SAID NORTH SECTION LINE A DISTANCE OF 1,487.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 2,278,265 SQUARE FEET OR 52.302 ACRES, MORE OR LESS.

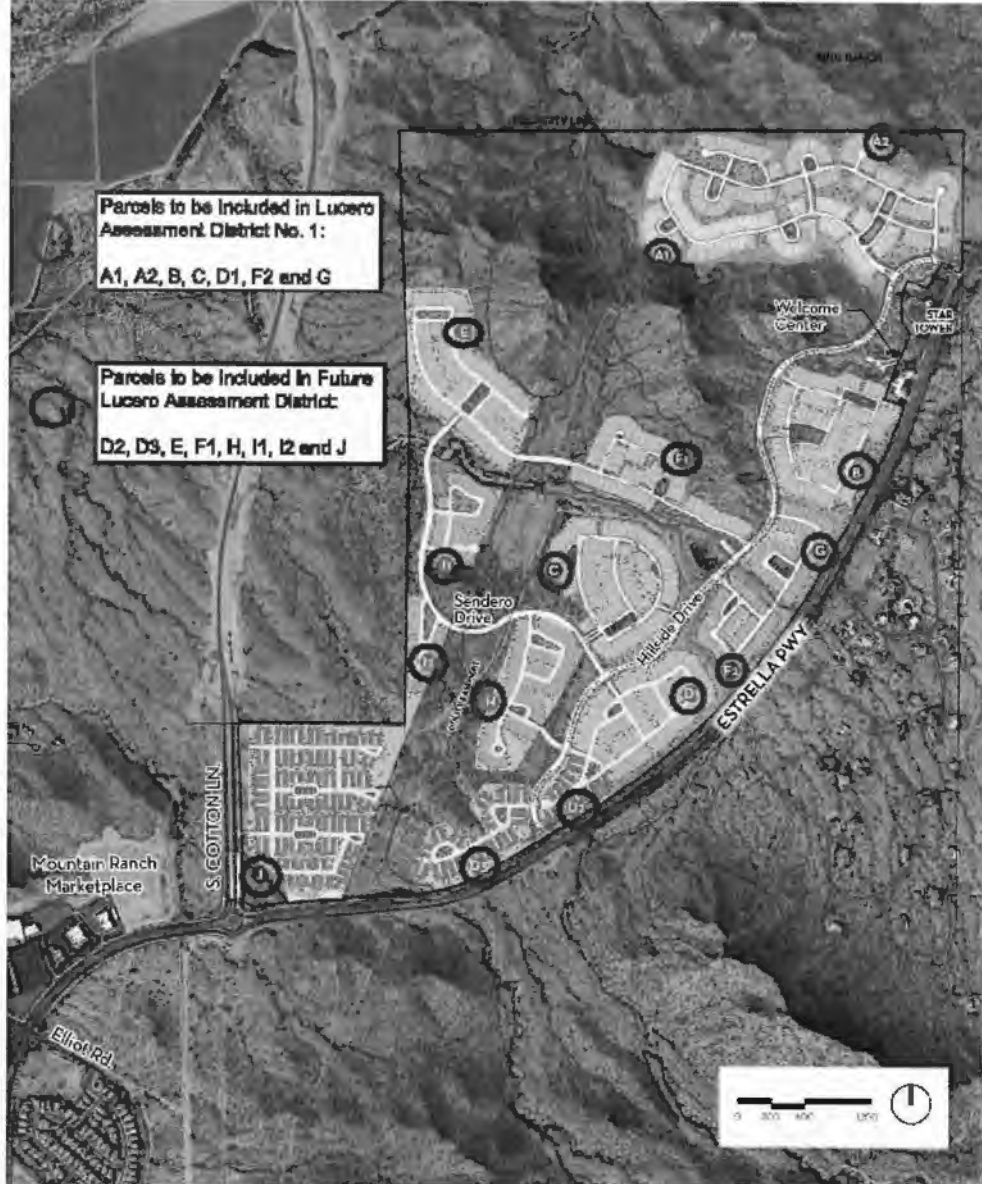


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**EXHIBIT B**

**MAP OF THE DISTRICT**

**LUCERO**



**EXHIBIT C**

**ESTIMATED COSTS**

Cost of Public Infrastructure	\$6,065,000.00
Debt Service Reserve Fund	565,200.00
Bond Fund (Cap. Interest)	429,800.00
Incidental Expenses	<u>350,000.00</u>
Total Cost	\$7,410,000.00
 (Less Developer Contribution)	 <u>(350,000.00)</u>
Net Cost	<u>\$7,060,000.00</u>

Total Cost shall not exceed the Engineer's Estimate; provided that the total Assessment is limited in the Waiver to not exceed the product of \$13,500.00 times the number of projected developable lots located within the Assessment District.

## EXHIBIT D

### DESCRIPTION OF THE PROJECT

The Assessment District will finance the acquisition of the Project consisting of public infrastructure and public infrastructure purposes (as such terms are defined in the Act) described in the Report, including particularly the acquisition by the District of the following:

**1. Hillside Drive:**

This Project begins approximately 3,200 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Its alignment runs through the Assessment District and extends approximately 7,550 feet. The Hillside Drive alignment terminates just north of the existing Star Tower entry feature for Estrella, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering design, survey, review fees, construction permits, testing, native plant salvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, asphalt pavement placement, landscaping, and streetlight installation. Construction of Hillside Drive began in 2<sup>nd</sup> quarter of 2017. Blasting and grading are complete. Installation of sanitary sewer, potable water and storm drain began in May 2018. Substantial completion of this project is scheduled for end of June 2019.

**2. 16 Inch and 12 Inch Waterlines:**

This Project consists of two potable waterlines that will be constructed within or adjacent to the Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16 inch potable waterline will be installed approximately just west of existing intersection of Cotton Lane and Estrella Parkway and southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12 inch potable waterline will be installed between approximately existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast corner of Lucero Parcel 11.B. The pressure reducing valve will be installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping, and installation of the pressure reducing valve. Construction of this project began in the 2<sup>nd</sup> quarter of 2018 and is scheduled to be completed by the end of December 2018.

**3. Lost Lift Station and Parallel Force Main:**

Lost Lift Station consists of improvements to an existing sanitary sewer lift station known as Lost Lift Station which is owned and operated by the City of Goodyear. Lost Lift Station is located approximately 250 feet west of northwest portion of Lucero Parcel 11.C in the TEP (Tucson Electric Power) easement. Costs include engineering, design, survey, review fees, construction permits, testing, installation of a flow meter, a vault, a new back-up generator, an order control system, electrical panels, perimeter wall and gate, force main within lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Lift Station. Construction of this project is scheduled to begin in October 2018.

The Parallel Force Main begins at the existing Lost Lift Station. Approximately 4,300 lineal feet of 8" sanitary sewer force main will be installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of this project is scheduled to begin in September 2018.

These Projects will be completed by the end of March 2019.

**4. Zone 2 Water System:**

This Project is necessary to provide potable water service to Lucero. It includes upgrades to the City of Goodyear Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of (2) two new 2,000 gallons per minute (gpm) vertical turbine pumps, a variable frequency drive for one of the new 2,000 gpm pumps, new piping and appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure relief valve. Substantial completion of this project is scheduled for the end of October 2018.

All work to be completed on the referenced Projects will be per the approved plans, MAG Specifications and Details, and the City's Engineering Design Standards.

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**Estrella Mountain Ranch Community  
Facilities District  
City of Goodyear, Arizona**

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**FEASIBILITY  
REPORT**



*For the Issuance of  
Special Assessment Revenue Bonds  
(Lucero Assessment District No. 1), Series 2018*

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*October 10, 2018*

**Estrella Mountain Ranch  
Community Facilities District  
Lucero Assessment District  
Feasibility Report**

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# **SECTION ONE**

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**INTRODUCTION,  
PURPOSE OF FEASIBILITY REPORT  
AND  
GENERAL DESCRIPTION OF DISTRICT**

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## INTRODUCTION

This Feasibility Report (this "Report") has been prepared for presentation to the Board of Directors of the Estrella Mountain Ranch Community Facilities District (the "District") in connection with the proposed issuance by the District of its Special Assessment Revenue Bonds (Lucero Assessment District), Series 2018 (the "Bonds") in an aggregate principal amount of not to exceed \$7,500,000 pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the "Act"). Proceeds of the Bonds will be used to acquire public infrastructure projects described in Section Two and to fund a reserve fund with respect to the Bonds.

### PURPOSE OF FEASIBILITY REPORT

This Report has been prepared for consideration of the feasibility and benefits of certain public infrastructure (as defined in A.R.S. §48-701) (the "Projects") to be financed with proceeds of the Bonds, if issued, and of the plan for financing the Projects in accordance with the provisions of A.R.S. §48-715. Pursuant to A.R.S. §48-715, this Report includes (i) a description of the Projects which are to be acquired (Section Two); (ii) a map showing the general location of the Projects (Section Three); (iii) an estimate of the cost to construct the Projects and schedule for the completion of the Projects (Section Four); and (iv) a plan for financing the Projects (Section Five).

Additionally, this Report includes: (i) a legal description of the District [[Appendix A](#)]; a legal description of the benefited area [[Appendix A-1](#)]; reference to recorded final plats of Assessment Parcels A2, B, C, F2 and G [[Appendix A-2](#)]; and reference to approved pre plats of Assessment Parcels A) and D1 [[Appendix A-3](#)]; a form of disclosure pamphlet [[Appendix B](#)]; and the estimated special assessment liens [[Appendix C](#)].

This Report has been prepared for the exclusive consideration of the Board of Directors of the District. It is not intended or anticipated that this Report will be relied upon by other persons, including, but not limited to, purchasers of the Bonds. This Report does not attempt to address the quality of the Bonds as investments or the likelihood of repayment of the Bonds. In preparing this Report, engineers, staff of the City of Goodyear, Arizona ("City"), legal counsel and other experts have been consulted as deemed appropriate. **THIS REPORT IS NOT INTENDED TO BE A "FINANCIAL FEASIBILITY REPORT OR STUDY" AS THAT TERM IS CUSTOMARILY USED.**

### GENERAL DESCRIPTION OF DISTRICT

Formation of the District was approved by the City upon the request of SunChase Estrella Limited Partnership, a Delaware limited partnership ("SunChase"), as the owner of all the land within the District as of formation on November 22, 1999. Residential Funding Corporation, a Delaware corporation, consented to the formation of the District as a holder of a lien interest in such land as of formation.

Subsequent to the formation of the District, a Development, Financing Participation and Intergovernmental Agreement No. 1 ("the CFD Development Agreement") was entered into between the District, the City, SunChase and Residential Funding Corporation. The initial and subsequent public infrastructure was described in the General Plan which was recorded on November 23, 1999 as document no. 99-1063338. Ryland Group, Inc. (which subsequently obtained a contractual interest in certain property contained within the District) consented and agreed to the CFD Development Agreement.

In 2003, SunChase conveyed Estrella Mountain Ranch and assigned its interests in the CFD Development Agreement to Sun MP, LLC ("Sun MP"), a limited liability company formed in connection with a restructuring and a new capital investment in the mixed-use, master-planned community known as Estrella Mountain Ranch ("Estrella Mountain Ranch") by an unrelated party. In October 2003, the City and the District consented to the assignment of SunChase's interests to Sun MP.

Pursuant to an option agreement, in a series of transactions from May 16, 2005 through July 31, 2013, Sun MP conveyed all of its interest in the District land and in the various agreements related to the District, to NNP III-Estrella Mountain Ranch, LLC ("Applicant") and its affiliated entities, as follows:

NP III-Estrella Mountain Ranch, LLC acquired a total of approximately 6,461 acres from Sun MP. Of this total, 6,130 acres are within the District and 331 acres are near but outside the District. NP III-EMR 3, LLC acquired approximately 2,750 acres from Sun MP. Of this total, 2,430 acres are within the District and 320 acres are near but outside the District. NP III-EMR 4, LLC acquired approximately 9,058 acres from Sun MP. Of this total, 177 acres are within the District and 8,881 acres are near but outside the District.

Combined, NP III-Estrella Mountain Ranch, LLC and its affiliated entities acquired approximately 18,269 acres from Sun MP. Of the total, approximately 8,737 acres are within the District and 9,532 acres are near but outside the District. Currently, NP III-Estrella Mountain Ranch, LLC and its affiliated entities own approximately 6,829 acres of District land. The remaining 2,942 acres of District land is owned by various parties including home builders, homeowners, homeowners association, commercial and civic users and investors.

NP III – Estrella Mountain Ranch, LLC and NP III-EMR 3, LLC are wholly-owned by NP III – Estrella, LLC, a Delaware limited liability company ("NP III – Estrella"). NP III – Estrella and NP III-EMR 4, LLC, a Delaware limited liability company are wholly-owned by Estrella Mountain Ranch Developers LLC, a Delaware limited liability company ("NP III"). NP III is wholly-owned by Land Management Company, LLC. The Members of Land Management Company are California Public Employees' Retirement System, IHP Land Management Investors, LLC and IHP Land Management Incentives, LLC. The Estrella Mountain Ranch project is managed by Newland Real Estate Group, LLC under a Project Management Agreement with NP III.

The Bonds, if issued, would represent the sixth series of special assessment revenue bonds issued by the District. The table below summarizes previous series of special assessment bonds.

**Estrella Mountain Ranch Community Facilities District  
Special Assessment Revenue Bonds Issued**

<b>Order</b>	<b>Description and Issue Year</b>	<b>Bond Issue Amount</b>	<b>Infrastructure Financed</b>
1.	Estrella Mountain Ranch Community Facilities District Special Assessment Lien Bonds, Golf Village Series 2001A <i>*Refunding bonds issued in January 2018 in principal amount of \$1,785,000</i>	\$8,088,000*	Westar and Golf Club Drive, a sewer force main, a sewer lift station, and the Estrella Parkway Extension
2.	Estrella Mountain Ranch	\$4,950,000*	San Gabriel Road Phase I, San Gabriel

	Community Facilities District Special Assessment Revenue Bonds. Desert Village Assessment District. Series 2002 <i>*Refunding bonds issued in January 2018 in principal amount of \$1,985,000</i>		Road Phase II. and enhanced landscaping along San Gabriel Road
3.	Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds. Montecito Assessment District. Series 2007 <i>*Refunding bonds issued in January 2018 in principal amount of \$5,329,000</i>	\$7,680,000*	Calistoga Drive Phase I
4.	Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds. Golf Village Assessment District No. 2, Series 2007 <i>*Refunding bonds issued in January 2018 in principal amount of \$4,789,000</i>	\$6,928,000*	Westar Drive Phases II – IV
5.	Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds. Montecito Assessment District No. 2, Series 2015	\$4,980,000	182 <sup>nd</sup> WMV Ph1, 182 <sup>nd</sup> WMV Ph2 and Calistoga 2-1
<b>Total Issued</b>	<b>Estrella Mountain Ranch Community Facilities District Special Assessment Bond Issues</b> <i>*Refunding bonds issued in principal amount of \$13,888,000</i>	<b>\$32,626,000</b>	

In addition to the special assessment revenue bonds issued by the District, four series of general obligation bonds have also been issued. The table below summarizes prior general obligation bond issues.

**Estrella Mountain Ranch Community Facilities District  
General Obligation Bonds Issued**

<b>Order</b>	<b>Description and Issue Year</b>	<b>Bond Issue Amount</b>	<b>Infrastructure Financed</b>
1.	Estrella Mountain Ranch Community Facilities District General Obligation Bonds. Series 2001	\$200,000	Landscape renovations along Estrella Parkway from Elliot Road to San Miguel Drive

2.	Estrella Mountain Ranch Community Facilities District General Obligation Bonds, Series 2005	\$5,005,000	Acquisition of a 16" water line, a 24" effluent line, the Lum lift station, and Estrella Parkway Phase 3A extension
3.	Estrella Mountain Ranch Community Facilities District General Obligation Bonds, Series 2007	\$12,750,000	Balance of the extension of Estrella Parkway Phase 3A, Estrella Parkway Phase 3B, Estrella Parkway Phase 3C, Rainbow Valley Water, Reclaimed Water, Sewer and Sewage Force Mains, H-7 Well Site Water Main Extension and H-10 Well Site Water Main Extension
4.	Estrella Mountain Ranch Community Facilities District General Obligation Refunding Bonds, Series 2017	\$14,050,000	Refunding Estrella Mountain Ranch Community Facilities District General Obligation Bonds, Series 2005 and Series 2007
<b>Total Issued</b>		<b>\$32,005,000<sup>1</sup></b>	

<sup>1</sup> Because Series 2017 General Obligation Refunding Bonds redeemed \$13,900,000 of Series 2005 and Series 2007 General Obligation Bonds, net General Obligation Bond issues of the Estrella Community Facilities District total **\$18,105,000**.

The District was created to finance the construction and acquisition of various public infrastructure described in the General Plan for Estrella Mountain Ranch. Lucero Assessment District, consisting primarily of residential development, is the portion of the District that will be benefited by the Projects described in Section Two of this Report. (See the maps in Section Three of this Report). A legal description of Lucero Assessment District has been included as [Appendix A-1] to this Report.

Estrella Mountain Ranch is being developed in phases with individual development areas, including Lucero Assessment District. Although the number of acres devoted to each particular type of land use may ultimately vary from those presented, at the time the land use plan was prepared the build-out of Estrella Mountain Ranch was expected to include the following:

**Estrella Mountain Ranch  
Community Facilities District  
Land Use Plan**

Type of Development	Acres Within the District (1)
Residential	5,146
Commercial	654
Schools	122
Municipal Uses	157
Open Space	2,897
Parks	232
Miscellaneous	563
<b>Total Acreage</b>	<b>9,771</b>

**Footnote:**

(1) Estimate. Subject to change.

Source: Applicant.

The following represents a description of the planning areas to be contained within Lucero Assessment District No. 1, as well as the estimated number of acres and lots to be contained within each planning area. The final number of lots may vary from those presented below.

**Estrella Mountain Ranch  
Community Facilities District  
Lucero Assessment District No. 1  
Land Use Plan**

Planning Areas	Land Area (Acres)	Platted / Planned Units	Lot Sizes	Owner	Status	Appendix
11.A1	37.1	77	60' X 120' & 70' X 130'	Applicant	Approved Pre Plat	A-3
11.A2	34.0	70	60' X 120' & 70' X 130'	Applicant	Recorded Plat	A-2
11.B	27.4	100	47' X 115'	Applicant	Recorded Plat	A-2
11.C	25.9	91	52' X 120'	Applicant	Recorded Plat	A-2
11.D1	24.7	89	47' X 115'	Applicant	Approved Pre Plat	A-3
11.F2	12.7	49	47' X 90'	Applicant	Recorded Plat	A-2
11.G	12.6	47	47' X 90'	Applicant	Recorded Plat	A-2
	<b>174.4</b>	<b>523</b>				

Source: Applicant

Future residents of Lucero Assessment District No. 1 will be advised of the existence of the District and the proposed issuance of the Bonds by way of a detailed disclosure pamphlet [See [Appendix B](#)] that discloses the existence of the special taxing District and in the case of the Bonds, special assessment liens that will be levied on property within the District.

The estimated special assessment liens are anticipated to vary depending on the density of each product type within the planning areas of Lucero Assessment District No. 1. The estimated special

assessment liens are indicated in an analysis in [Appendix C]. The final assessment liens will be dependent upon the final cost of the improvements financed, the benefit determined to have been received by each parcel as determined by the District's assessment engineer ("the "Assessment Engineer"), as well as the bulk wholesale value of the parcels to be assessed as determined by an independent third party MAI appraiser retained by the District (the "Appraiser").

Parcels 11.D2, 11.D3 11.E, 11.F1, 11.H, 11.II, 11.I2 and 11.J. which are in the same benefited area as Parcels included in Lucero Assessment District No. 1. will be included in a future Lucero Assessment District. See page 17 for description of benefited area.

# **SECTION TWO**

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## **DESCRIPTION OF THE PROJECTS**

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## DESCRIPTION OF THE PROJECTS

The Projects to be acquired by the District with proceeds of the Bonds are described below:

### 1. Hillside Drive:

This Project begins approximately 3,200 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Its alignment runs through the Assessment District and extends approximately 7,550 feet. The Hillside Drive alignment terminates just north of the existing Star Tower entry feature for Estrella, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering design, survey, review fees, construction permits, testing, native plant salvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, asphalt pavement placement, landscaping, and streetlight installation. Construction of Hillside Drive began in 2<sup>nd</sup> quarter of 2017. Blasting and grading are complete. Installation of sanitary sewer, potable water and storm drain began in May 2018. Substantial completion of this project is scheduled for end of June 2019.

### 2. 16 Inch and 12 Inch Waterlines:

This Project consists of two potable waterlines that will be constructed within or adjacent to the Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16 inch potable waterline will be installed approximately just west of existing intersection of Cotton Lane and Estrella Parkway and southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12 inch potable waterline will be installed between approximately existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast corner of Lucero Parcel 11.B. The pressure reducing valve will be installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping, and installation of the pressure reducing valve. Construction of this project began in the 2<sup>nd</sup> quarter of 2018 and is scheduled to be completed by the end of December 2018.

### 3. Lost Lift Station and Parallel Force Main:

Lost Lift Station consists of improvements to an existing sanitary sewer lift station known as Lost Lift Station which is owned and operated by the City of Goodyear. Lost Lift Station is located approximately 250 feet west of northwest portion of Lucero Parcel 11.C in the TEP (Tucson Electric Power) easement. Costs include engineering, design, survey, review fees, construction permits, testing, installation of a flow meter, a vault, a new back-up generator, an order control system, electrical panels, perimeter wall and gate, force main within lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Lift Station. Construction of this project is scheduled to begin in October 2018.

The Parallel Force Main begins at the existing Lost Lift Station. Approximately 4,300 lineal feet of 8" sanitary sewer force main will be installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of this project is scheduled to begin in September 2018.

These Projects will be completed by the end of March 2019.

**4. Zone 2 Water System:**

This Project is necessary to provide potable water service to Lucero. It includes upgrades to the City of Goodyear Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of (2) two new 2,000 gallons per minute (gpm) vertical turbine pumps, a variable frequency drive for one of the new 2,000 gpm pumps, new piping and appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure relief valve. Substantial completion of this project is scheduled for the end of October 2018.

All work to be completed on the referenced Projects will be per the approved plans, MAG Specifications and Details, and the City's Engineering Design Standards and Policies Manual.

See the attached maps in Section 3 for the location of the improvements and the corresponding area of benefit.

**PROJECT COSTS REPRESENT ENGINEER'S SEALED COST ESTIMATES.**

**A MAP SHOWING THE PROJECT LOCATION AND AREA OF BENEFIT IS FILED WITH AND IS A PART OF THIS REPORT AS SECTION THREE. THE COSTS AND EXPENSES ARE IN SUMMARY AS FOLLOWS:**

**Estrella Mountain Ranch  
Community Facilities District  
Lucero Assessment District No. 1  
Project Acquisition/Construction Costs**

<b>Description</b>	<b>Total Estimated Cost to be Acquired by Bond</b>
1) Hillside Drive	\$ 8,693,188
Percentage of Improvements included in this Series 2018 SA Bond	48.5%
Hillside Drive costs to be acquired by the Series 2018 SA Bond. *	\$ 4,217,567
2) 16" and 12" Waterline	\$ 1,665,365
Percentage of Improvements included in this Series 2018 SA Bond	48.5%
16" and 12" Waterline costs to be acquired by the Series 2018 SA Bond.	\$ 807,965
3) Lost Lift Station and Parallel Force Main	\$ 940,389
Percentage of Improvements included in this Series 2018 SA Bond	59.2%
Lost Lift Station and Parallel Force Main costs to be acquired by the Series 2018	\$ 556,992
4) Zone 2 Water System	\$ 618,158
Percentage of Improvements included in this Series 2018 SA Bond	56.4%
Zone 2 Water System costs to be acquired by the Series 2018 SA Bond.	\$ 348,380
Total Infrastructure Improvements	\$ 11,917,101
Total Percentage of Improvements included in this Series 2018 SA Bond	49.8%
<b>Total</b>	<b>\$ 5,930,904</b>

Source: Applicant

\* Remainder of the costs, excluding private utilities and non-potable water system costs, are anticipated to be included in a future Lucero Assessment District bond

## **SECTION THREE**

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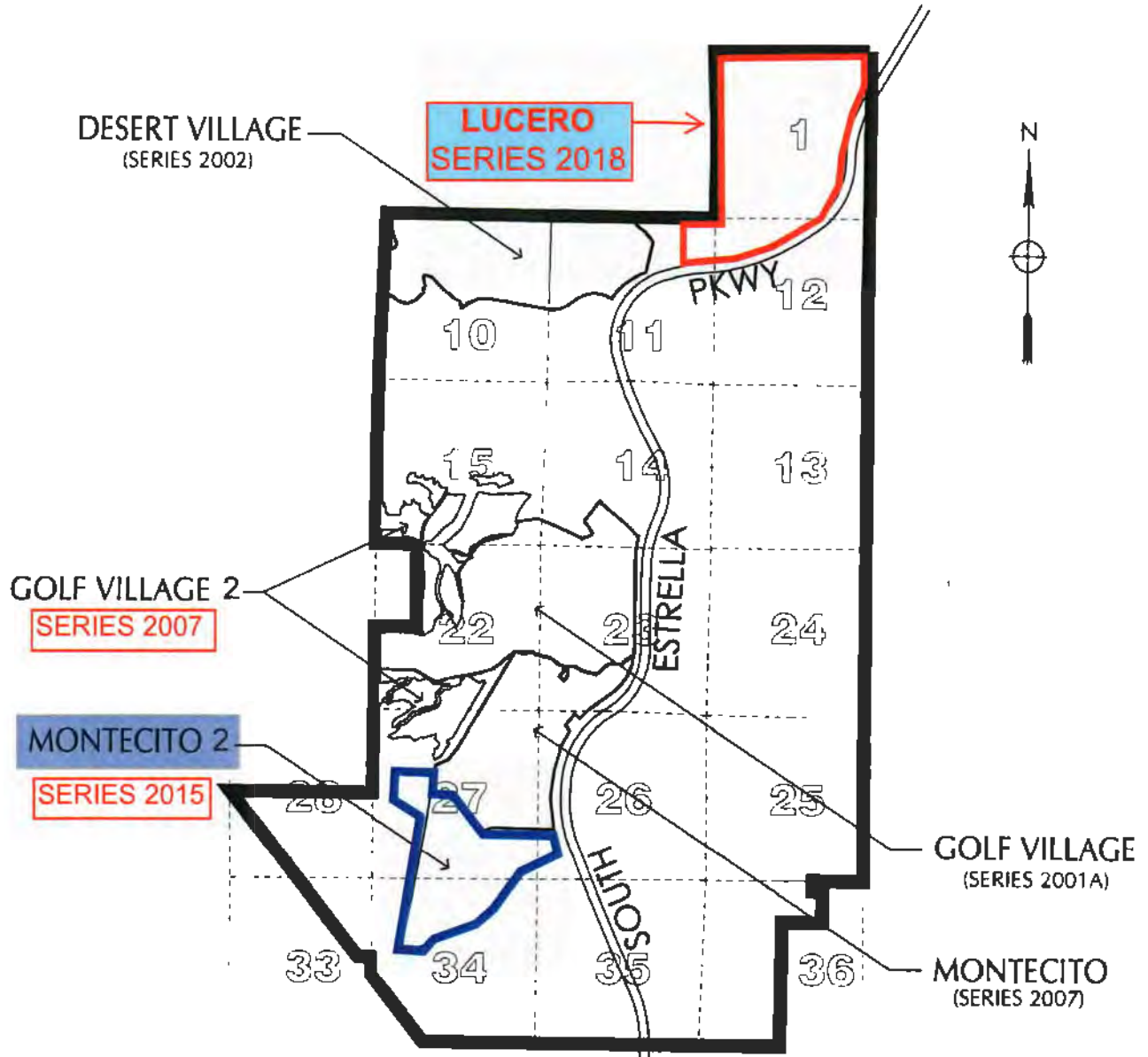
**LOCATION MAP, MAP OF AREA TO BE BENEFITED, MAP OF  
PARCELS TO BE INCLUDED IN LUCERO ASSESSMENT DISTRICT  
NO. 1 AND IN FUTURE LUCERO ASSESSMENT DISTRICT AND  
LOCATION MAP OF THE PROJECTS**

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**Estrella Mountain Ranch  
Community Facilities District  
Lucero Assessment District No. 1  
Location Map**

# ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT CITY OF GOODYEAR, ARIZONA

## SPECIAL ASSESSMENT AREAS



**DESCRIPTION**

A PORTION OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

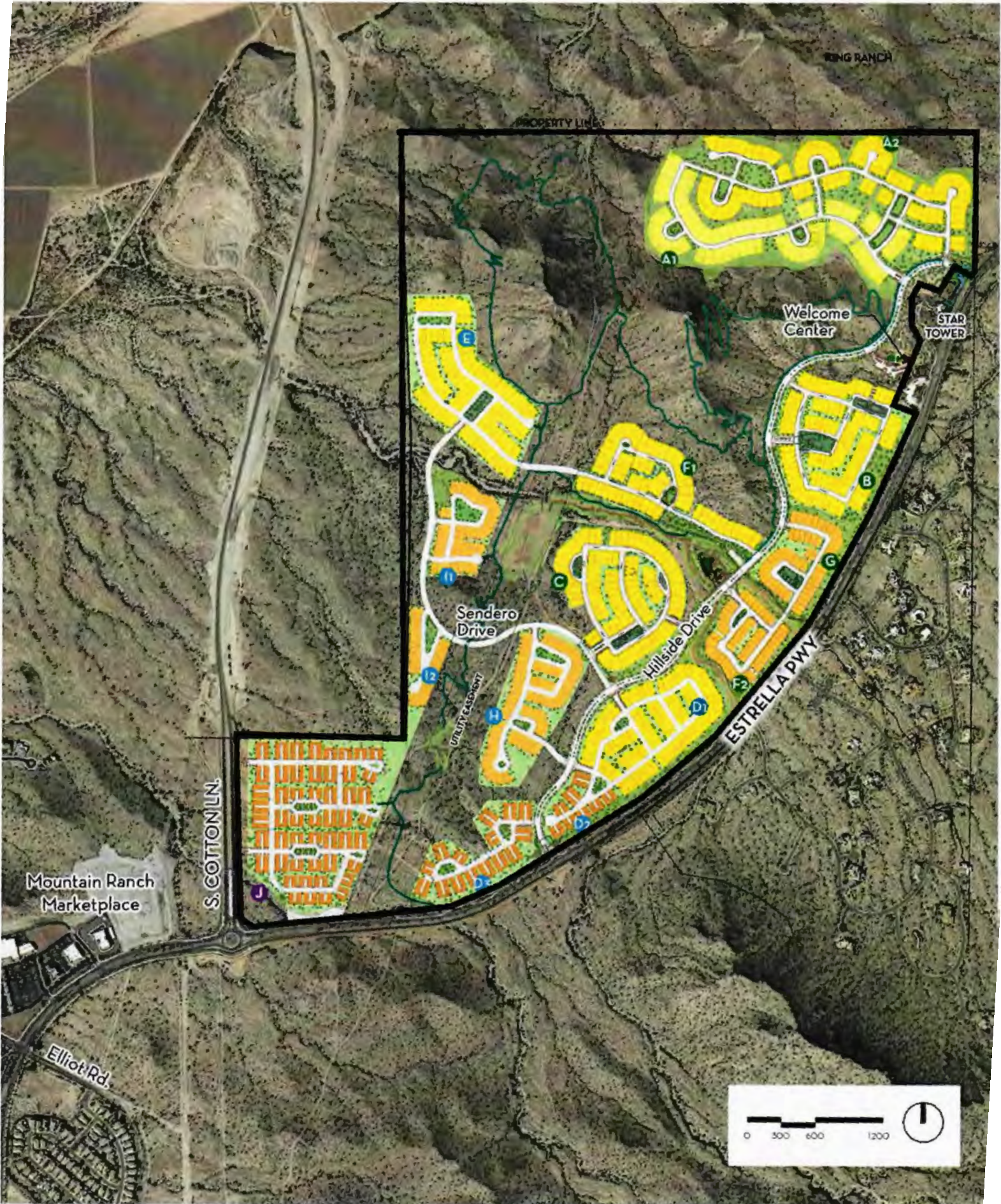
**LEGEND**

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT BOUNDARY



**Estrella Mountain Ranch  
Community Facilities District  
Lucero Assessment District No. 1  
Map of Area to be Benefited**

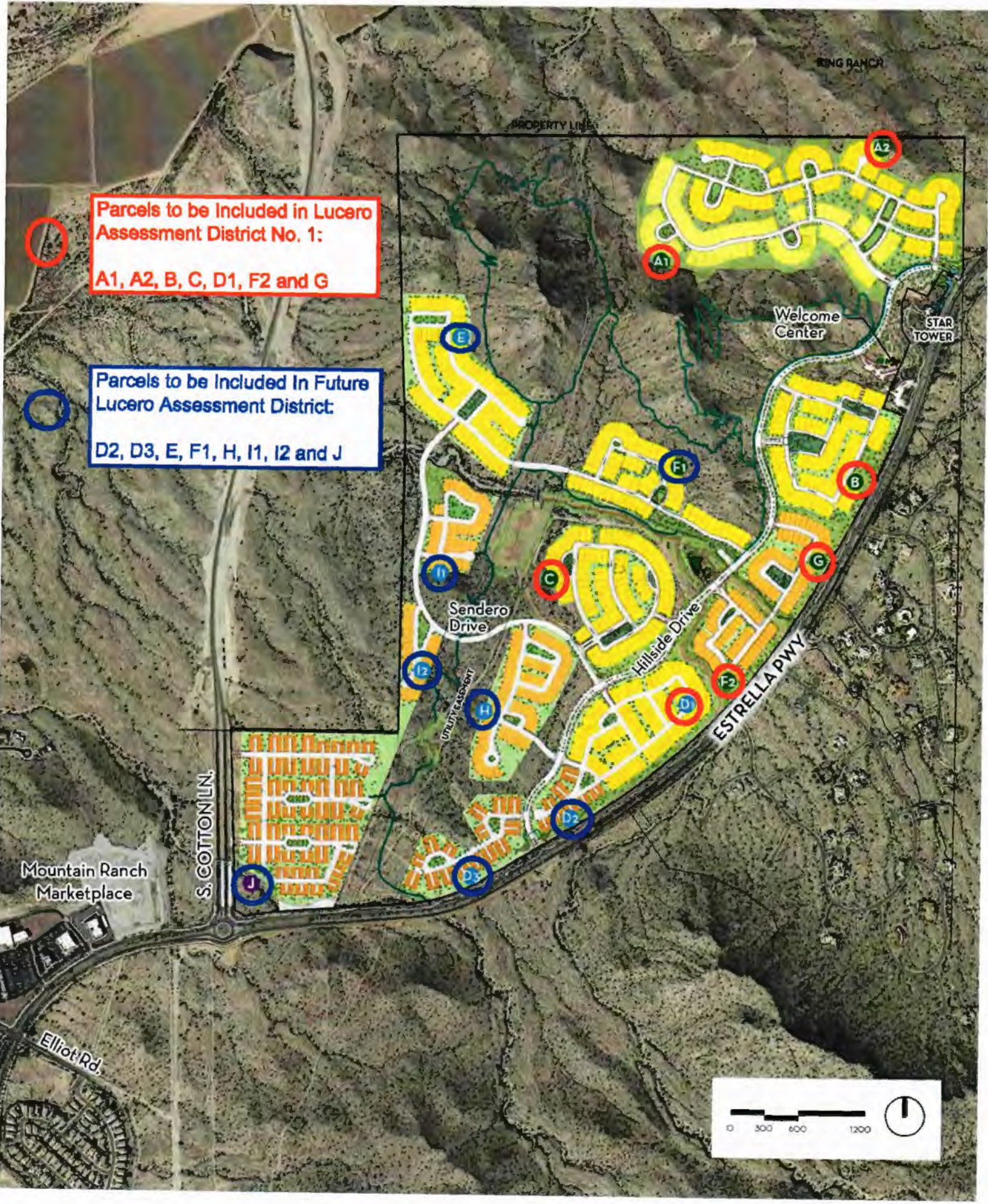
## Map of the Area to be Benefited





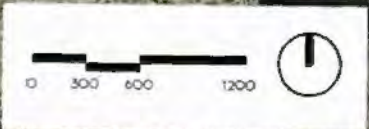
**Estrella Mountain Ranch  
Community Facilities District  
Lucero Assessment District No. 1  
Map of Parcels to be Included in Lucero Assessment  
District No. 1 and in Future Lucero Assessment District**

# LUCERO



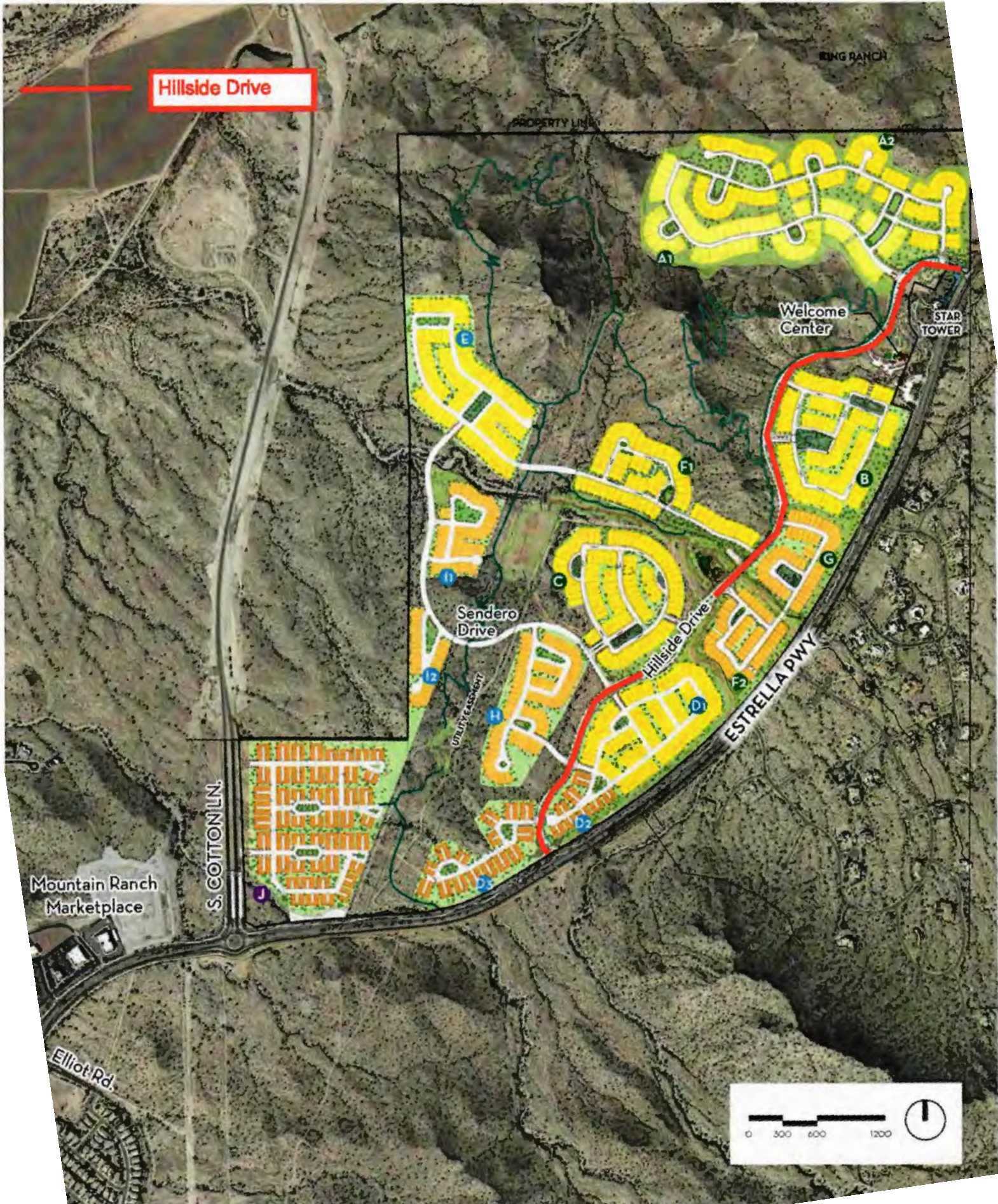
**Parcels to be Included in Lucero Assessment District No. 1:**  
A1, A2, B, C, D1, F2 and G

**Parcels to be Included In Future Lucero Assessment District:**  
D2, D3, E, F1, H, I1, I2 and J

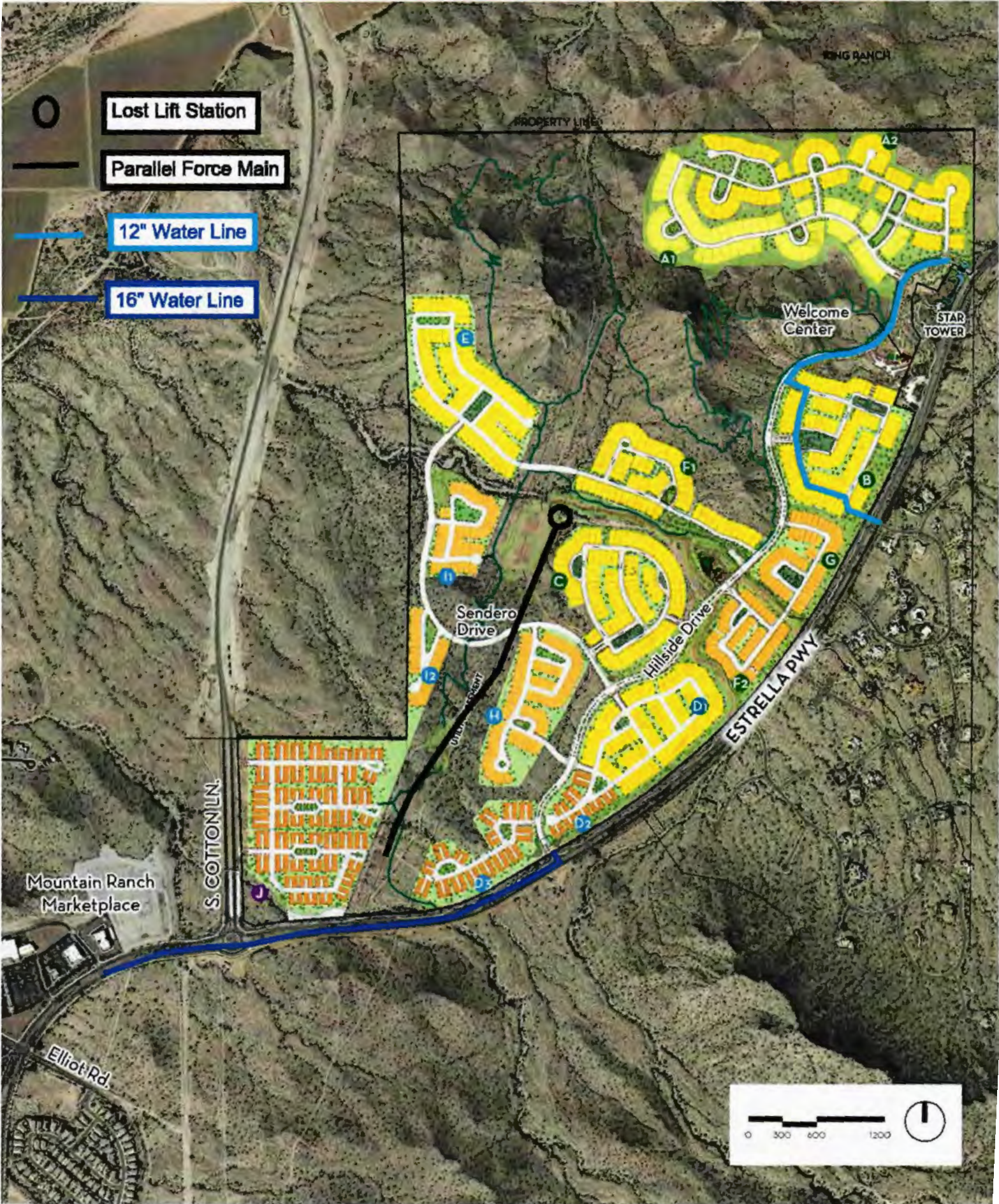


**Estrella Mountain Ranch  
Community Facilities District  
Lucero Assessment District No. 1  
Location Map of the Projects**

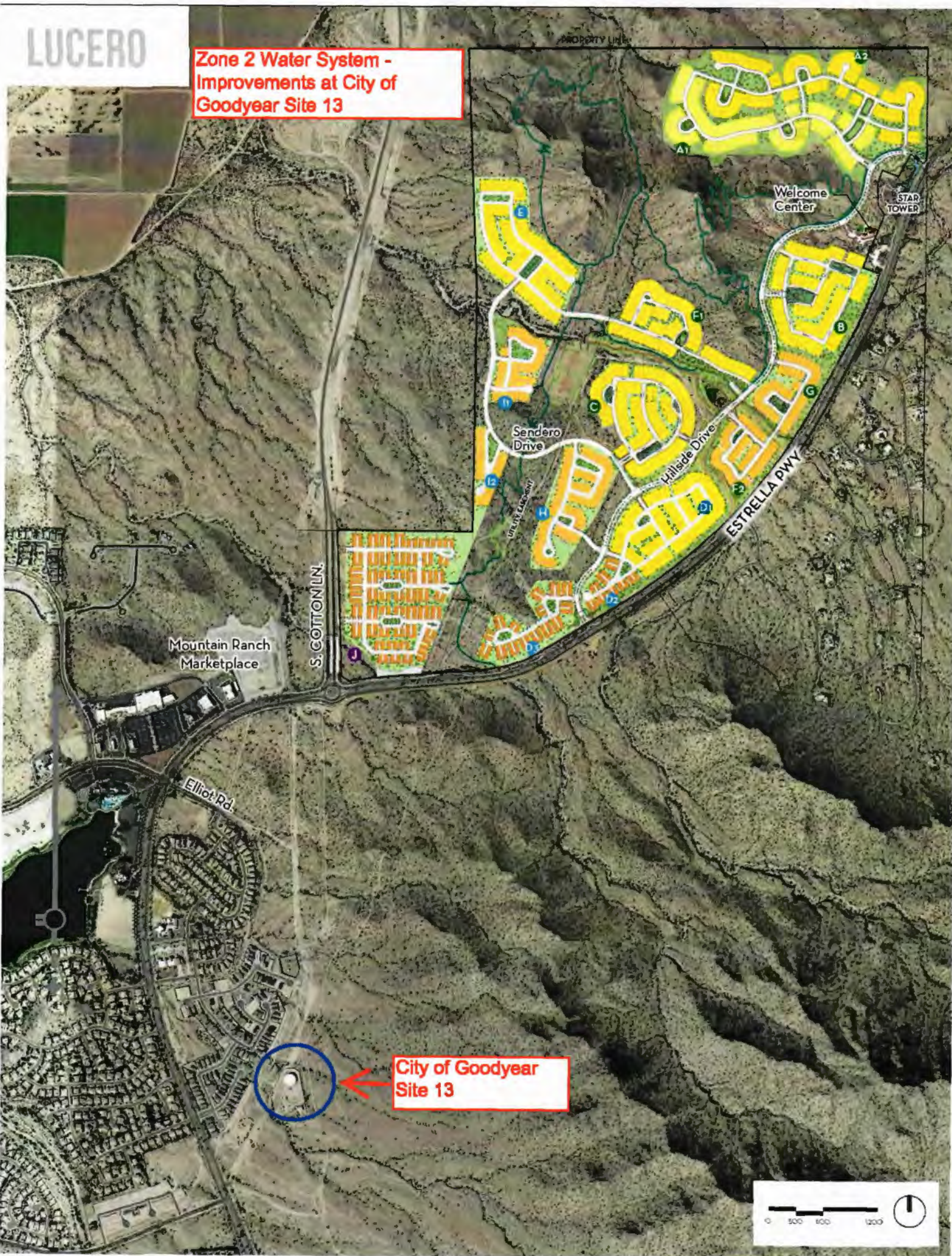
## Roadway Exhibit



## Wet Utility Infrastructure Improvements Exhibit



**Zone 2 Water System -  
Improvements at City of  
Goodyear Site 13**



Mountain Ranch  
Marketplace

S. COTTON LN.

Sendero  
Drive

Hillside Drive

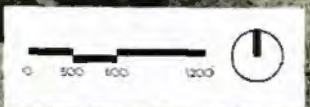
ESTRELLA PKWY

Welcome  
Center

STAR  
TOWER

Elliot Rd.

**City of Goodyear  
Site 13**



**Benefit Area Described**

Parcels 11.A2, 11.B, 11.C, 11.F2 and 11.G have recorded plats for 357 single family home sites ranging in size from 47' to 60' wide. Parcels 11.A1 and 11.D1 have approved pre-plats for 166 single family home sites ranging in size from 47' to 70' wide. These parcels will be included in Lucero Assessment District No. 1.

Parcels 11.D2, 11.D3, 11.E, 11.F1, 11.H, 11.I1, 11.I2 and 11.J are under planning for single family detached and attached home sites. These parcels will be included in a future Lucero Assessment District.

# **SECTION FOUR**

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## **ACTUAL AND ESTIMATED PROJECT COSTS AND SCHEDULE FOR THE COMPLETION OF THE PROJECTS**

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**ACTUAL AND ESTIMATED COST OF THE PROJECTS AND  
SCHEDULE FOR THE COMPLETION OF THE PROJECTS**

Shown below is a summary of the actual and estimated costs and expenses of the Projects. The Applicant will advance the difference between the total Bond proceeds (less reserve fund) and the total Projects' cost in order to complete the Projects. Individual cost categories may increase or decrease so long as the total amount of the Bond issuance to acquire a portion of the total Projects' cost does not exceed \$7,500,000.

Upon the District's acquisition of the Projects, the District will dedicate the Projects to the City. Accordingly, the District will have no operating or maintenance expenses in connection with the Projects. Net Bond proceeds (par amount of the Bonds less reserve fund) in the estimated amount of approximately \$6,000,000 are expected to fund approximately 49.8% (see Page 11) of the overall total Projects' cost.

**Estrella Mountain Ranch Community Facilities District  
(City of Goodyear, AZ)  
Special Assessment Revenue Bonds  
(Lucero Assessment District No. 1) Series 2018  
Actual and Estimated costs of the Projects / Schedule for Completion of the Projects**

	<b>Cost of Public Improvements</b>	<b>Completed as of 6/30/2018</b>	<b>Estimated Projected Completion Dates</b>
<b>1 Hillside Drive</b>	\$ 8,693,188	\$ 3,062,457	End of June 2019
<b>2 16" &amp; 12" Waterline</b>	\$ 1,665,365	\$ 1,046,149	End of December 2018
<b>3 Force Main and Lift Station</b>	\$ 940,389	\$ 153,283	End of March 2019
<b>4 Zone 2 Water System</b>	\$ 618,158	\$ 333,008	End of October 2018
<b>Total</b>	<b>\$ 11,917,101</b>	<b>\$ 4,594,897</b>	

**Footnote:**

See Plan of Finance for the estimated Sources and Uses of Funds.

Source: Applicant.

# **SECTION FIVE**

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## **PLAN OF FINANCE**

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## PLAN OF FINANCE

- 1) Costs of the acquisition of the Projects will be provided by the District pursuant to terms of the Act and the CFD Development Agreement. The Applicant will provide for construction and the District will acquire from the Applicant such Projects with the proceeds from the sale of the Bonds.
- 2) Construction contracts for the Projects either have been or will be, as the case may be, publicly bid and awarded pursuant to the public bid process of Title 34 of the Arizona Revised Statutes and applicable City requirements and have been or will be administered in conformance with applicable law and such requirements.
- 3) (A) The District is requested to issue and sell, pursuant to the provisions of the Act, the Bonds, in an amount sufficient:
  - (i) to repay advances for the costs of the acquisition of the Projects and
  - (ii) to pay:
    - (a) all other amounts indicated in this Report and
    - (b) an amount necessary to fund a debt service reserve fund related to the Bonds in an amount not in excess of that permitted by the Act.

All amounts described above (collectively, the "Financeable Amount") may not exceed in principal amount \$7,500,000.

(B) The Applicant shall, prior to the issuance of the Bonds, use equity and/or third party financing to fund a portion of (3) (A) (i). In addition, the Applicant shall entirely fund (3) (A) (ii) (a) and all costs of issuance related to the Bonds.

(C) The Bonds shall be payable from amounts collected by the District from, among other sources, the hereinafter described special assessment (the "Assessment").

- (i) The Assessment shall be based on the Financeable Amount.
- (ii) The Assessment shall be levied pursuant to the procedures prescribed by A.R.S. §48-576 through 48-589, as nearly as practicable, upon all of the property included in Lucero Assessment District as indicated in [Appendix A-1] hereto based on the benefits to be received by and as allocated to the parcels into which the Lucero Assessment District is or is to be divided. Such benefits shall be evidenced by an Assessment methodology prepared by the Assessment Engineer.

(D) The estimated Sources and Uses of Funds of the Bonds including the estimated Applicant Contribution toward the cost of the Projects are as follows:

Sources and Uses of Funds  
 Estrella Mountain Ranch Community Facilities District (Goodyear, AZ)  
 Special Assessment Revenue Bonds (Lucero Assessment District), Series 2018

Dated Date        12/27/2018  
 Delivery Date     12/27/2018

**Sources:**

<b>Bond Proceeds:</b>		
	Par Amount	6,985,000.00
<b>Other Sources of Funds:</b>		
	Major Landowner Contribution (1)	350,000.00
		7,335,000.00

**Uses:**

<b>Acquisition and Construction Deposits:</b>		
	Acquisition and Construction Fund (2)	6,000,000.00
<b>Other Fund Deposits:</b>		
	Debt Service Reserve Fund (3)	559,100.00
	Capitalized Interest Fund through 1/1/20	423,756.67
		982,856.67
<b>Delivery Date Expenses:</b>		
	Costs of Issuance (1)	210,300.00
	Underwriter's Discount (1)	139,700.00
		350,000.00
<b>Other Uses of Funds:</b>		
	Deposit to the Debt Service Fund	2,143.33
		7,335,000.00

**Footnotes:**

- (1) Preliminary, subject to change. The developer contribution includes the amount to be paid by the Applicant to pay costs of issuance, underwriter's discount and costs of the Projects not funded by Bond proceeds.
  - (2) Estimated amount provided by NNP III.
  - (3) Represents maximum annual debt service.
- Source: Stifel

(E) The following is a breakdown of the estimated costs of issuance including underwriter fees to be paid by the Applicant:

**Estrella Mountain Ranch Community Facilities District  
(City of Goodyear, AZ)  
Special Assessment Revenue Bonds  
(Lucero Assessment District No. 1) Series 2018  
Estimated Cost of Issuance (1)**

Descriptions	
Underwriter Discount	139,700
Bond Counsel	72,000
Underwriter's Counsel	40,000
CFD Financial Advisor	40,000
CFD Appraisal Fee	-
Bond Registrar, Paying Agent	500
Printing Fees	15,000
Assessment Engineer	20,000
Miscellaneous Costs	22,800
<b>Total Estimated Costs of Issuance (2)</b>	<b>350,000</b>

**Footnotes:**

(1) All figures have been rounded. Certain individual amounts are estimates and may change when the final bond amount is determined.

(2) Estimate: Actual amounts may vary.

Source: Applicant.

(F) An estimated annual debt service schedule for the Bonds (assuming a total issuance of \$6,985,000 in principal amount and current estimated interest rates) is shown in Exhibit A.

- 4) To the extent that cost savings may exist with respect to any Project category, such cost savings may be used to contract or fund overruns or District advances which may exist with respect to Projects authorized by this Report.
- 5) The Bonds are expected to have a 25 year maturity with the first year being interest only and the principal amount amortized over the remaining 24 years. The Bonds will not be rated or credit-enhanced in any form.
- 6) An assessment methodology will be prepared and approved by the Assessment Engineer, demonstrating that the Assessments within Parcels A1, A2, B, C, F2 and G are within a 4-to-1 value-to-lien ratio and Parcel D1 is within a 3 to 1 value to lien ratio.
- 7) Prior to closing on the Bonds, an MAI appraisal, prepared by the Appraiser, will be provided in a form acceptable to the District, showing that the market value of Parcels A1, A2, B, C, F2 and G shall be at least four (4) times the amount of the Assessment, except the market value of Parcel D1 shall be at least three (3) times the amount of the Assessment.

- 8) Initially, the Assessments and any applicable administrative charges may be paid by the property owner of the assessed lot and collected by the City for the benefit of the District. However, upon the sale of homes to homeowners and/or at the discretion of the District, the Assessments and any applicable administrative charges may be collected through the regular Maricopa County property tax bill as provided by an Intergovernmental Agreement (“IGA”) which was recorded on July 17, 2007 as document no. 2007-0811440 between the District and the Maricopa County Treasurer’s Office.
- 9) Assessment on each individual lot will be determined by an allocation methodology reviewed and approved by the Assessment Engineer. It is estimated that the residential Assessment amounts will range from approximately \$12,000 to \$15,000 per lot depending upon the type of unit being assessed as well as the final density of each residential subdivision. Based on this range of Assessment, the estimated average annual payments for the Assessment are anticipated to range from approximately \$956 to \$1,195 [See Appendix C].

# **EXHIBIT A**

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## **ESTIMATED ANNUAL DEBT SERVICE SCHEDULE**

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Estimated Bond Debt Service  
 Estrella Mountain Ranch Community Facilities District (Goodyear, AZ)  
 Special Assessment Revenue Bonds (Lucera Assessment District), Series 2018  
 Dated Date 12/27/2018  
 Delivery Date 12/27/2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/27/2018					
7/1/2019		6.000%	214,206.67	214,206.67	214,206.67
1/1/2020			209,550.00	209,550.00	
7/1/2020	140,000	6.000%	209,550.00	349,550.00	559,100.00
1/1/2021			205,350.00	205,350.00	
7/1/2021	145,000	6.000%	205,350.00	350,350.00	555,700.00
1/1/2022			201,000.00	201,000.00	
7/1/2022	155,000	6.000%	201,000.00	356,000.00	557,000.00
1/1/2023			196,350.00	196,350.00	
7/1/2023	165,000	6.000%	196,350.00	361,350.00	557,700.00
1/1/2024			191,400.00	191,400.00	
7/1/2024	175,000	6.000%	191,400.00	366,400.00	557,800.00
1/1/2025			186,150.00	186,150.00	
7/1/2025	185,000	6.000%	186,150.00	371,150.00	557,300.00
1/1/2026			180,600.00	180,600.00	
7/1/2026	195,000	6.000%	180,600.00	375,600.00	556,200.00
1/1/2027			174,750.00	174,750.00	
7/1/2027	205,000	6.000%	174,750.00	379,750.00	554,500.00
1/1/2028			168,600.00	168,600.00	
7/1/2028	220,000	6.000%	168,600.00	388,600.00	557,200.00
1/1/2029			162,000.00	162,000.00	
7/1/2029	235,000	6.000%	162,000.00	397,000.00	559,000.00
1/1/2030			154,950.00	154,950.00	
7/1/2030	245,000	6.000%	154,950.00	399,950.00	554,900.00
1/1/2031			147,600.00	147,600.00	
7/1/2031	260,000	6.000%	147,600.00	407,600.00	555,200.00
1/1/2032			139,800.00	139,800.00	
7/1/2032	275,000	6.000%	139,800.00	414,800.00	554,600.00
1/1/2033			131,550.00	131,550.00	
7/1/2033	295,000	6.000%	131,550.00	426,550.00	558,100.00
1/1/2034			122,700.00	122,700.00	
7/1/2034	310,000	6.000%	122,700.00	432,700.00	555,400.00
1/1/2035			113,400.00	113,400.00	
7/1/2035	330,000	6.000%	113,400.00	443,400.00	556,800.00
1/1/2036			103,500.00	103,500.00	
7/1/2036	350,000	6.000%	103,500.00	453,500.00	557,000.00
1/1/2037			93,000.00	93,000.00	
7/1/2037	370,000	6.000%	93,000.00	463,000.00	556,000.00
1/1/2038			81,900.00	81,900.00	
7/1/2038	390,000	6.000%	81,900.00	471,900.00	553,800.00
1/1/2039			70,200.00	70,200.00	
7/1/2039	415,000	6.000%	70,200.00	485,200.00	555,400.00
1/1/2040			57,750.00	57,750.00	
7/1/2040	440,000	6.000%	57,750.00	497,750.00	555,500.00
1/1/2041			44,550.00	44,550.00	
7/1/2041	465,000	6.000%	44,550.00	509,550.00	554,100.00
1/1/2042			30,600.00	30,600.00	
7/1/2042	495,000	6.000%	30,600.00	525,600.00	556,200.00
1/1/2043			15,750.00	15,750.00	
7/1/2043	525,000	6.000%	15,750.00	540,750.00	556,500.00
	6,985,000		6,580,206.67	13,565,206.67	13,565,206.67

**Footnote:**

Estimate, actual debt service schedule will be provided by the underwriter at the time of issuance and is subject to market conditions. Interest is estimated at 6.00% for the Bonds.

Source: Stifel



# **APPENDIX A**

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## **LEGAL DESCRIPTION OF THE DISTRICT**

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February 27, 1997

LEGAL DESCRIPTION  
ESTRELLA - LEGAL 3

PARCEL 1

That part of Sections 1, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35 and 36, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northeast Corner of said Section 1, as shown on the "Estrella Phase One, Map of Dedication", as recorded in Book 318 of Maps, Page 38, Maricopa County Records;

Thence South  $00^{\circ}20'21''$  West (measured), South  $00^{\circ}20'03''$  West (record), along the East line of said Section 1, a distance of 2,710.50 feet (measured), 2708.61 feet (record) to the East Quarter Corner of said Section 1;

Thence South  $00^{\circ}13'59''$  West (measured), South  $00^{\circ}14'18''$  West (record), continuing along the East line of said Section 1, a distance of 2,640.94 feet (measured), 2641.11 feet (record) to the Northeast Corner of said Section 12;

Thence South  $00^{\circ}28'03''$  West (measured), South  $00^{\circ}28'10''$  West (record), along the East line of said Section 12, a distance of 2,641.29 feet (measured) 2641.01 feet (record) to the East Quarter Corner of said Section 12;

Thence South  $00^{\circ}13'23''$  West (measured), South  $00^{\circ}13'30''$  West (record), continuing along the East line of said Section 12, a distance of 2,646.70 feet to the Northeast Corner of said Section 13;

Thence South  $00^{\circ}07'53''$  West, along the East line of said Section 13, a distance of 2,644.87 feet to the East Quarter Corner of said Section 13;

Thence South  $00^{\circ}13'33''$  West, continuing along the East line of said Section 13, a distance of 2,617.62 feet to the Northeast Corner of said Section 24;

Thence South  $00^{\circ}13'33''$  West, along the East line of said Section 24, a distance of 2,653.28 feet to the East Quarter Corner of said Section 24;

Thence South  $00^{\circ}17'47''$  West, continuing along the East line of said Section 24, a distance of 2,643.64 feet to the Northeast Corner of said Section 25;

Thence South  $00^{\circ}08'16''$  West, along the East line of said Section 25, a distance of 2,640.90 feet to the East Quarter Corner of said Section 25;

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February 27, 1997  
Page 2 of 7

Thence South  $00^{\circ}12'04''$  West, continuing along the East line of said Section 25, a distance of 2,633.25 feet to the Northeast Corner of said Section 36;

Thence North  $89^{\circ}13'00''$  West, along the North line of said Section 36, a distance of 1,624.40 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South  $00^{\circ}31'11''$  West, along the West line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 332.14 feet to the Southwest Corner thereof;

Thence South  $89^{\circ}15'58''$  East, along the South line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 325.17 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South  $00^{\circ}28'07''$  West, along said East line, a distance of 995.59 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence North  $89^{\circ}24'51''$  West, along the South line of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 1,304.25 feet to a point on the North-South mid-section line of said Section 36;

Thence South  $00^{\circ}40'22''$  West, along said North-South mid-section line, a distance of 3,968.88 feet to the South Quarter Corner of said Section 36;

Thence North  $89^{\circ}36'54''$  West, along the South line of said Section 36, a distance of 2,638.53 feet to the Southeast Corner of said Section 35;

Thence North  $89^{\circ}36'09''$  West, along the South line of said Section 35, a distance of 2,633.38 feet to the South Quarter Corner of said Section 35;

Thence North  $89^{\circ}34'19''$  West, continuing along the South line of said Section 35, a distance of 2,644.84 feet to the Southeast Corner of said Section 34;

Thence North  $89^{\circ}29'43''$  West, along the South line of said Section 34, a distance of 2,637.81 feet to the South Quarter Corner of said Section 34;

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February 27, 1997  
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Thence North  $89^{\circ}29'43''$  West, continuing along the South line of said Section 34, a distance of 964.18 feet to a point on the Northeasterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence North  $37^{\circ}50'26''$  West, along the Northeasterly right-of-way line of said "Rainbow Valley Road," a distance of 2,704.64 feet to a point on the East line of said Section 33;

Thence North  $00^{\circ}21'07''$  East, along said East line, a distance of 564.43 feet to the East Quarter Corner of said Section 33;

Thence North  $89^{\circ}49'56''$  West, along the East-West mid-section line of said Section 33, a distance of 442.93 feet to a point on the Northeasterly right-of-way line of said "Rainbow Valley Road";

Thence North  $37^{\circ}50'26''$  West, along said Northeasterly right-of-way line of "Rainbow Valley Road," a distance of 6,709.50 feet to a point on the East-West mid-section line of said Section 28;

Thence South  $89^{\circ}27'48''$  East, along said East-West mid-section line, a distance of 4,600.62 feet to the West Quarter Corner of said Section 27;

Thence North  $00^{\circ}28'09''$  East, along the West line of said Section 27, a distance of 2,657.12 feet to the Southwest Corner of said Section 22;

Thence North  $00^{\circ}14'06''$  East, along the West line of said Section 22, a distance of 2,630.12 feet to the West Quarter Corner of said Section 22;

Thence South  $89^{\circ}51'29''$  East, along the East-West mid-section line of said Section 22, a distance of 1,319.81 feet to the Southeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North  $00^{\circ}11'40''$  East, along the East line of the West Half of the Northwest Quarter of said Section 22, a distance of 2,641.50 feet to the Northeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North  $89^{\circ}24'39''$  West, along the North line of the West Half of the Northwest Quarter of said Section 22, a distance of 1,321.54 feet to the Southwest Corner of said Section 15;

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Thence North  $00^{\circ}03'52''$  East, along the West line of said Section 15, a distance of 2,651.85 feet to the West Quarter Corner of said Section 15, said point also being the Southwesterly Boundary Corner of said "Estrella Phase One, Map of Dedication;"

Thence North  $01^{\circ}27'57''$  East (measured), North  $01^{\circ}27'59''$  East (record), continuing along the West line of said Section 15, a distance of 2,614.84 feet (measured), 2,614.86 feet (record) to the Southwest Corner of said Section 10;

Thence North  $02^{\circ}27'13''$  East (measured), North  $02^{\circ}27'17''$  East (record), along the West line of said Section 10, a distance of 2,633.92 feet (measured), 2,633.92 feet (record) to the West Quarter Corner of said Section 10;

Thence North  $02^{\circ}22'18''$  East (measured), North  $02^{\circ}22'31''$  East (record), continuing along the West line of said Section 10, a distance of 2,635.09 feet (measured), 2,635.54 feet (record) to the Northwest Corner of said Section 10;

Thence South  $89^{\circ}13'00''$  East (measured), South  $89^{\circ}12'35''$  East (record), along the North line of said Section 10, a distance of 2,650.33 feet (measured), 2,650.49 feet (record) to the North Quarter Corner of said Section 10;

Thence South  $89^{\circ}22'02''$  East (measured), South  $89^{\circ}21'52''$  East (record), continuing along the North line of said Section 10, a distance of 2,638.74 feet (measured), 2,639.03 feet (record) to the Northwest Corner of said Section 11;

Thence South  $89^{\circ}31'04''$  East (measured), South  $89^{\circ}31'03''$  East (record), along the North line of said Section 11, a distance of 2,649.70 feet (measured), 2,649.92 feet (record) to the North Quarter Corner of said Section 11;

Thence South  $89^{\circ}39'41''$  East (measured), South  $89^{\circ}39'05''$  East (record), continuing along the North line of said Section 11, a distance of 2,649.36 feet (measured), 2,649.51 feet (record) to the Southwest Corner of said Section 1;

Thence North  $00^{\circ}39'36''$  East (measured), North  $00^{\circ}39'46''$  East (record), along the West line of said Section 1, a distance of 2,606.21 feet (measured), 2,606.59 feet (record) to the West Quarter Corner of said Section 1;

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Thence North 02°11'20" West (measured), North 02°10'59" West (record), continuing along the West line of said Section 1, a distance of 2,694.65 feet (measured), 2,694.49 feet (record) to the Northwest Corner of said Section 1;

Thence North 89°37'33" East (measured), North 89°37'44" East (record), along the North line of said Section 1, a distance of 2,470.13 feet (measured) to the Southeast Corner of Section 36, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona;

Thence North 89°43'37" East (measured), North 89°37'44" East (record), continuing along the North line of said Section 1, a distance of 70.26 feet (measured) to the North Quarter Corner of said Section 1;

Thence North 89°43'37" East (measured), North 89°46'12" East (record), continuing along the North line of said Section 1, a distance of 2,521.98 feet (measured), 2,521.62 feet (record) to the Point of Beginning.

Containing 10,067.869 Acres more or less.

#### PARCEL 2

That part of the Southwest Quarter of Section 34, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Southwest Corner of said Section 34:

Thence North 00°21'07" East, along the West line of said Section 34, a distance of 1,991.83 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South 37°50'26" East, along the Southwesterly right-of-way line of "Rainbow Valley Road," a distance of 2,539.67 feet to a point on the South line of said Section 34;

Thence North 89°29'43" West, along said South line, a distance of 1,570.30 feet to the Point of Beginning.

Containing 35.902 Acres more or less.

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**PARCEL 3**

That part of the Southwest Quarter of Section 28, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Southwest Corner of said Section 28;

Thence North  $00^{\circ}08'04''$  East, along the West line of said Section 28, a distance of 2,641.56 feet to the West Quarter Corner of said Section 28;

Thence South  $89^{\circ}27'48''$  East, along the East-West mid-section line of said Section 28, a distance of 583.08 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South  $37^{\circ}50'26''$  East, along the Southwesterly right-of-way line of said "Rainbow Valley Road," a distance of 3,329.90 feet to a point on the South line of said Section 28;

Thence South  $89^{\circ}51'39''$  West, along the South line of said Section 28, a distance of 2,632.04 feet to the Point of Beginning.

Containing 97.276 Acres more or less.

**PARCEL 4**

That part of the North Half of Section 33 and the South Half of the North Half of Section 32, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the East Quarter Corner of said Section 32;

Thence North  $89^{\circ}48'26''$  West, along the East-West mid-section line of said Section 32, a distance of 5,208.80 feet to a point on the Easterly right-of-way line of "Tuthill Road," as recorded in Book 33 of Road Maps, Page 39 and Instrument #92-109925, Maricopa County Records, said line being parallel with and 40.00 feet Easterly, as measured at right angles, from the West line of said Section 32;

Thence North  $01^{\circ}01'17''$  West, along the Easterly right-of-way line of said "Tuthill Road," a distance of 1,338.76 feet to point on the North line of the South Half of the North Half of said Section 32;

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Estrella - Legal 3  
February 27, 1997  
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Thence South  $89^{\circ}39'25''$  East, along the North line of the South Half of the North Half of said Section 32, a distance of 5,241.38 feet to the Northwest Corner of the South Half of the Northwest Quarter of said Section 33;

Thence South  $89^{\circ}59'09''$  East, along the North line of the South Half of the Northwest Quarter of said Section 33, a distance of 2,644.85 feet to a point on the North-South mid-section line of said Section 33;

Thence North  $00^{\circ}31'52''$  East, along said North-South mid-section line, a distance of 1,310.78 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road";

Thence South  $37^{\circ}50'26''$  East, along the Southwesterly right-of-way line of said "Rainbow Valley Road," a distance of 3,353.83 feet to a point on the East-West mid-section line of said Section 33;

Thence North  $89^{\circ}49'56''$  West, along said East-West mid-section line, a distance of 4,723.13 feet to the Point of Beginning.

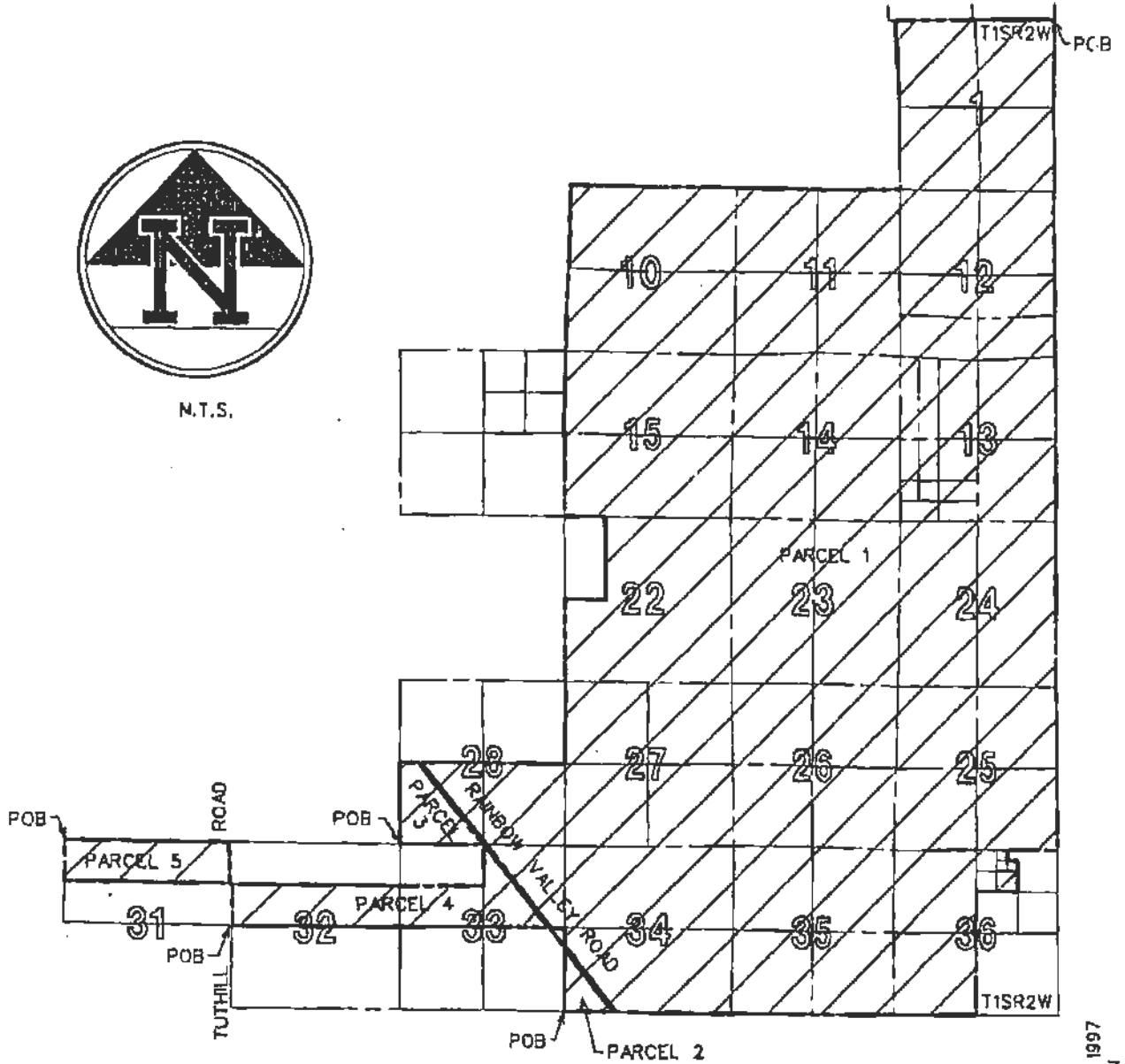
Containing 303.465 Acres more or less.

Containing 10,504.512 Acres total more or less.





N.T.S.



DATE:- Feb. 26, 1997  
 TIME:- 09:07.34  
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<p><b>EXHIBIT</b></p>	<p><b>ESTRELLA - LEGAL 3</b></p>	<p>JOB NO +6002501</p>
<p>4550 NORTH 12TH STREET          PHOENIX, ARIZONA 85014          TELEPHONE (602) 264-6831</p>	<p><b>COE &amp; VAN LOO</b>          PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE</p>	<p>SHEET 1 OF 1</p>

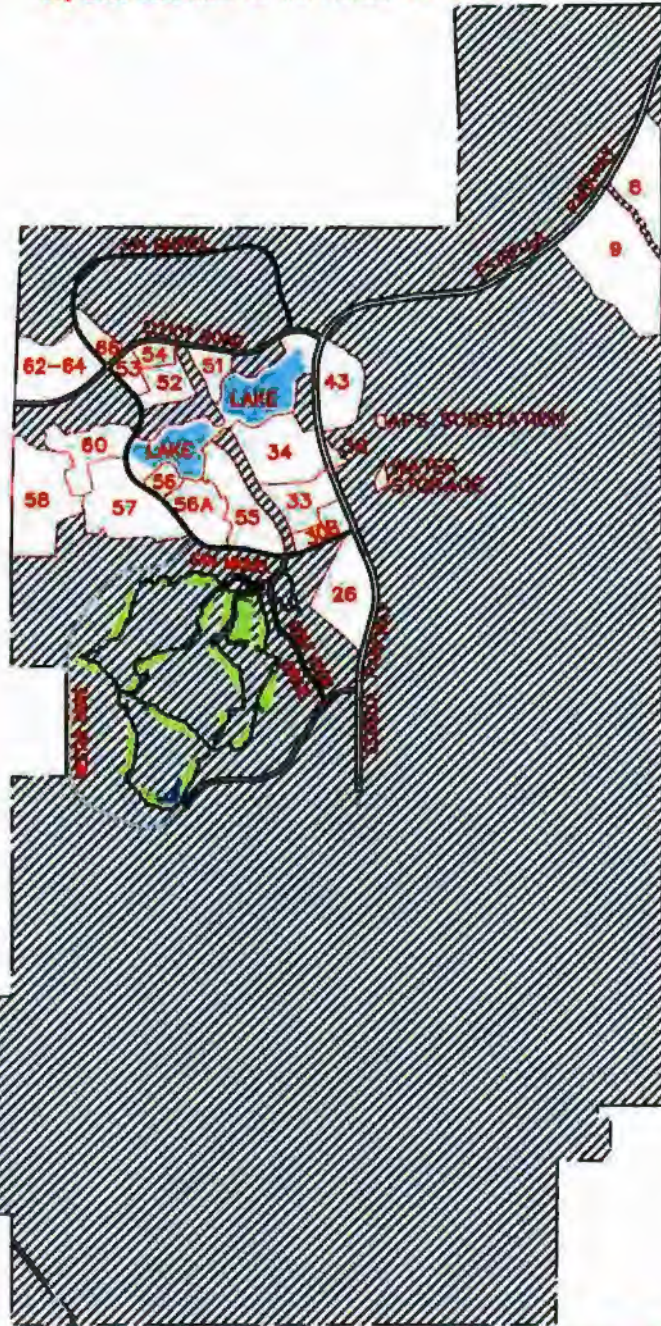
EXCEPT the following parcels, legally described as follows:

- a) Estrella Parcel 8, according to Book 318 of Maps, Page 39, Records of Maricopa County, Arizona.
- b) Lots 22, 23, 24, 28 – 32, 38, 39, 75, and Tracts A, B, C and D of Estrella Parcel 9, according to Book 318 of Maps, Page 40, Records of Maricopa County, Arizona.
- c) SunChase at Estrella Parcel 33, according to 451 of Maps, Page 21, Instrument No. 97-0697454, Records of Maricopa County, Arizona.
- d) Estrella Parcel 34, according to Book 329 of Maps, Page 34, Records of Maricopa County, Arizona.
- e) Estrella Mountain Ranch Parcel 43, according to Book 482 of Maps, Page 50, Instrument No. 98-0938131, Records of Maricopa County, Arizona.
- f) Estrella Parcel 51, according to Book 325 of Maps, Page 41; and Affidavit of Correction recorded in Instrument No. 90-387749, Records of Maricopa County, Arizona.
- g) Estrella Parcel 55, according to Book 325 of Maps, Page 42, and Affidavit of Correction recorded in Instrument No. 89-475003, Records of Maricopa County, Arizona.
- h) Estrella Parcel 56, according to Book 329 of Maps, Page 33, Records of Maricopa County, Arizona.
- i) Estrella Parcel 56A, according to Book 419 of Maps, Page 42 in Instrument No. 96-0488725, Records of Maricopa County, Arizona.
- j) Estrella Parcel 57 amended, according to Book 329 of Maps, Page 12, Records of Maricopa County, Arizona.
- k) Estrella Parcel 58, according to Book 321 of Maps, Page 31; and Affidavit of Correction recorded in Instrument No. 89-303317, Records of Maricopa County, Arizona.
- l) Estrella Parcel 60, according to Book 321 of Maps, Page 30; and Affidavit of Correction recorded in Instrument No. 89-336248, Records of Maricopa County, Arizona.
- m) SunChase at Estrella Parcels 62-64, according to Book 438 of Maps, Page 42 in Instrument No. 97-0236401, Records of Maricopa County, Arizona.
- n) SunChase at Estrella Parcel 66, according to Book 442 of Maps, Page 03 in Instrument No. 97-0339182, Records of Maricopa County, Arizona.
- o) Parcel 30B, in Instrument No. 89-0098746, Records of Maricopa County, Arizona.

- p) Parcel 30B, landscape tract in Instrument No. 94-474763, Records of Maricopa County, Arizona.
- q) Parcel 38, in Instrument No. 88-571563, Records of Maricopa County, Arizona.
- r) Parcel 38, landscape tract in Instrument No. 94-474764, Records of Maricopa County, Arizona.
- s) Parcel 53, in Instrument No. 90-387712, Records of Maricopa County, Arizona.
- t) Parcel 53, landscape tract in Instrument No. 94-474765, Records of Maricopa County, Arizona.
- u) North Lake and South Lake, in Instrument No. 90-538581, Records of Maricopa County, Arizona.
- v) Lakes common area, in Instrument No. 94-474760, Records of Maricopa County, Arizona.
- w) Lakes common area, in Instrument No. 94-481850, Records of Maricopa County, Arizona.
- x) Parcel 54 (ballfield), in Instrument No. 97-0911325, Records of Maricopa County, Arizona.
- y) APS sub-station, in Instrument No. 88-618019, Records of Maricopa County, Arizona.
- z) Estrella Parcel 52 amended, according to Book 512 of Maps, Page 31, Instrument No. 99-0878298, Records of Maricopa County, Arizona.
- aa) Parcel 26 according to Book 508 of Maps, Page 38, Instrument No. 99-072948, Records of Maricopa County, Arizona.
- bb) Land described as tax parcel 400-03-022N and any other real property including rights-of-way owned by the City of Goodyear or any other governmental entity.
- cc) Land described as tax parcel 400-52-211R.

**EXCEPTION PARCELS:**

- A) ESTRELLA PARCEL 8, ACCORDING TO BOOK 318 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.
- B) LOTS 22, 23, 24, 28-32, 38, 39, 75, AND TRACTS A, B, C, & D OF ESTRELLA PARCEL 8, ACCORDING TO BOOK 318 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, AZ.
- C) SUNCHASE AT ESTRELLA PARCEL 33, ACCORDING TO 451 OF MAPS, PAGE 21, INSTRUMENT NO. 97-089745-4 RECORDS OF, MARICOPA COUNTY, ARIZONA.
- D) ESTRELLA PARCEL 34, ACCORDING TO BOOK 329 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.
- E) ESTRELLA MOUNTAIN RANCH PARCEL 43, ACCORDING TO BOOK 482 OF MAPS, PAGE 50, INSTRUMENT NO. 98-0938131 RECORDS OF MARICOPA COUNTY, ARIZONA.
- F) ESTRELLA PARCEL 51, ACCORDING TO BOOK 325 OF MAPS, PAGE 41; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 80-387748 RECORDS OF MARICOPA COUNTY, ARIZONA.
- G) ESTRELLA PARCEL 55, ACCORDING TO BOOK 325 OF MAPS, PAGE 42, AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-475003 RECORDS OF MARICOPA COUNTY, ARIZONA.
- H) ESTRELLA PARCEL 56, ACCORDING TO BOOK 329 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.
- I) ESTRELLA PARCEL 58A, ACCORDING TO BOOK 419 OF MAPS, PAGE 42 IN INSTRUMENT NO. 96-0486725, RECORDS OF MARICOPA COUNTY, AZ.
- J) ESTRELLA PARCEL 57 AMENDED, ACCORDING TO BOOK 329 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.
- K) ESTRELLA PARCEL 58, ACCORDING TO BOOK 321 OF MAPS, PAGE 31; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-303317, RECORDS OF MARICOPA COUNTY, ARIZONA.
- L) ESTRELLA PARCEL 60, ACCORDING TO BOOK 321 OF MAPS, PAGE 30; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-338248, RECORDS OF MARICOPA COUNTY, AZ.
- M) SUNCHASE AT ESTRELLA PARCELS 82-84, ACCORDING TO BOOK 438 OF MAPS, PAGE 42 IN INSTRUMENT NO. 97-0238401, RECORDS OF MARICOPA COUNTY, ARIZONA.
- N) SUNCHASE AT ESTRELLA PARCEL 86, ACCORDING TO BOOK 442 OF MAPS, PAGE 03 IN INSTRUMENT NO. 97-0339182.
- O) PARCEL 30B, IN INSTRUMENT NO. 88-0098748 RECORDS OF MARICOPA COUNTY, AZ.
- P) PARCEL 30B, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474763, RECORDS OF MARICOPA COUNTY, AZ.
- Q) PARCEL 38, IN INSTRUMENT NO. 88-571563 RECORDS OF MARICOPA COUNTY, AZ.
- R) PARCEL 38, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474764, RECORDS OF MARICOPA COUNTY, AZ.
- S) PARCEL 53, IN INSTRUMENT NO. 80-387712 RECORDS OF MARICOPA COUNTY, AZ.
- T) PARCEL 53, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474765, RECORDS OF MARICOPA COUNTY, AZ.
- U) NORTH LAKE & SOUTH LAKE, IN INSTRUMENT NO. 90-538561, RECORDS OF MARICOPA COUNTY, AZ.
- V) LAKES COMMON AREA, IN INSTRUMENT NO. 94-474760, RECORDS OF MARICOPA COUNTY, AZ.
- W) LAKES COMMON AREA, IN INSTRUMENT NO. 94-481850, RECORDS OF MARICOPA COUNTY, AZ.
- X) PARCEL 54 (BALLFIELD), IN INSTRUMENT NO. 97-0911325, RECORDS OF MARICOPA COUNTY, AZ.
- Y) APS SUB-STATION, IN INSTRUMENT NO. 88-618019, RECORDS OF MARICOPA COUNTY, AZ.
- Z) ESTRELLA PARCEL 52 AMENDED, ACCORDING TO BOOK 512 OF MAPS, PAGE 31, INSTRUMENT NO. 99-0878298, RECORDS OF MARICOPA COUNTY, ARIZONA.
- AA) PARCEL 26 ACCORDING TO BOOK 508 OF MAPS, PAGE 38, INSTRUMENT NO. 99-072948, RECORDS OF MARICOPA COUNTY, ARIZONA.
- BB) LAND DESCRIBED AS TAX PARCEL 400-03-022N AND ANY OTHER REAL PROPERTY INCLUDING RIGHTS-OF-WAY OWNED BY THE CITY OF GOODYEAR OR ANY OTHER GOVERNMENTAL AGENCY.
- CC) LAND DESCRIBED AS TAX PARCEL 400-52-211R.



**COMMUNITY FACILITIES EXHIBIT B**  
**ESTRELLA MOUNTAIN RANCH**



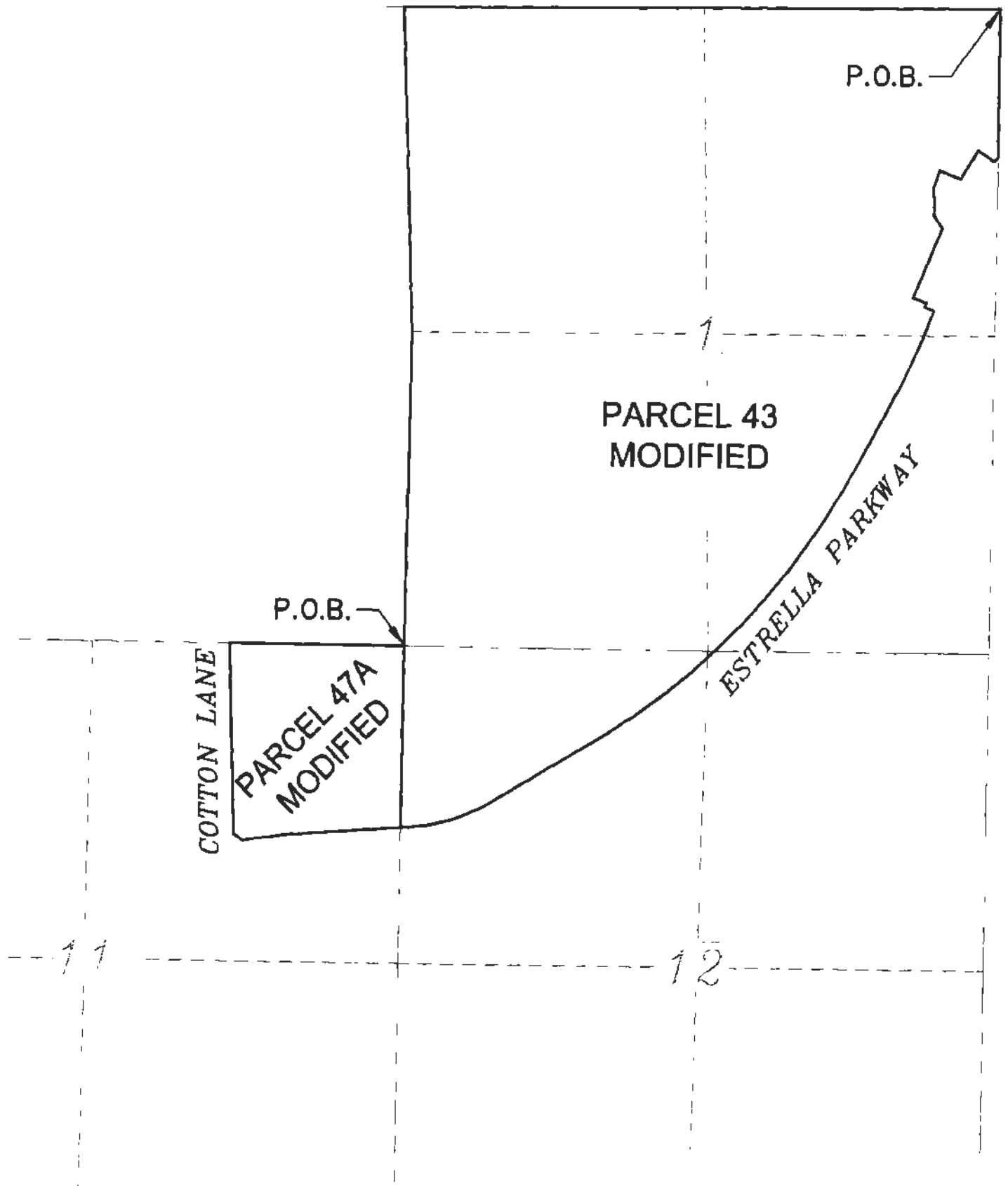
**CMX GROUP INC.**  
1515 E. MISSOURI, #115  
PHOENIX, AZ 85014  
PH (602)279-8438

# **APPENDIX A-1**

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## **LEGAL DESCRIPTION OF THE BENEFITED AREA**

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P.O.B.

PARCEL 43  
MODIFIED

ESTRELLA PARKWAY

P.O.B.

COTTON LANE

PARCEL 47A  
MODIFIED

11

12

1

2

# Exhibit A



**ESTRELLA PARCEL 43 (MODIFIED)  
ESTRELLA MOUNTAIN RANCH  
GOODYEAR, ARIZONA**

November 30, 2012  
Job No. 2012-057  
Page 1 of 2

THAT PORTION OF SECTIONS 1 AND 12 OF TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,708.44 FEET;**

**THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,222.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST OF WHICH THE RADIUS POINT LIES SOUTH 53 DEGREES 36 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 1,665.00 FEET;**

**THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 14 SECONDS, A DISTANCE OF 50.00 FEET**

**THENCE NORTH 55 DEGREES 20 MINUTES 01 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.11 FEET;**

**THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 280.10 FEET;**

**THENCE NORTH 68 DEGREES 26 MINUTES 52 SECONDS WEST, A DISTANCE OF 190.27 FEET;**

**THENCE SOUTH 19 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.91 FEET;**

**THENCE SOUTH 01 DEGREES 52 MINUTES 35 SECONDS EAST, A DISTANCE OF 231.91 FEET;**

**THENCE SOUTH 32 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.02 FEET;**

**THENCE SOUTH 22 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 625.30 FEET;**

**THENCE SOUTH 70 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 118.19 FEET;**

**THENCE SOUTH 19 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 39.46 FEET;**

**THENCE SOUTH 70 DEGREES 40 MINUTES 48 SECONDS EAST, A DISTANCE OF 81.31 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, AS DEPICTED ON THE MAP OF DEDICATION FOR "ESTRELLA, PHASE ONE", RECORDED IN BOOK 318 ON PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 70 DEGREES 13 MINUTES 55 SECONDS WEST, A RADIAL DISTANCE OF 4,935.00 FEET;**

**THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE OF THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, THROUGH A CENTRAL ANGLE OF 08 DEGREES 55 MINUTES 53 SECONDS, A DISTANCE OF 769.28 FEET;**



THENCE SOUTH 28 DEGREES 41 MINUTES 58 SECONDS WEST, A DISTANCE OF 748.50 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 57 SECONDS, A DISTANCE OF 3,169.62 FEET;

THENCE SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE OF 990.25 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 42 MINUTES 10 SECONDS, A DISTANCE OF 715.39 FEET;

THENCE SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 90.53 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1,510.40 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12, COMMON WITH THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 39 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,606.11 FEET TO THE WEST QUARTER CORNER THEREOF;

THENCE NORTH 02 DEGREES 11 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,684.87 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,470.11 FEET TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST OF SAID GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 70.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,521.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 24,606,870 SQUARE FEET OR 564.896 ACRES, MORE OR LESS.



**ESTRELLA PARCEL 47a (MODIFIED)  
ESTRELLA MOUNTAIN RANCH  
GOODYEAR, ARIZONA**

November 30, 2012  
Job No. 2012-057  
Page 1 of 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A THE NORTHEAST CORNER OF SAID SECTION 11, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 2649.32 FEET;**

THENCE SOUTH 00 DEGREES 26 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,510.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA,;

THENCE CONTINUING ON SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 867.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4,185.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 00 SECONDS, A DISTANCE OF 305.31 FEET;

THENCE SOUTH 81 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 171.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COTTON LANE AS DESCRIBED IN DOCUMENT 2008-1679431, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 58 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.16 FEET;

THENCE NORTH 02 DEGREES 01 MINUTES 23 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,568.40 FEET TO THE NORTH SECTION LINE OF SAID NORTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG SAID NORTH SECTION LINE A DISTANCE OF 1,487.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 2,278,265 SQUARE FEET OR 52.302 ACRES, MORE OR LESS.



## APPENDIX A-2

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### LEGAL DESCRIPTION OF THE ASSESSMENT PARCELS (RECORDED PLATS) – 11.A2, 11.B, 11.C, 11.F2, 11.G

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As recorded in the Maricopa County, Arizona Book of Records:

Parcel	Date	Book	Page	Recording Number
11.A2	8/28/2018	1406	13	2018-0649361
11.B	6/7/2018	1392	24	2018-0434919
11.C	6/8/2018	1392	46	2018-0440974
11.F2	6/8/2018	1392	47	2018-0440979
11.G	6/8/2018	1392	45	2018-0440972











LINE	BEARING	LENGTH
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119	S16D23'00"W	31.52'
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OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDS  
2018041861 08/29/2018 11:48  
BOOK 1405 PAGE 13  
ELECTRONIC RECORDING  
ESTRELLA PARCEL 11A2-1-1-40-  
187828

UNRECORDED  
MAP 400-02-0118  
MAP 400-02-0118  
MAP 400-02-0118



SEE SHEET 3 FOR LEGEND

SHEET  
**6**  
OF 7

PROJECT NO. 1115004	DATE: JULY 2018	SCALE: AS SHOWN
DRAWN: MAR 2014	DRAWN: BLW	REVIEWED: CSO
FIELD WORK: BAE, CSO		REVIEWED: CSO
REVISIONS:		
1. CIVIL SUBMITTAL 4/29/15 AND PERMITS 6/15/15		
2. CIVIL SUBMITTAL 5/29/15 AND PERMITS 6/15/15		

**FINAL PLAT**  
**ESTRELLA PARCEL 11A2**  
OF A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT  
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**Dibble**  
Engineering

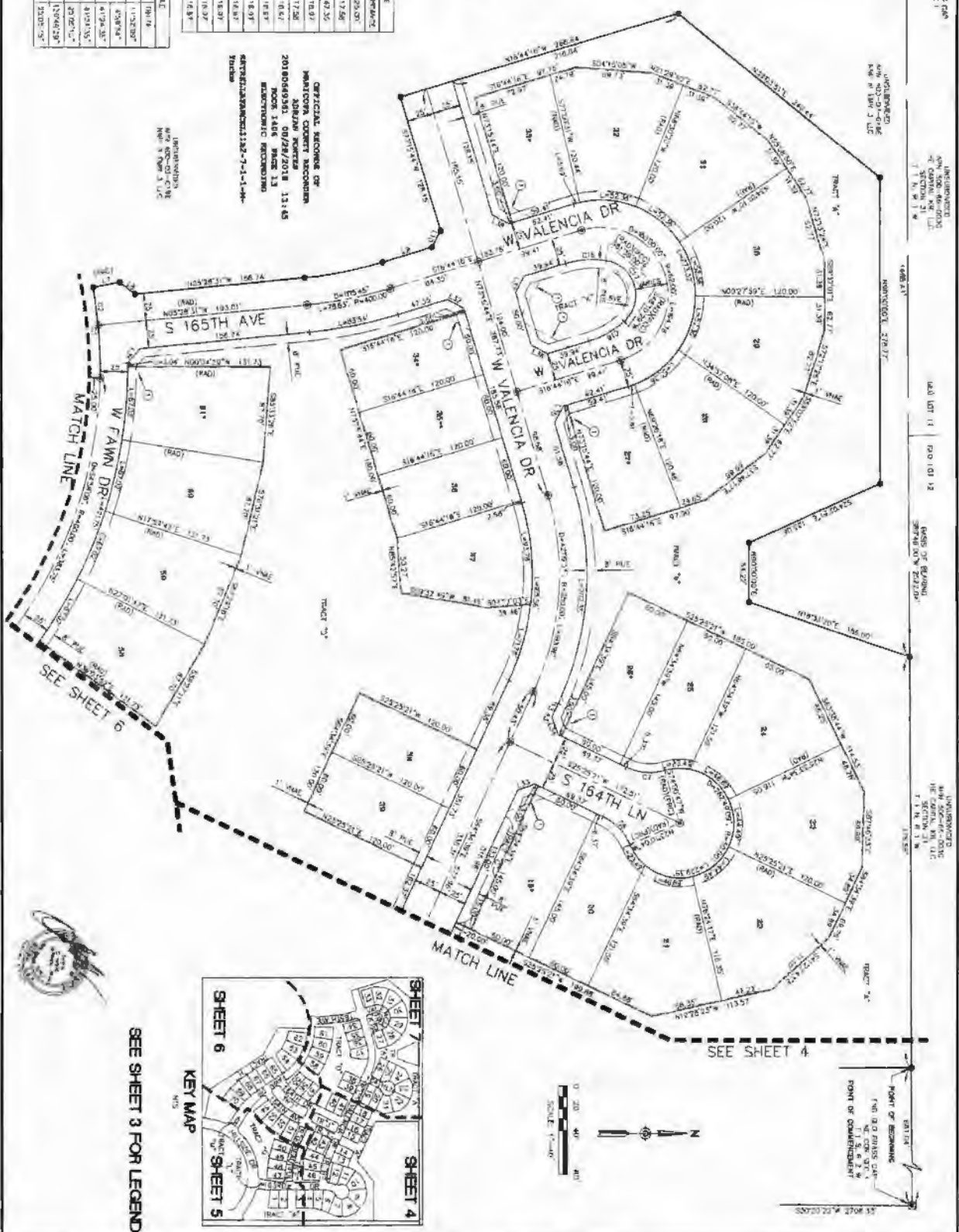
7878 North 16th Street  
Suite 300  
Phoenix, AZ 85020  
P 602.957.1155  
F 602.957.2030  
www.dibblecorp.com



LINE	LENGTH	BEARING	AREA
1	81.88	200.00	11.52827
2	34.64	420.00	6.58784
3	16.14	45.00	4.17938
4	38.14	40.00	4.12111
5	21.17	65.00	2.72512
6	23.91	20.00	1.59424
7	27.27	45.00	2.02557

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3	45.00	16.14
4	40.00	38.14
5	65.00	21.17
6	20.00	23.91
7	45.00	27.27

OFFICIAL RECORD FOR  
MARIICOPA COUNTY RECORDS  
2018060906 08/28/2018 13:45  
BOOK 1468 PAGE 13  
RECORDING FEE \$12.00  
RECORDING TAX \$1.20  
TOTAL \$13.20



SEE SHEET 3 FOR LEGEND

<b>SHEET</b> <b>7</b> <b>OF 7</b>	PROJECT NO. 1115094	DATE: 06.17.2018	SCALE: AS SHOWN
	APPROVED: MAR 2014	DRAWN: BAE	REVIEWED: CSB
	FIELD NO. 848	CSB	REVIEWED: CSB
	REVISIONS:	1ST CITY SUBMITTAL 4/23/17; 2ND SUBMITTAL 5/13/17	
	3RD CITY SUBMITTAL 6/06/17; 4TH SUBMITTAL 3/27/18		

**FINAL PLAT**  
**ESTRELLA PARCEL 11A2**  
OF A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT  
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**Dibble**  
Engineering

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F 602.957.2828  
www.dibblecorp.com

DEDICATION  
STATE OF ARIZONA  
COUNTY OF MARICOPA

### FINAL PLAT ESTRELLA PARCEL 11.B GOODYEAR, ARIZONA

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FUNTER  
20180434919 06/07/2018 12:12  
BOOK 1392 PAGE 24  
ELECTRONIC RECORDING  
ESTRELLAPARCEL11.B-4-1-1-M-  
wardham



KNOW ALL MEN BY THESE PRESENTS:  
THAT NHP II - NHP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SHOWN HEREIN THE PLAN OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "ESTRELLA PARCEL 11.B", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND SIZE OF THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREET CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

NHP II - NHP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, THE STREETS AND TRACT C, IN FEE, SHOWN ON SAID PLAT AND INCORPORATED IN THE ABOVE DESCRIBED PREMISES.

NHP II - NHP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTED EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) IN TRACTS 1, 2 AND 3, ALL PUBLIC UTILITY EASEMENTS (PUE) LOCATED WITHIN SAID PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES, IN OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT.

NHP II - NHP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, CONVEYS TO THE CITY OF GOODYEAR AND AGENCIES AS FOLLOWS: TRACTS A, B, D, E, F, AND H ARE HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FROM THE PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING STANDARDS AND DESIGN POLICIES AND GOODYEAR CITY CODE. DRAINAGE FACILITIES SUCH AS CATCH BASINS, SCUMMERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL STRUCTURES DOWNSTREAM OF STORM DRAIN OUTLETS AND RETENTION AREAS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS NECESSARY TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY THE CITY OF GOODYEAR AND ANY PERMITS OR ORDINANCES OF THE CITY OF GOODYEAR, AND THE STATE OF ARIZONA. THE CITY AND ON FILE WITH THE CITY OF GOODYEAR. THESE CONVEYMENTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE INSTALLATION OF ANY OF THESE CONVEYMENTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THESE CONVEYMENTS, ANY PERSON OR PERSONS OF THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDING AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS. IN ADDITION TO REASONABLE ATTORNEY'S FEES. THE AGREEMENTS AND CONVEYMENTS CONTAINED HEREIN SHALL BE CONVEYMENTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE ENFORCED UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A, B, D, E, F, AND H.

OWNER NHP II - NHP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY RESERVES THE RIGHT TO CONDUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PURPOSES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, INC. AND THEIR MEMBERS SAID RIGHTS SHALL BE SUBJECT TO ANY OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS. CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PURPOSES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

NHP II - NHP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY CONVEYS TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTED EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) IN TRACTS 1, 2 AND 3, ALL PUBLIC UTILITY EASEMENTS (PUE) LOCATED WITHIN SAID PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING DRAINAGE FACILITIES AND BASINS NECESSARY TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY THE CITY OF GOODYEAR AND ANY PERMITS OR ORDINANCES OF THE CITY OF GOODYEAR, AND THE STATE OF ARIZONA. THE CITY AND ON FILE WITH THE CITY OF GOODYEAR. THESE CONVEYMENTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE INSTALLATION OF ANY OF THESE CONVEYMENTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THESE CONVEYMENTS, ANY PERSON OR PERSONS OF THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDING AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS. IN ADDITION TO REASONABLE ATTORNEY'S FEES. THE AGREEMENTS AND CONVEYMENTS CONTAINED HEREIN SHALL BE CONVEYMENTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE ENFORCED UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A, B, D, E, F, AND H.

NHP II - NHP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY CONVEYS TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTED EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) IN TRACTS 1, 2 AND 3, ALL PUBLIC UTILITY EASEMENTS (PUE) LOCATED WITHIN SAID PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING DRAINAGE FACILITIES AND BASINS NECESSARY TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY THE CITY OF GOODYEAR AND ANY PERMITS OR ORDINANCES OF THE CITY OF GOODYEAR, AND THE STATE OF ARIZONA. THE CITY AND ON FILE WITH THE CITY OF GOODYEAR. THESE CONVEYMENTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE INSTALLATION OF ANY OF THESE CONVEYMENTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THESE CONVEYMENTS, ANY PERSON OR PERSONS OF THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDING AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS. IN ADDITION TO REASONABLE ATTORNEY'S FEES. THE AGREEMENTS AND CONVEYMENTS CONTAINED HEREIN SHALL BE CONVEYMENTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE ENFORCED UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A, B, D, E, F, AND H.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT C, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN, AND REPAIR LANDSCAPING WITHIN THE TRACT C, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION EXPRESSLY AGREES TO MAINTAIN AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS, DAMAGES FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN THE MEDIAN, EXCEPT AS PROVIDED HEREIN. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE FAILURE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION TO REMEDY THE UNSAFE CONDITION WITHIN THREE (3) BUSINESS DAYS OF BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED BY THE CITY TO REMOVE THE LANDSCAPING AND/OR REMOVE THE LANDSCAPING AND MEDIAN, AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEY'S FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

IN WITNESS WHEREOF, NHP II - NHP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HERETOBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS HERETOBY JOINTLY AUTHORIZED. THIS 26th DAY OF APRIL 2018.  
NHP II - NHP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**ACKNOWLEDGEMENT OF DEDICATION**  
STATE OF ARIZONA } 55  
COUNTY OF MARICOPA }  
THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 26th DAY OF APRIL 2018, BY William M. Rosen, the owner of NHP II - NHP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY.  
My Commission Expires: Nov 18, 2021

**ACKNOWLEDGEMENT OF RATIFICATION**  
STATE OF ARIZONA } 55  
COUNTY OF MARICOPA }  
THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 26th DAY OF APRIL 2018, BY the board members of the VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.  
My Commission Expires: Nov 18, 2021

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,075,422.13	27.4
NETS AREA	884,725.20	23.12
LOT SIZE (AVERAGE)	47,415.8	23,120 sq ft
TOTAL LOTS	100	
LOT DENSITY	2.66	sq ft/AC
OPEN SPACE	263,322.00	6.2
% OF GROSS DENSITY	30.2%	
EXISTING ZONING	P.A.O.	

UTILITY PROVIDERS	
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
RECYCLED WATER	MWDMAH

CALCULATION OF ADJUSTED GROSS AREA		
AREA OF LEGAL STREET ROW		7.45 AC
PLUS AREA SUBDIVIDED INTO LOTS		11.81 AC
AREA SUBTOTAL (7.45 + 11.81 = 19.26)		19.26 AC
APPLY 15% OPEN SPACE FACTOR		0.89
ADJUSTED GROSS AREA (SUBTOTAL MINUS 15% OF 19.26)		22.42

EDU DENSITY CALCULATION	
NUMBER OF UNUSING LOTS	100
NUMBER BY ADJUSTED GROSS AREA	22.42
ADJUSTED GROSS DENSITY (100/22.42 = 4.46)	4.46

EDU CALCULATION	
NUMBER OF UNUSING LOTS	100
EQUIVALENT LOT FACTOR FOR 4-6 UNITS (82 PER 100)	1.02
NUMBER OF UNITS RESIDABLE PER PROJECT (100 x 82 PER 100)	82

**SHEET INDEX**  
1 COVER SHEET  
2 DETAIL SHEET  
3-4 PLAT SHEETS

**OWNER/DEVELOPER**  
NHP II - NHP 3, LLC  
5000 N. 44TH STREET, SUITE 210  
PHOENIX, ARIZONA 85018  
PHONE: 602-468-0600  
CONTACT: STUART BARNETT, P.E.

**CIVIL ENGINEER**  
ENTRELLUS, INC.  
3033 N. 44TH STREET, STE 250  
PHOENIX, AZ 85018  
PHONE: 602-244-2666  
CONTACT: MICHAEL R. GLEASON, P.E.

**BASIS OF BEARINGS**  
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1, SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARING = NORTH 86°30'23" WEST.

**RATIFICATION AND COMMENT**  
STATE OF ARIZONA } 55  
COUNTY OF MARICOPA }  
KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR ESTRELLA PARCEL 11.B AND RATIFIES, ACKNOWLEDGES, APPROVES, CONSENTS, AND ACCEPTS THE DEDICATIONS, CONVEYANCES, AND RESPONSIBILITIES SET FORTH THEREON.

IN WITNESS WHEREOF, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER, THIS 26th DAY OF APRIL 2018.

**APPROVAL**  
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, ON THE 26th DAY OF APRIL 2018.  
BY: Mayor - Andy Zalk  
ATTEST: Clerk - Rebecca McEachern  
CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DEMONSTRATED BY HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 40-578.

**CERTIFICATION**  
I, DANIEL G. FRANCOIS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR BY THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF (4) SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2017, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE NECESSARY MEASUREMENTS WERE TAKEN AND ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RE-TRACED, THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.



REVISIONS	DATE	DESCRIPTION

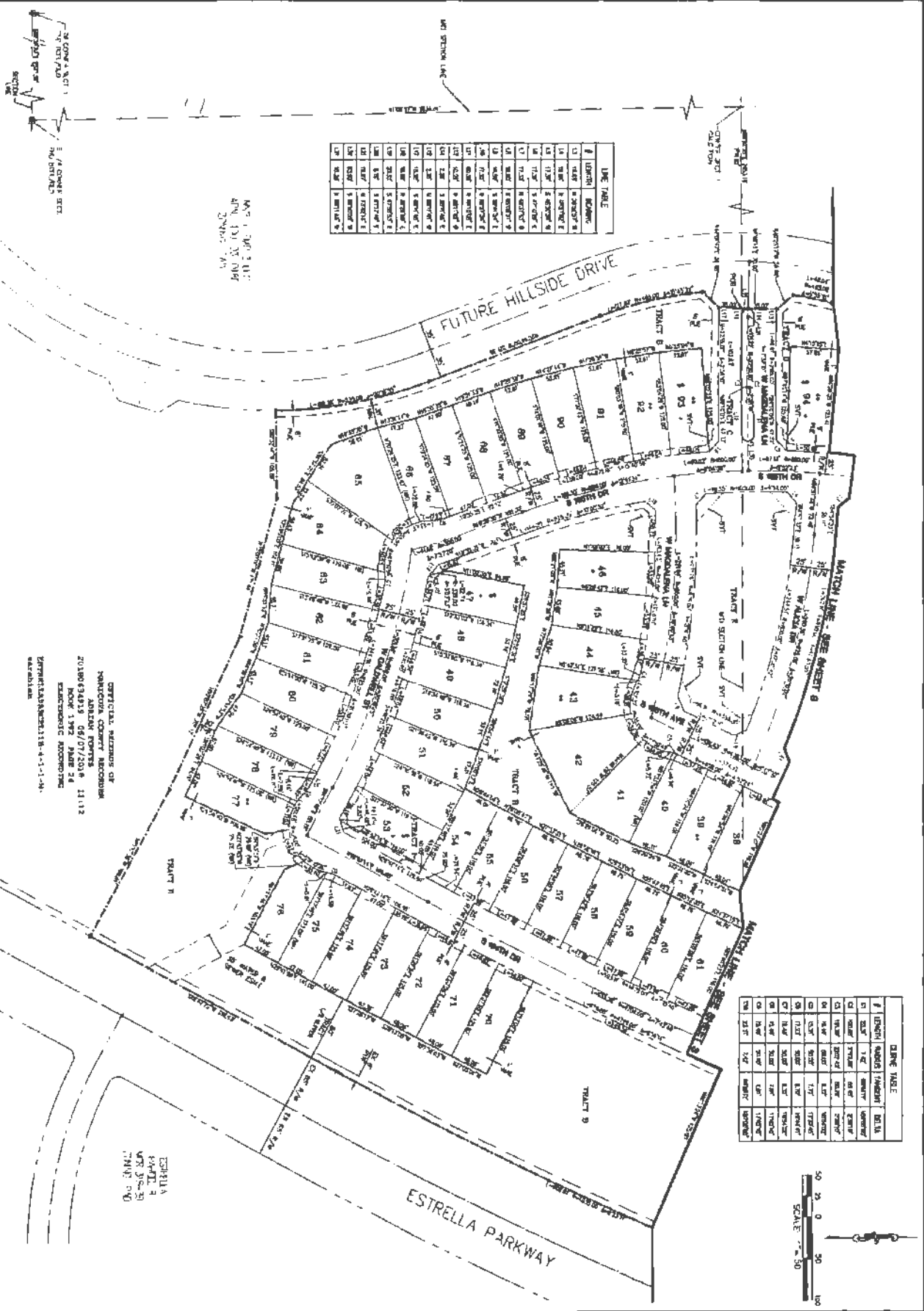
ESTRELLA PARCEL 11.B  
GOODYEAR, MARICOPA COUNTY, ARIZONA  
FINAL PLAT

**DANIEL G. FRANCOIS, P.E.**  
REGISTERED LAND SURVEYOR #33874  
ENTRELLUS, INC.  
5033 NORTH 44TH STREET, #200  
PHOENIX, ARIZONA 85018  
PHONE: 602-244-2666  
E-MAIL: dfrancois@entellus.com

DATE	BY	SCALE

DATE: 5/18/18





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CLARE TABLE

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2018092419 08/07/2018 11:12  
NOW 1992 PAGE 24  
ELECTRONIC RECORDING  
SERIALS

ESTRELLA  
PARCEL 11.B  
MARICOPA COUNTY, ARIZONA

<p><b>ESTRELLA PARCEL 11.B</b> GOODYEAR, MARICOPA COUNTY, ARIZONA</p> <p><b>FINAL PLAT</b></p>	<p>VERSIONS:</p> <table border="1"> <tr><td>1</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td>1</td><td>08/07/2018</td><td>FINAL PLAT</td></tr> </table>	1	DATE	DESCRIPTION	1	08/07/2018	FINAL PLAT	<p>REVISIONS:</p> <table border="1"> <tr><td>1</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td>1</td><td>08/07/2018</td><td>FINAL PLAT</td></tr> </table>	1	DATE	DESCRIPTION	1	08/07/2018	FINAL PLAT	<p><b>Entellus</b></p> <p>2000 N. 49th Street, Suite 202 Phoenix, AZ 85018 Tel: 602.944.2000 Fax: 602.944.8847 Website: www.entellus.com</p>
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 ESTRELLA/CITY/11B-4-1-1-06-  
 04/06/2018

N&S 8 E&M 3 LLC  
 A/R 40-03-DIB  
 /JHW: PND



N&S 8 E&M 3 LLC  
 A/R 40-03-DIB  
 /JHW: PND

ESTRELLA DRIVE  
 4' ACCESS EAST  
 A/R 40-03-DIB  
 /JHW: PND



LINE TABLE

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1	1.142	S 89°07'1" E
2	1.142	S 89°07'1" E
3	1.142	S 89°07'1" E
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5	1.142	S 89°07'1" E
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21	1.142	S 89°07'1" E
22	1.142	S 89°07'1" E
23	1.142	S 89°07'1" E
24	1.142	S 89°07'1" E
25	1.142	S 89°07'1" E
26	1.142	S 89°07'1" E
27	1.142	S 89°07'1" E
28	1.142	S 89°07'1" E
29	1.142	S 89°07'1" E
30	1.142	S 89°07'1" E
31	1.142	S 89°07'1" E
32	1.142	S 89°07'1" E
33	1.142	S 89°07'1" E
34	1.142	S 89°07'1" E
35	1.142	S 89°07'1" E

CURVE TABLE

#	LENGTH	MINORS	TANGENT	BEARING
1	1.142	30.00	17.7	179°57'
2	1.142	30.00	17.7	179°57'
3	1.142	30.00	17.7	179°57'
4	1.142	30.00	17.7	179°57'
5	1.142	30.00	17.7	179°57'
6	1.142	30.00	17.7	179°57'
7	1.142	30.00	17.7	179°57'
8	1.142	30.00	17.7	179°57'
9	1.142	30.00	17.7	179°57'
10	1.142	30.00	17.7	179°57'
11	1.142	30.00	17.7	179°57'
12	1.142	30.00	17.7	179°57'
13	1.142	30.00	17.7	179°57'
14	1.142	30.00	17.7	179°57'
15	1.142	30.00	17.7	179°57'
16	1.142	30.00	17.7	179°57'
17	1.142	30.00	17.7	179°57'
18	1.142	30.00	17.7	179°57'
19	1.142	30.00	17.7	179°57'
20	1.142	30.00	17.7	179°57'
21	1.142	30.00	17.7	179°57'
22	1.142	30.00	17.7	179°57'
23	1.142	30.00	17.7	179°57'
24	1.142	30.00	17.7	179°57'
25	1.142	30.00	17.7	179°57'
26	1.142	30.00	17.7	179°57'
27	1.142	30.00	17.7	179°57'
28	1.142	30.00	17.7	179°57'
29	1.142	30.00	17.7	179°57'
30	1.142	30.00	17.7	179°57'
31	1.142	30.00	17.7	179°57'
32	1.142	30.00	17.7	179°57'
33	1.142	30.00	17.7	179°57'
34	1.142	30.00	17.7	179°57'
35	1.142	30.00	17.7	179°57'

NO.	DATE	DESCRIPTION
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**ESTRELLA PARCEL 11.B**  
 GOODYEAR, MARICOPA COUNTY, ARIZONA

**FINAL PLAT**

VERSIONS:

#	DATE	DESCRIPTION
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REVISIONS:

#	DATE	DESCRIPTION
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Professional Engineer Seal for the State of Arizona, No. 12345. The seal includes the text 'STATE OF ARIZONA', 'PROFESSIONAL ENGINEER', and 'JAMES H. SMITH'.

**Entellus**  
 3025 N. 44th Street, Suite 200  
 Phoenix, AZ 85018  
 Tel: 602.241.2546  
 Fax: 602.241.9967  
 Website: www.entellus.com







REVISIONS:

NO.	DATE	DESCRIPTION
1	06/08/2019	FINAL

ESTRELLA PARCEL 11.C  
 GOODYEAR, MARICOPA COUNTY, ARIZONA  
 FINAL PLAT

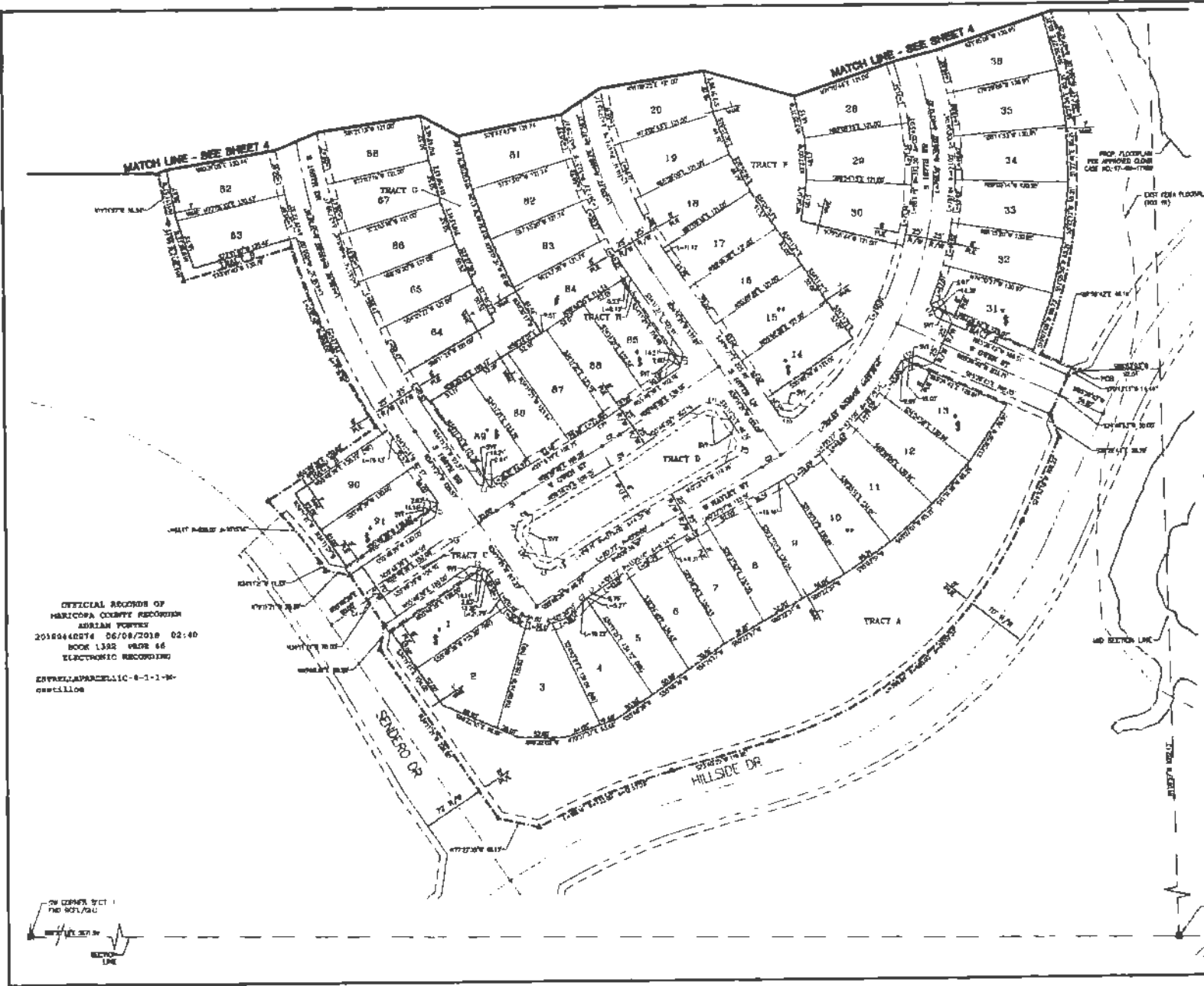


LINE TABLE

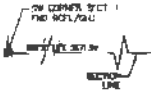
#	LENGTH	BEARING
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2	16.87	S89°50'00\"
3	16.87	S89°50'00\"
4	17.88	S89°50'00\"
5	18.88	S89°50'00\"
6	18.88	S89°50'00\"
7	18.88	S89°50'00\"
8	18.88	S89°50'00\"
9	18.88	S89°50'00\"
10	18.88	S89°50'00\"
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12	18.88	S89°50'00\"
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93	18.88	S89°50'00\"
94	18.88	S89°50'00\"
95	18.88	S89°50'00\"
96	18.88	S89°50'00\"
97	18.88	S89°50'00\"
98	18.88	S89°50'00\"
99	18.88	S89°50'00\"
100	18.88	S89°50'00\"

CURVE TABLE

#	LENGTH	RADIUS	TANGENT	DELTA
C1	38.67	600.00'	18.33'	27°00'00\"
C2	24.47	400.00'	12.24'	27°00'00\"
C3	25.79	388.00'	12.90'	24°30'00\"
C4	33.59	7.46'	16.79'	180°00'00\"
C5	33.59	7.46'	16.79'	180°00'00\"
C6	18.40	300.00'	9.20'	17°00'00\"
C7	18.40	300.00'	9.20'	17°00'00\"
C8	21.40	375.00'	10.70'	17°00'00\"
C9	28.67	450.00'	14.34'	27°00'00\"
C10	28.67	450.00'	14.34'	27°00'00\"
C11	38.67	600.00'	18.33'	27°00'00\"

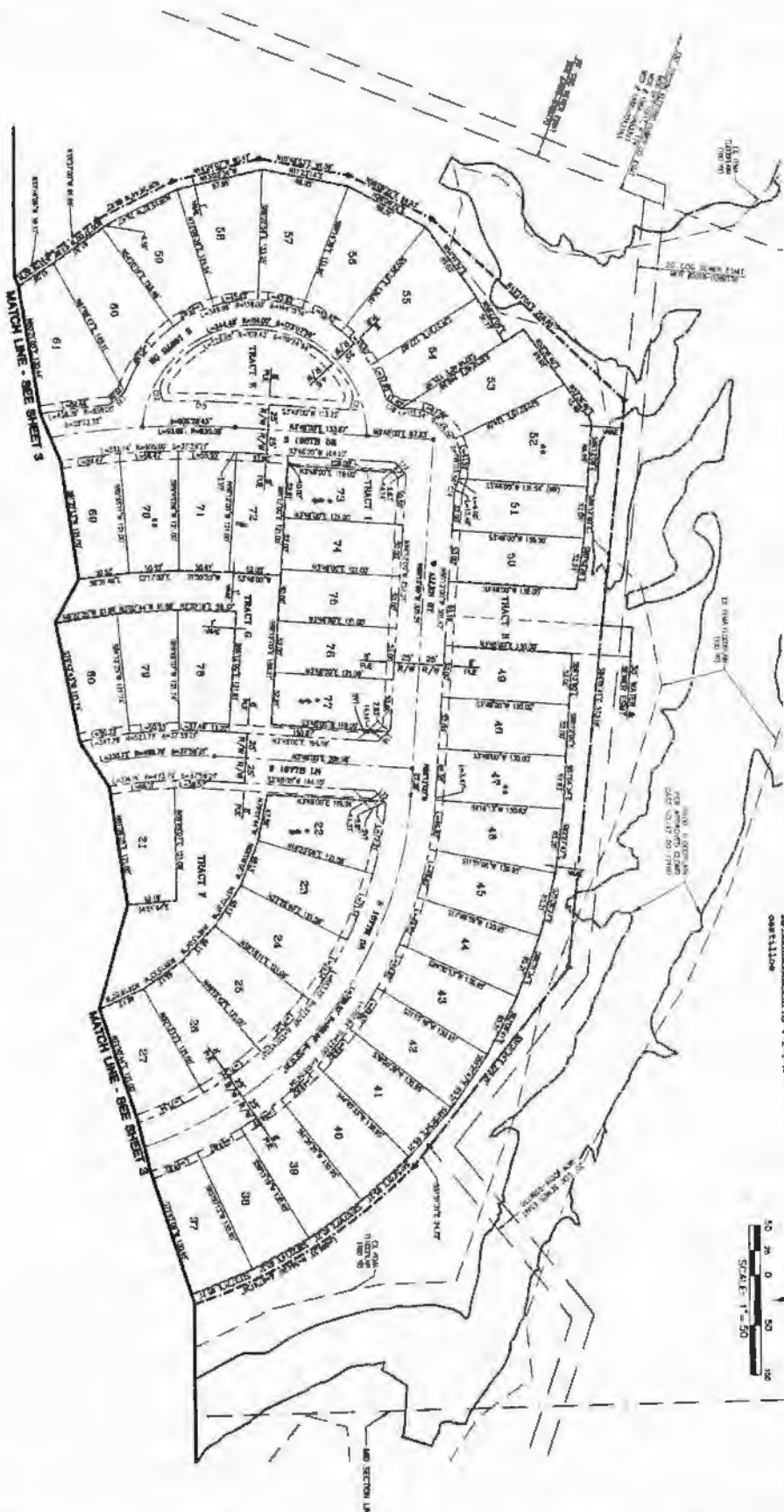


OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDS  
 ADRIAN POTYK  
 2018040874 06/08/2019 02:40  
 BOOK 1382 PAGE 66  
 ELECTRONIC RECORDING  
 ESTRELLA PARCEL 11.C-1-1-M-  
 castellon



S 1/4 CORNER SECTION 1  
 PRO PROTECTED





LINE TABLE	
1	LINE
2	BOUNDARY
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CURVE TABLE	
1	100.00
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OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDS  
 ANIMAL SERVICES  
 2010040374 06/08/2018 02:40  
 BOOK 1337 PAGE 48  
 ELECTRONIC RECORDING  
 827282848000010-4-1-1-04-  
 04611104



<b>ESTRELLA PARCEL 11.C</b> GOODYEAR, MARICOPA COUNTY, ARIZONA		VERSIONS: 1 DATE DESCRIPTION 2 5/14/18 FINAL PLAT SUBMITTAL	REVISIONS: 1 DATE DESCRIPTION	 8031 N. 40th Street, Suite 200 Phoenix, AZ 85018 Tel: 602.512.1106 Fax: 602.512.1047 Website: www.entellus.com
<b>FINAL PLAT</b>				

**DEDICATION CONT.**

CITY OF GAVAZIA, ARIZONA

THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

1. PARCEL 1, 1.12 ACRES, LOTS 1 AND 2, BLOCK 1, SUBDIVISION 1, CITY OF GAVAZIA, ARIZONA. THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

2. PARCEL 2, 1.12 ACRES, LOTS 3 AND 4, BLOCK 1, SUBDIVISION 1, CITY OF GAVAZIA, ARIZONA. THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

3. PARCEL 3, 1.12 ACRES, LOTS 5 AND 6, BLOCK 1, SUBDIVISION 1, CITY OF GAVAZIA, ARIZONA. THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

4. PARCEL 4, 1.12 ACRES, LOTS 7 AND 8, BLOCK 1, SUBDIVISION 1, CITY OF GAVAZIA, ARIZONA. THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

5. PARCEL 5, 1.12 ACRES, LOTS 9 AND 10, BLOCK 1, SUBDIVISION 1, CITY OF GAVAZIA, ARIZONA. THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

6. PARCEL 6, 1.12 ACRES, LOTS 11 AND 12, BLOCK 1, SUBDIVISION 1, CITY OF GAVAZIA, ARIZONA. THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

7. PARCEL 7, 1.12 ACRES, LOTS 13 AND 14, BLOCK 1, SUBDIVISION 1, CITY OF GAVAZIA, ARIZONA. THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

**LEGAL DESCRIPTION**

ALL THE RIGHTS IN AND TO THE LAND DESCRIBED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASIN AND MENDOTA, MARICOPA COUNTY, ARIZONA, DATE PREPARED, MAY 2017

THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

THE CITY OF GAVAZIA, ARIZONA, HAS RECEIVED FROM THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

**FINAL PLAT**  
**ESTRELLA PARCEL 11.12'**  
**GOOD YEAR, ARIZONA**  
**BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASIN AND MENDOTA, MARICOPA COUNTY, ARIZONA**  
**DATE PREPARED, MAY 2017**

ACKNOWLEDGEMENT  
STATE OF ARIZONA

HOUSINGBANK'S ASSOCIATION DEDICATION  
I, HOUSINGBANK'S ASSOCIATION, DO HEREBY DEDICATE TO THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

ACKNOWLEDGEMENT  
CITY OF GAVAZIA, ARIZONA  
I, THE CITY OF GAVAZIA, ARIZONA, DO HEREBY ACKNOWLEDGE THE DEDICATION OF THE FOLLOWING PARCELS TO THE CITY OF GAVAZIA, ARIZONA:

FLOOD PLAIN  
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) LOCATED AT 1100 WEST WASHINGTON STREET, PHOENIX, ARIZONA, THE FOLLOWING PARCELS ARE LOCATED IN A FLOOD PLAIN:

Table with 2 columns: PARCEL NO., CALCULATION OF ADJUSTED COVER AREA. Rows 1-14.

Table with 2 columns: PARCEL NO., CALCULATION OF ADJUSTED COVER AREA. Rows 15-28.

Table with 2 columns: PARCEL NO., CALCULATION OF ADJUSTED COVER AREA. Rows 29-42.

UTILITY SERVICES  
CITY OF GAVAZIA, ARIZONA  
ELECTRIC  
TELEPHONE  
CITY OF GAVAZIA, ARIZONA  
CITY OF GAVAZIA, ARIZONA  
CITY OF GAVAZIA, ARIZONA  
CITY OF GAVAZIA, ARIZONA

SHEET INDEX  
COVER  
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SHEET 100

MAPS OF BEARINGS  
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASIN AND MENDOTA, MARICOPA COUNTY, ARIZONA, IS BEARING S 89° 59' 54" E 100.00 FEET TO THE CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASIN AND MENDOTA, MARICOPA COUNTY, ARIZONA.

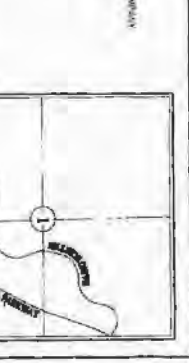
SURVEYOR'S STATEMENT  
I, JAMES W. HARRIS, SURVEYOR, HAVE BEEN A REQUESTED AND I HAVE BEEN HONORED BY HOUSINGBANK'S ASSOCIATION TO SURVEY AND DEDICATE TO THE CITY OF GAVAZIA, ARIZONA, THE FOLLOWING PARCELS FOR DEDICATION TO THE CITY OF GAVAZIA, ARIZONA:

APPROVAL  
APPROVED BY THE CITY COUNCIL OF THE CITY OF GAVAZIA, ARIZONA.

APPROVAL  
APPROVED BY THE ENGINEER BY THE CITY OF GAVAZIA, ARIZONA.

APPROVAL  
APPROVED BY THE ENGINEER BY THE CITY OF GAVAZIA, ARIZONA.

APPROVAL  
APPROVED BY THE ENGINEER BY THE CITY OF GAVAZIA, ARIZONA.



OWNER/DEVELOPER  
GOOD YEAR  
MARSHALL I  
2000 N. GAVAZIA AVENUE, SUITE 200  
PHOENIX, ARIZONA 85016

PREPARED BY:  
SURVEYED BY:  
SHEET 1 OF 3

RS&M  
Professional Surveyors & Engineers  
3411 W. McDowell, Suite 110  
Phoenix, Arizona 85018  
Phone: 480-944-8888  
Fax: 480-944-8889  
www.rsandm.com

ESTRELLA PARCEL 11.12'

17-520-0007

17-520-0007

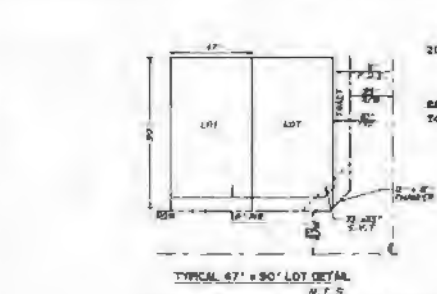
17-520-0007

NOTES

- 1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF ROCKWELL WHICH HAS THE OBLIGATION TO MAINTAIN AND REPAIR WATER SUPPLY FACILITIES... 2. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS... 3. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER ANY DRAINAGE FACILITY... 4. IMPROVEMENTS MADE WITHIN A CITY-SIDE-OF-WAY TRACT... 5. LANDSCAPED AREAS THAT WILL BE CLEARLY IDENTIFIED BY THE CITY OF ROCKWELL... 6. THE DEVELOPER SHALL MAINTAIN AND GUARANTEE ALL PLANTED AREAS... 7. LANDSCAPED AREAS THAT WILL BE CLEARLY IDENTIFIED BY THE CITY OF ROCKWELL... 8. STRUCTURES WITH UNRESTRICTED VIEW EASEMENT... 9. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH COMMUNITY MANAGEMENT... 10. THIS DEVELOPMENT IS SUBJECT TO ATTENTION NOISE VIBRATION AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERSOUND AND BY THE OPERATION OF AIRCRAFT... 11. THIS DEVELOPMENT IS SUBJECT TO ATTENTION NOISE CAUSED FROM AIRCRAFT... 12. THIS DEVELOPMENT IS SUBJECT TO ATTENTION NOISE CAUSED FROM AIRCRAFT... 13. ALL NEW OR RELOCATED UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWELL... 14. ALL LOT OWNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH A CAP TAG OR DRINK MONUMENTATION AS DESCRIBED BEARING THE DESIGNATION NUMBER OF THE SURVEY AND BE RESPONSIBLE FOR THE MONUMENTATION... 15. THE CITY IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE LOT LINES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE DEVELOPMENT.

NOTES CONT.

- 14. MAINTENANCE OF FACILITIES THAT ARE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS. 15. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A HOUSE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS... 16. OVERLOOKS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT... 17. AT T-INTERSECTIONS THREE-WAY INTERSECTIONS OR T-INTERSECTIONS... 18. THE VILLAGES AT ESTRELLA MOUNTAIN HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE AREAS... 19. EASEMENTS SHALL BE PROVIDED WITHIN THE SUBDIVISION SALES OFFICE... 20. THIS IS A C.D. (CITY OF ROCKWELL) AND NOT A SUBDIVISION... 21. ALL PROPOSED TRAILWAYS SHALL BE ONE-FAMILY-RESIDENTIAL... 22. COMMON AREAS ARE TO BE USED FOR THE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THE SUBDIVISION... 23. NO UNNECESSARY MARKINGS SHALL BE LOCATED CLOSE TO THE STREET... 24. ADJACENT OVERHEAD UTILITY LINES ARE TO BE MAINTAINED AT THE BUILDING ELEVATION... 25. SIGNS SHALL BE PROVIDED ON SIGNAGE FOR A 3.0 HOUR PERIOD... 26. ALL FRONT AND SIDEYARD ARCHITECTURE IMPROVEMENTS THAT WILL SERVE THE PROPERTY SHALL BE CONSTRUCTED PURSUANT TO THE APPROVED PLANS... 27. TYPICAL SIDE STREET TRACTS ARE 60' WIDE. 28. THIS DEVELOPMENT IS IN PROXIMITY TO A PROPOSED LOCALWAY... 29. THE DEVELOPMENT IS IN PROXIMITY TO PROPERTY WITH UNRESTRICTED COMMERCIAL USES... 30. THE UTILITY LINE STATION TO THIS SUBDIVISION IS STATION 0+00... 31. THE DEVELOPER SHALL CONSTRUCT OFF-ROAD APPROACHES IN ACCORDANCE WITH ALL APPLICABLE DEVELOPMENT REGULATIONS... 32. EXCEPT AS OTHERWISE EXPLICITLY PROVIDED IN THE DEVELOPMENT AGREEMENT FOR LICENSES, DEVELOPER SHALL CONSTRUCT ALL TRAFFIC SIGNALS WITHIN AND/OR ADJACENT TO THE PROPERTY WHEN SUCH TRAFFIC SIGNALS ARE WARRANTED... 33. THE DEVELOPER SHALL PROVIDE EASEMENTS WITH A WIDTH OF AT LEAST 8 FEET... 34. LOTS 27, 28, 29, 30, 31, 32, 33 AND 34 SHOWN HEREON ARE CURRENTLY EMBANKED BY THE CITY OF ROCKWELL... 35. FOR THE APPROVED ESTRELLA MOUNTAIN HOMEOWNERS ASSOCIATION... 36. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 37. THE CITY ENGINEER SHALL BE PROVIDED WITH A COPY OF THE APPROVED LETTER OF MAP SEVERANCE... 38. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 39. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 40. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 41. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 42. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 43. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 44. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 45. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 46. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 47. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 48. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 49. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL... 50. SIGNAGE SHALL BE PROVIDED TO THE CITY ENGINEER TO CONSTRUCTION PLAN APPROVAL...



TYPICAL 47' x 90' LOT DETAIL

TYPICAL LOT SETBACKS

Table with columns for LOT NUMBER and SETBACK (Front, Side, Rear) for various lot configurations.

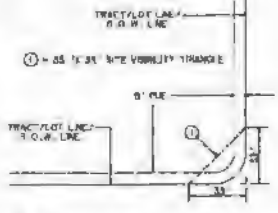
LOT SUMMARY TABLE showing lot numbers and areas.

LOT SUMMARY TABLE showing lot numbers and areas.

TRACT SUMMARY TABLE showing tract area, parcels, and maintenance responsibility.

MAINTENANCE LEGEND and LAND USAGE LEGEND defining symbols and colors used in the plan.

OFFICIAL RECORD OF PUBLIC RECORDS... 2018040097 08/08/2018 02:41... 8297861492/2-3-1-1-4



TYPICAL U.V.E. DETAIL FOR LOCAL STREETS

LINE TABLE

LINE TABLE with columns for LINE NUMBER, BEARING, and DISTANCE.

CURB TABLE

CURB TABLE with columns for CURB NUMBER, BEARING, DISTANCE, and CURB TYPE.

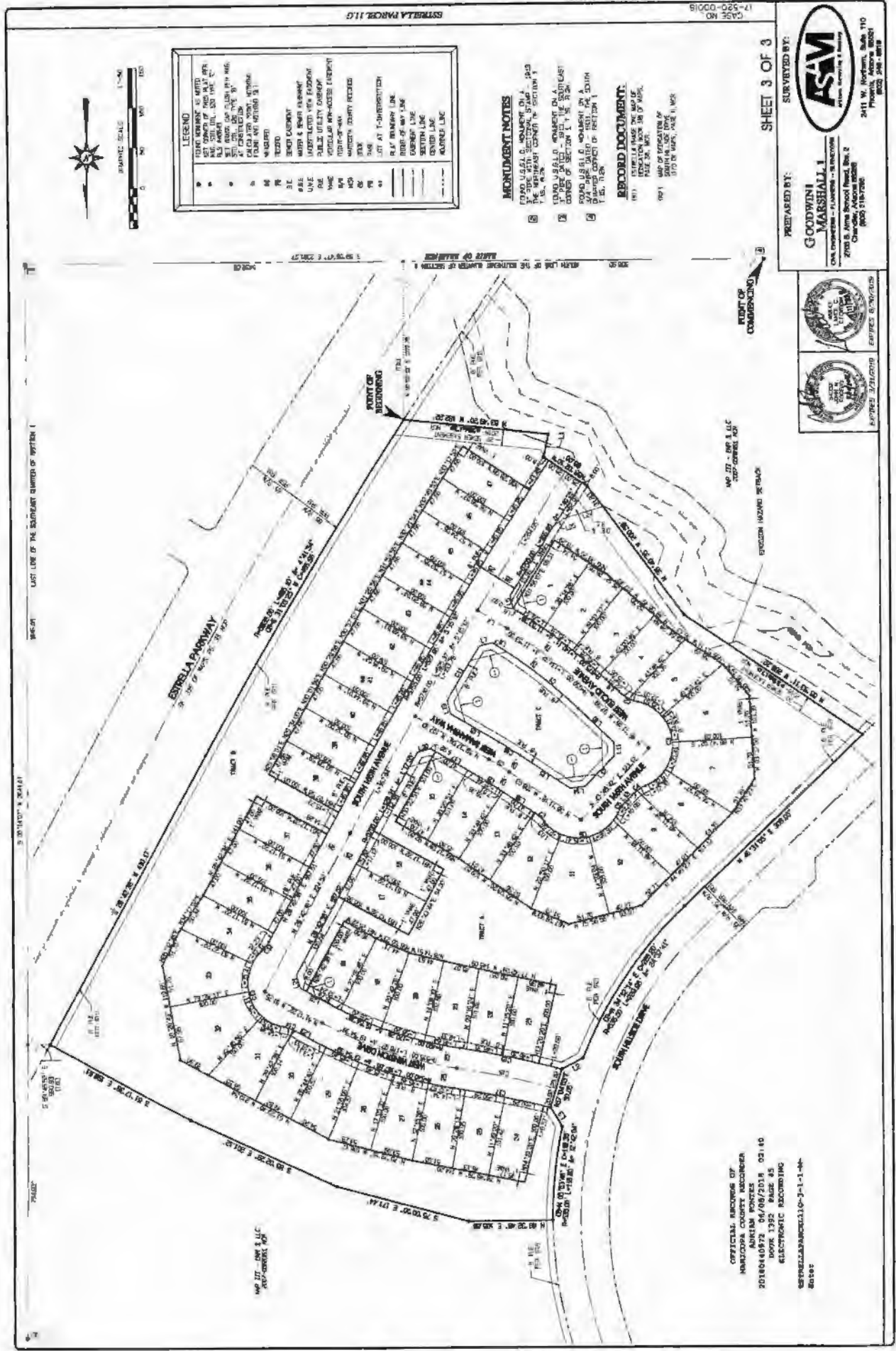
Prepared by: G. Goodwin Marshall, Inc. Surveyed by: ASM. Includes contact information for both firms.

VERTICAL CURVES... CASE NO. 10000017... 7-570-00001









**LEGEND**

- 1. PROPERTY LINE AS SHOWN ON THE RECORD MAP
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- 98. PROPERTY LINE AS SHOWN ON THIS MAP
- 99. PROPERTY LINE AS SHOWN ON THE RECORD MAP
- 100. PROPERTY LINE AS SHOWN ON THIS MAP

**MONUMENT NOTES**

1. ROAD U.S. 81 D. MONUMENT ON A CORNER OF SECTION 1, T. 15S. R. 20E. S. 10E.

2. ROAD U.S. 81 D. MONUMENT ON A CORNER OF SECTION 1, T. 15S. R. 20E. S. 10E.

3. ROAD U.S. 81 D. MONUMENT ON A CORNER OF SECTION 1, T. 15S. R. 20E. S. 10E.

4. ROAD U.S. 81 D. MONUMENT ON A CORNER OF SECTION 1, T. 15S. R. 20E. S. 10E.

5. ROAD U.S. 81 D. MONUMENT ON A CORNER OF SECTION 1, T. 15S. R. 20E. S. 10E.

6. ROAD U.S. 81 D. MONUMENT ON A CORNER OF SECTION 1, T. 15S. R. 20E. S. 10E.

7. ROAD U.S. 81 D. MONUMENT ON A CORNER OF SECTION 1, T. 15S. R. 20E. S. 10E.

8. ROAD U.S. 81 D. MONUMENT ON A CORNER OF SECTION 1, T. 15S. R. 20E. S. 10E.

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10. ROAD U.S. 81 D. MONUMENT ON A CORNER OF SECTION 1, T. 15S. R. 20E. S. 10E.

**RECORD DOCUMENT:**

1. ESTRELLA PARKWAY, MAP 177 - 887 1, LLC, 10/11/2018.

2. MAP OF ESTRELLA PARKWAY, MAP 177 - 887 1, LLC, 10/11/2018.

3. MAP OF ESTRELLA PARKWAY, MAP 177 - 887 1, LLC, 10/11/2018.

4. MAP OF ESTRELLA PARKWAY, MAP 177 - 887 1, LLC, 10/11/2018.

5. MAP OF ESTRELLA PARKWAY, MAP 177 - 887 1, LLC, 10/11/2018.

PREPARED BY: **GOODWIN MARSHALL**  
 CIVIL ENGINEERING - PLANNING - SURVEYING  
 2700 S. Alma School Road, Box 2  
 Chandler, Arizona 85226  
 (480) 818-8888

SURVEYED BY: **ASAM**  
 ASIAN SURVEYING & MAPPING

3411 W. Northern, Suite 110  
 Phoenix, Arizona 85018  
 (602) 944-8818

OFFICIAL RECORDING OF  
 MARICOPA COUNTY RECORDER  
 2018040972 04/09/2018 03:10  
 BOOK 1392 PAGE 45  
 ELECTRONIC RECORDING  
 SERIAL#AR0000110-2-1-1-00

EXEMPT FROM PUBLIC ACCESS

EXEMPT FROM PUBLIC ACCESS

## **APPENDIX A-3**

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### **LEGAL DESCRIPTION OF THE ASSESSMENT PARCELS (APPROVED PRE-PLATS) – 11.A1 AND 11.D1**

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# PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.A1 GOODYEAR, ARIZONA

## A PORTION OF SECTION 1 TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

### SHEET INDEX

PP-1	PRE-PLAT COVER SHEET
PP-2	LOT & TRACT TABLES
PP-3	PRELIMINARY PLAT
PP-4	PRELIMINARY PLAT

### OWNER

NIP III-EMR 3, L.L.C.  
5000 N. 40TH STREET, STE. 210  
PHOENIX, AZ 85018  
PHONE: 602-498-0800  
CONTACT: STUART BARNEY, P.E.  
PROJECT MANAGER

### LANDSCAPE ARCHITECT

SWABACK PARTNERS  
7550 E. McDONALD DR.  
SCOTTSDALE, AZ 85250  
PHONE: 480-267-2100  
CONTACT: JEFF DENZAK

### BENCHMARK

POINT NUMBER 311  
FOUND 3" OLD BRASS CAP ON POST  
OBSERVED ELEVATION = 970.14  
POINT NUMBER 108  
FOUND 3" OLD BRASS CAP ON POST  
OBSERVED ELEVATION = 978.64

### HOME OWNERS ASSOCIATION

THIS PROJECT WILL BE INCORPORATED INTO  
THE "H" EXISTING VILLAGES AT ESTRELLA  
MOUNTAIN RANCH COMMUNITY ASSOCIATION.

### TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-03-018E

### UTILITY

ELECTRICITY	ARIZONA PUBLIC SERVICE
COMMUNICATIONS	CENTURY LINK
GAS	CON: COMMUNICATIONS
FIRE PROTECTION	SOUTHWEST GAS
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
RECLAIMED WATER	PRIVATE

### CIVIL ENGINEER

DIABLE ENGINEERING  
7300 N. DREAMY DAWN DR., SUITE 200  
PHOENIX, ARIZONA 85020  
PHONE: 602-967-1159  
CONTACT: SHANNON CANEDOCK, P.E.

### LAND SURVEYOR

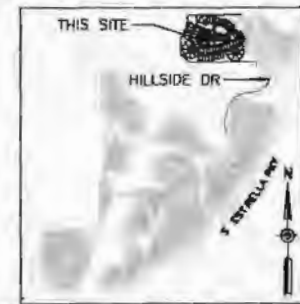
WESTWOOD  
14325 N. BERLAND BLVD, STE 112  
SCOTTSDALE, AZ 85254  
480-747-8958  
CONTACT: JOSH MOYSES

### BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON  
THE EAST LINE OF THE NORTHEAST QUARTER  
OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2  
WEST, ORA AND SALT RIVER MERIDIAN, HAVING  
A BEARING OF S 07°02'22" W IS THE BASIS  
OF BEARING FOR THIS SURVEY.



**KEY MAP**



**VICINITY MAP**

### SITE DATA

GROSS AREA	37.08 AC
MIN LOT SIZE	70' X 130' 60' X 120'
TOTAL LOTS	48 LOTS 29 LOTS 77 TOTAL LOTS
OPEN SPACE	13.81 AC
% GROSS OPEN SPACE	37.26%
MAX LOT COVERAGE	50% 50%
GROSS RES. DENSITY	2.08
EXISTING ZONING	P.A.D./LOW DENSITY RESIDENTIAL

### EQUIV DENSITY & EDU CALC

GROSS AREA = 37.08 AC  
# OF LOTS = 77 LOTS  
GROSS DENSITY = 77 / 37.08 AC = 2.08 DU/AC/CH  
EDU CALCULATION:  
1 EDU FACTOR PER DWELLING UNIT 2-4 DU/AC DENSITY  
77 LOTS X 1 = 77 EDUS

### TRACT TABLE

TRACT	AREA (SQ)	AREA (ACRES)	DESCRIPTION OF TRACT	MAINTENANCE RESPONSIBILITY
A	385,229	8.8434	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
B	2,588	0.0597	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
C	134,810	3.0802	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
D	1,759	0.0404	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
E	48,212	1.1286	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
F	8,258	0.1899	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
G	8,885	0.1994	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
H	11,482	0.2636	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
TOTAL TRACT AREA	651,838	15.8183		

NOTE - ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER, WITH THE EXCEPTION OF TRACT G.

### ABBREVIATIONS

BCF	BRASS CAP FLUSH	N	MONUMENT LINE
BM	BENCHMARK	NTS	NOT TO SCALE
C	CENTERLINE	P	PROPERTY LINE
DET	DETAIL	PLU	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	R	RADIUS
EXIST	EXISTING	R/W	RIGHT-OF-WAY
FND	FOUND	SEC	SECTION
FT	FOOT OR FEET	STA	STATION
HAC	MARICOPA ASSOCIATION OF HOMEOWNERS	STD	STANDARD
MAX	MAXIMUM	TYP	TYPICAL
MIN	MINIMUM	VNE	VEHICLE NON ACCESS EASEMENT
		W/	WITH

### LEGEND

EXIST	NEW		
▲	BENCHMARK	—	CENTERLINE
⊙	BRASS CAP FLUSH	---	EASEMENT
⊙	BRASS CAP IN HANDHOLE	---	RIGHT-OF-WAY
---	EASEMENT	---	FRONT & REAR YARD SETBACK
---	PROPERTY LINE	---	SIDEWALK
---	RIGHT-OF-WAY		
---	FENCE CHAINLINK		
---	MAJOR CONTOUR		
---	MINOR CONTOUR		
---	UTILITY LINE (TYPE NOTED)		

1:2500 G. Lindbergh Road  
Suite 108  
Goodyear, AZ 85009  
P 621.658.3338

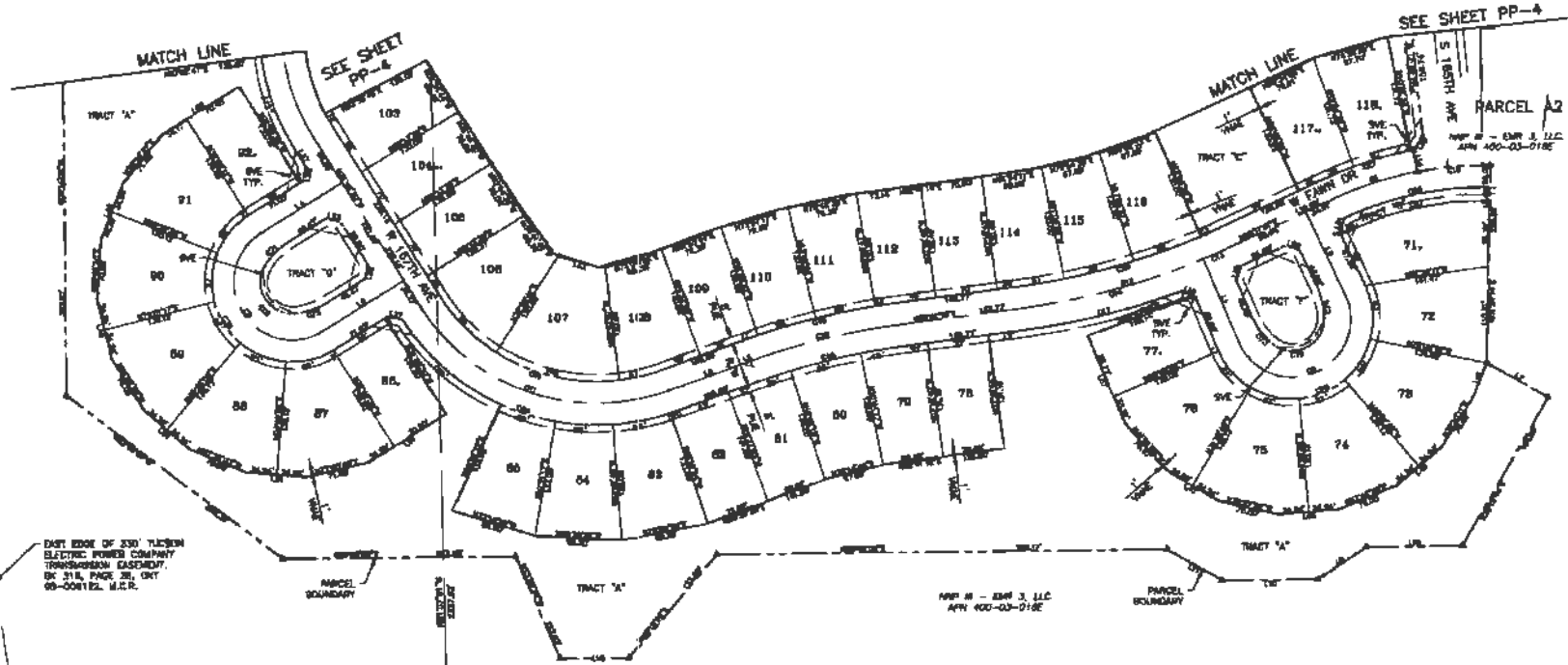
**Dibble Engineering**



PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.A1 COVER SHEET


**PP-1**





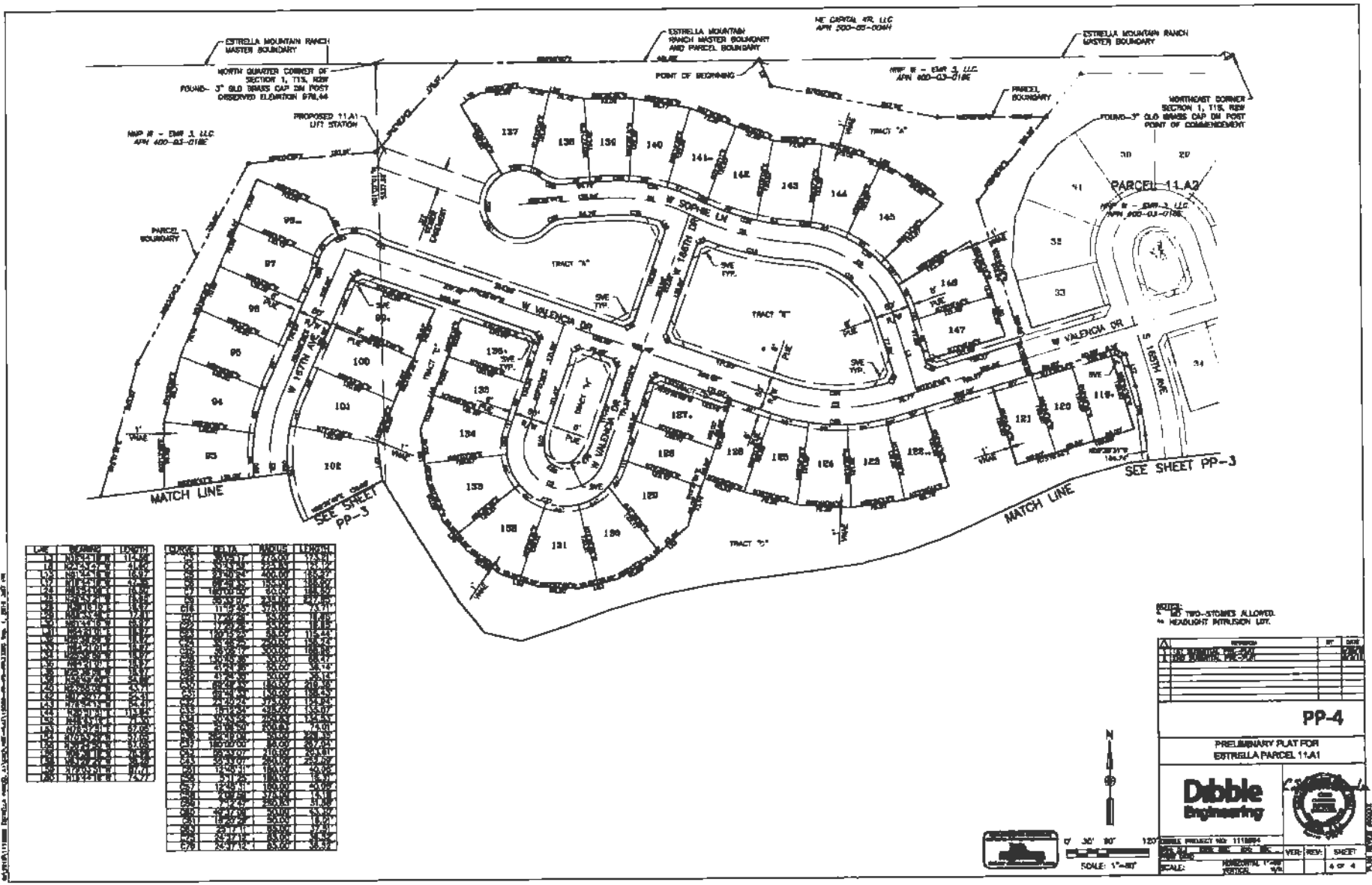
NOTES:  
 \* NO HOV-3+ VEHICLES ALLOWED.  
 \* HEADLIGHT INTRUSION LOT.

LINE	DESCRIPTION	DATE	BY
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PROJECT NO.	11A1
DATE	01/12/01
<b>PP-3</b>	
PRELIMINARY PLAN FOR ESTRELLA PARCEL 11A1	
<b>Dibble Engineering</b>	
	
PROJECT NO.	11A1
DATE	01/12/01
SCALE	AS SHOWN
SCALE	AS SHOWN
DATE	01/12/01
BY	DAVID S. DIBBLE
REV:	
SHEET	3 OF 4



ESTRELLA PARCEL 11A1, M.P. # - EAR 3, LLC APN 400-03-018E, SHEET 3 OF 4, DATE 01/12/01, BY DAVID S. DIBBLE



ESTRELLA MOUNTAIN RANCH MASTER BOUNDARY  
 NORTH QUARTER CORNER OF SECTION 1, T15, R20E  
 FOUND - 3" OLD BRASS CAP ON POST OBSERVED ELEVATION 578.44  
 ESTRELLA MOUNTAIN RANCH MASTER BOUNDARY AND PARCEL BOUNDARY  
 POINT OF BEGINNING  
 NE CORNER 4th LLC APN 200-03-0044  
 ESTRELLA MOUNTAIN RANCH MASTER BOUNDARY  
 NORTHWEST CORNER SECTION 1, T15, R20E  
 FOUND - 3" OLD BRASS CAP ON POST POINT OF COMMENCEMENT

HWP # - DW 3, LLC  
 APN 400-03-018E

PROPOSED 11A1  
 LIFT STATION

HWP # - DW 3, LLC  
 APN 400-03-018E

HWP # - DW 3, LLC  
 APN 400-03-018E

PARCEL BOUNDARY

PARCEL BOUNDARY

MATCH LINE

SEE SHEET PP-3

MATCH LINE

SEE SHEET PP-3

LINE	MARKING	LENGTH	DATE	BY
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NOTES:  
 \* NO TWO-STORIES ALLOWED.  
 \*\* HEADLIGHT INTRUSION LIT.

DATE	BY	APP
11/11/2024	J. DIBBLE	PP-4
<b>PP-4</b>		
PRELIMINARY PLAT FOR ESTRELLA PARCEL 11A1		
<b>Dibble Engineering</b>		
PROJECT NO: 111894 SHEET NO: 4 OF 4 SCALE: AS SHOWN DATE: 11/11/2024 DRAWN BY: J. DIBBLE CHECKED BY: J. DIBBLE VER: RES: SHEET		

ESTRELLA MOUNTAIN RANCH MASTER BOUNDARY AND PARCEL BOUNDARY

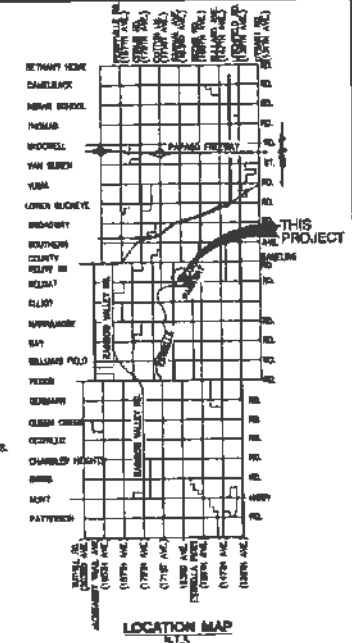
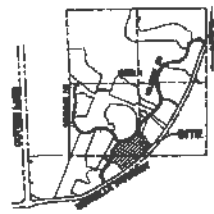
SITE DATA	
SECTION	QUANTITY
IMPASV AREA	24.87 AC
LOT AREA	477.11 SF
TOTAL LOTS	80 LOTS
IMPASV PER LOT	3.09 CU/AC
IMPASV PER ACRE	7.44 AC
8.00% OPEN SPACE	3.93
RAIN LIFT CAPACITY	500
EXISTING ZONING	R.A.G.-100-10

EQUIV CENSITY & EQUV CALC	
PAD AREA:	12.36 AC
STREET AREA:	4.97 AC
OPEN SPACE:	7.75 AC
NET AREA (PAD+STREET+SP)	25.08 AC
IMPASV PER PAD	1.00
EQUV CENSITY:	80/25.08
EQUV CALC - FACTOR OF 0.92 FOR 4-8 DU/AC	
80 x 0.92 = 73 DUs	

- LEGEND**
- PROPERTY BOUNDARY
  - RIGHT OF WAY LINE
  - CONSTRUCTION CENTER LINE
  - CENTERLINE (ESMT)
  - SIGHT TRIANGLE
  - LOT LINE
  - ▲ PROPERTY CORNER
  - MONUMENT
  - FOUND BOLT
  - N/W RIGHT OF WAY
  - CL CENTER LINE
  - PVE PUBLIC UTILITY ESM
  - BEL BUILDING SETBACK LINE
  - SVT SIGHT TRIANGLE
  - POB POINT OF BEGINNING
  - VAAC VEHICLE NON ACCESS CASEMENT

## ESTRELLA PARCEL 11D1 PRELIMINARY PLAT

A PORTION OF THE SOUTH HALF OF SECTION 1 AND NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASIN AND UPRIVER, MARICOPA COUNTY, ARIZONA  
**GOODYEAR, ARIZONA**



**LEGAL DESCRIPTION**

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0058781 OF THE MARICOPA COUNTY RECORDS LYING IN THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASIN AND UPRIVER, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND ON PIPY AT THE SOUTHWEST CORNER OF SAID SECTION 1, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHOM THE OLD BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 12, BEARS SOUTH 88 DEGREES 30 MINUTES 23 SECONDS EAST A DISTANCE OF 2,571.89 FEET, SAID LINE BEING THE SOUTH LINE OF THE SOUTHERN QUARTER OF SECTION 12 BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, AND SAID LINE BEING THE BASES OF BEARINGS OF THIS DESCRIPTION:

THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER, SOUTH 88 DEGREES 30 MINUTES 23 SECONDS EAST A DISTANCE OF 1,235.94 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 15 DEGREES 18 MINUTES 51 SECONDS EAST A DISTANCE OF 84.18 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 963.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 38 MINUTES 08 SECONDS AN ARC DISTANCE OF 674.82 FEET TO A POINT;

THENCE SOUTH 18 DEGREES 43 MINUTES 18 SECONDS EAST A DISTANCE OF 27.52 FEET TO A POINT;

THENCE NORTH 50 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 36.00 FEET TO A POINT;

THENCE NORTH 12 DEGREES 18 MINUTES 08 SECONDS EAST A DISTANCE OF 37.33 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONVEX SOUTHWEST AND HAVING A RADIUS OF 816.00 FEET BEARING SOUTH 50 DEGREES 18 MINUTES 49 SECONDS EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 59 MINUTES 07 SECONDS AN ARC DISTANCE OF 182.32 FEET TO A POINT;

THENCE NORTH 73 DEGREES 40 MINUTES 28 SECONDS EAST A DISTANCE OF 118.88 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE LEFT BEING CONVEX NORTHERLY AND HAVING A RADIUS OF 833.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 07 MINUTES 37 SECONDS AN ARC DISTANCE OF 438.63 FEET TO A POINT;

THENCE SOUTH 42 DEGREES 38 MINUTES 58 SECONDS EAST A DISTANCE OF 406.48 FEET TO A POINT;

THENCE SOUTH 18 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 28.10 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 42 MINUTES 18 SECONDS EAST A DISTANCE OF 79.07 FEET TO A POINT;

THENCE SOUTH 72 DEGREES 30 MINUTES 48 SECONDS EAST A DISTANCE OF 368.92 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 48 MINUTES 07 SECONDS EAST A DISTANCE OF 52.07 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 37 MINUTES 34 SECONDS EAST A DISTANCE OF 30.48 FEET TO A POINT;

THENCE SOUTH 28 DEGREES 27 MINUTES 38 SECONDS EAST A DISTANCE OF 87.48 FEET TO A POINT;

THENCE SOUTH 23 DEGREES 24 MINUTES 34 SECONDS EAST A DISTANCE OF 89.74 FEET TO A POINT;

THENCE SOUTH 18 DEGREES 27 MINUTES 37 SECONDS EAST A DISTANCE OF 87.50 FEET TO A POINT;

THENCE SOUTH 19 DEGREES 38 MINUTES 28 SECONDS EAST A DISTANCE OF 30.08 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 43 MINUTES 10 SECONDS EAST A DISTANCE OF 33.72 FEET TO A POINT;

THENCE SOUTH 28 DEGREES 10 MINUTES 08 SECONDS EAST A DISTANCE OF 34.35 FEET TO A POINT;

THENCE SOUTH 01 DEGREES 35 MINUTES 01 SECONDS EAST A DISTANCE OF 75.90 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 31 MINUTES 07 SECONDS WEST A DISTANCE OF 83.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 8,830.00 FEET BEARING NORTH 48 DEGREES 27 MINUTES 58 SECONDS WEST, SAID CURVE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY AS DELINEATED ON ESTRELLA PHASE ONE - MAP OF DEDICATION YOUNG IN BOOK 314 OF MAPS, PAGE 58 OF THE MARICOPA COUNTY RECORDS;

THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 08 MINUTES 50 SECONDS AN ARC DISTANCE OF 1,320.00 FEET TO A POINT;

THENCE NORTH 34 DEGREES 30 MINUTES 32 SECONDS WEST A DISTANCE OF 258.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 5,206.00 FEET BEARING NORTH 34 DEGREES 19 MINUTES 32 SECONDS WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES 21 MINUTES 12 SECONDS AN ARC DISTANCE OF 30.23 FEET TO A POINT;

THENCE NORTH 37 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 30.00 FEET TO A POINT;

THENCE NORTH 07 DEGREES 52 MINUTES 12 SECONDS EAST A DISTANCE OF 16.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET BEARING SOUTH 48 DEGREES 15 MINUTES 37 SECONDS WEST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 12 MINUTES 21 SECONDS AN ARC DISTANCE OF 136.13 FEET TO A POINT;

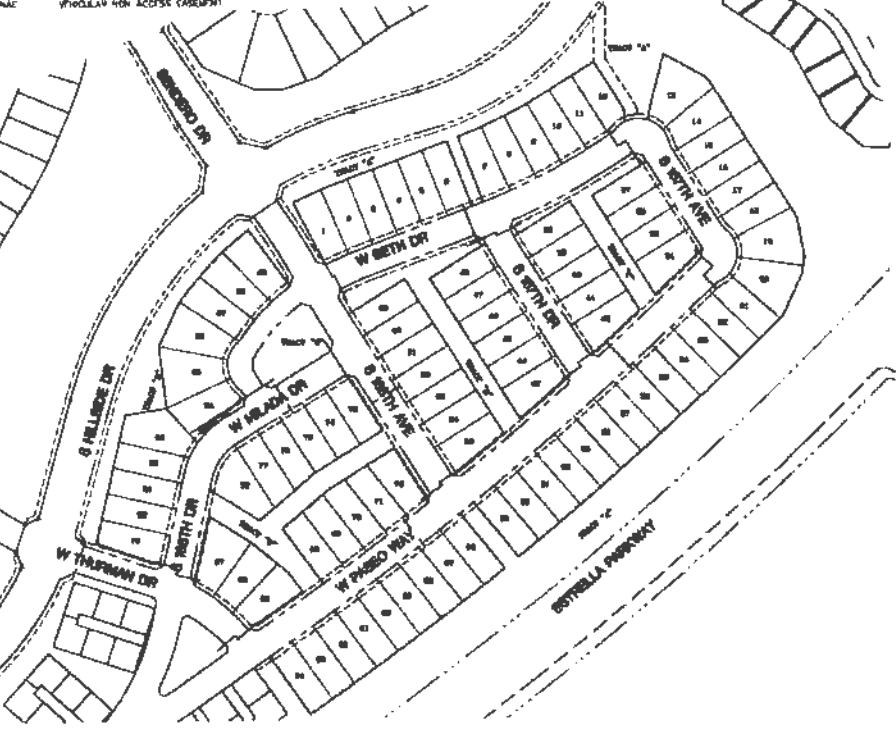
THENCE NORTH 71 DEGREES 38 MINUTES 44 SECONDS WEST A DISTANCE OF 140.00 FEET TO A POINT;

THENCE NORTH 14 DEGREES 16 MINUTES 24 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE NORTH 30 DEGREES 08 MINUTES 08 SECONDS WEST A DISTANCE OF 12.00 FEET TO A POINT;

THENCE NORTH 18 DEGREES 15 MINUTES 51 SECONDS EAST A DISTANCE OF 170.84 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,074,705 SQUARE FEET OR 24.672 ACRES, MORE OR LESS.



**BASES OF BEARINGS**

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASIN, MARICOPA COUNTY, ARIZONA BEARING NORTH 87°30'23" WEST.

**OWNER/DEVELOPER**

H&P 4-EMLS LLC  
5080 N. 40TH STREET, SUITE 210  
PHOENIX, ARIZONA 85018  
PHONE: 602-347-0881  
CONTACT: PETE MOORE

**UTILITY PROVIDERS**

WATER CITY OF GOODYEAR  
SEWER CITY OF GOODYEAR  
GAS SOUTHWEST GAS  
ELECTRIC ARIZONA PUBLIC SERVICE  
CABLE TV/ CENTERLINK/DIGI  
TELEPHONE

**CIVIL ENGINEER**

DATELLEUX, INC  
3033 N. 44TH STREET, STE 250  
PHOENIX, AZ 85018  
PHONE: 602-244-2969  
CONTACT: MICHAEL R. GLEASER, P.E.

**LAND SURVEYOR**

STRATEGIC SURVEY  
1122 W. SOUTHERN AVE., STE 4  
TEMPE, AZ 85282  
PHONE: 480-865-4380  
CONTACT: JOSH MOYLES

**SHEET INDEX**

- 1 COVER SHEET
- 2 DETAIL SHEET
- 3 PRE-PLAT PLAIN SHEET

**HOME OWNERS ASSOCIATION**

THE PROJECT WILL BE INCORPORATED INTO THE EXISTING WALKWAYS AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.

**BENCHMARK**

GENERAL AND OFFICE (GLO) BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST  
PLAN ELEVATION = 973.37

BRASS CAP FOUND AT THE INTERSECTION OF SAN WOLFE AND ESTRELLA PARKWAY.  
PLAN ELEVATION = 1024.73

CONVERSION EQUATION: TO ACHIEVE THE ABOVE DATUM, ADD 1.84' TO ALL ELEVATIONS.



REVISIONS:	
1	DATELLEUX, INC. SUBMITTED TO CITY OF GOODYEAR
2	12/21/2023 SECOND SUBMITTAL TO CITY OF GOODYEAR

**ESTRELLA PARCEL 11D1**  
GOODYEAR, MARICOPA COUNTY, ARIZONA  
**PRELIMINARY PLAT**

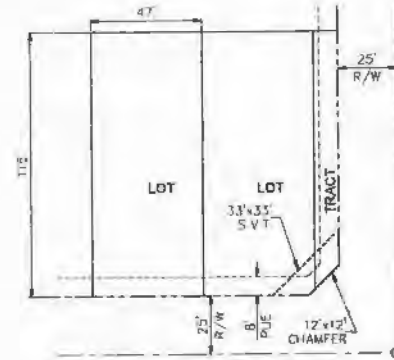


Lot#	SQFT	AC	Lot#	SQFT	AC	Lot#	SQFT	AC
1	4218.87	0.1517	22	5915.80	0.1558	62	5918.89	0.1559
2	4218.87	0.1518	23	5918.89	0.1559	64	5915.80	0.1558
3	5875.00	0.1345	24	6422.20	0.1478	65	6552.54	0.1504
4	5875.00	0.1448	25	5405.00	0.1241	66	6174.78	0.1418
5	5875.00	0.1448	26	5405.00	0.1241	67	7391.35	0.1697
6	5875.00	0.1449	27	5405.00	0.1241	68	5750.95	0.1322
7	6181.70	0.1401	28	5167.87	0.1276	69	6925.76	0.1580
8	6181.70	0.1401	29	5167.87	0.1277	70	5915.80	0.1558
9	6181.70	0.1401	30	5167.87	0.1277	71	5773.54	0.1285
10	6017.79	0.1364	31	5302.57	0.1277	72	5072.87	0.1171
11	5814.90	0.1309	32	6375.10	0.1689	73	6362.30	0.1278
12	5675.20	0.1301	33	6789.61	0.1800	74	6369.50	0.1279
13	6261.68	0.1399	34	5405.00	0.1241	75	5381.50	0.1278
14	6077.28	0.1295	35	5405.00	0.1241	76	5752.84	0.1315
15	5440.00	0.1295	36	5405.00	0.1241	77	6058.71	0.1381
16	5240.00	0.1245	37	5405.00	0.1241	78	6621.81	0.1795
17	5440.00	0.1295	38	5405.00	0.1241	79	6780.22	0.1437
18	5812.05	0.1329	39	5540.00	0.1273	80	5075.00	0.1349
19	6736.55	0.1901	40	5540.00	0.1273	81	5875.00	0.1349
20	7486.83	0.1804	41	5540.00	0.1273	82	5889.00	0.1284
21	6086.42	0.1390	42	5540.00	0.1273	83	7768.41	0.1783
22	5815.80	0.1358	43	5540.00	0.1273	84	6280.23	0.1642
23	5518.88	0.1359	44	5540.00	0.1273	85	6528.28	0.1598
24	5915.80	0.1358	45	6115.85	0.1404	86	6060.50	0.1378
25	5918.88	0.1358	46	5915.80	0.1358	87	6477.05	0.1487
26	5915.80	0.1358	47	5918.88	0.1358	88	6465.62	0.1489
27	5918.88	0.1358	48	5915.80	0.1358	89	6537.57	0.1501
28	5915.80	0.1358	49	5918.88	0.1358			
29	5915.80	0.1358	50	5915.80	0.1358			
30	5915.80	0.1358	51	5918.88	0.1358			
31	5918.88	0.1359	52	5915.80	0.1358			

Track	Description	SQFT	AC
A	LANDSCAPE, DRAINAGE, OPEN SPACE, SERVICE EASEMENT, PUBLIC UTILITY EASEMENT	22683.76	3.3407
B	LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	23547.38	0.5480
C	LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	24452.32	0.3377
D	LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	24730.31	0.5670
E	LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	28858.07	0.3107
F	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	1351.20	0.0310
G	LANDSCAPE, OPEN SPACE	12045.49	0.1745

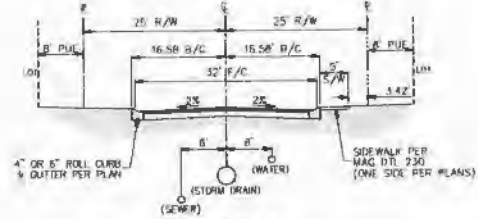
\* ALL TRACT AREAS WILL BE OWNED AND MAINTAINED BY THE HOLESSES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

Track	Use	SQFT	AC
NEW	PUBLIC STREETS AND RIGHT OF WAY	129936.79	4.5070

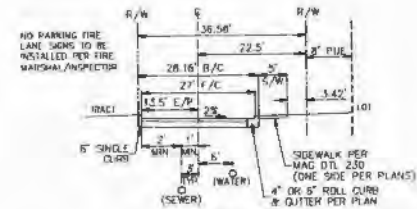


TYPICAL 47' x 115' LOT DETAIL  
N.T.S.

\* TRACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAD, AS APPLICABLE



SECTION A-A  
LOCAL TYPICAL STREET SECTION  
LOOKING NORTH AND WEST



SECTION B-B  
1-WAY TYPICAL STREET SECTION  
LOOKING NORTH AND WEST



REVISIONS:

NO.	DATE	DESCRIPTION
1	11/27/2014	FINAL SUBMITTAL TO CITY OF GOODYEAR
2	12/15/2014	SECOND SUBMITTAL TO CITY OF GOODYEAR

VERSIONS:

ESTRELLA PARCEL 11.D1  
GOODYEAR, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT



DESIGN	DATE
DESIGNED	11/27/14
DRAWN	11/27/14
CHECKED	11/27/14
APPROVED	11/27/14
DATE	11/27/14
SHEET	PP 2 OF 3

DATE: 11-27-2014 09:58



# **APPENDIX B**

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## **FORM OF DISCLOSURE PAMPHLET**

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**Estrella Mountain Ranch  
Community Facilities District  
Lucero Assessment District No. 1  
Form of Disclosure Pamphlet**

Buyer(s): \_\_\_\_\_  
Lot: \_\_\_\_\_ Parcel: \_\_\_\_\_  
Date of Sale: \_\_\_\_\_  
Homebuilder: \_\_\_\_\_

**General CFD Provisions**

The home you are purchasing is within the Estrella Ranch Community Facilities District (the "CFD"). The CFD was formed on November 22, 1999 to finance the acquisition, construction and maintenance of public infrastructure benefiting Estrella Mountain Ranch Community Facilities District. The CFD issues general obligation and/or special assessment bonds to raise funds to pay for acquisition and construction of these improvements and operation and maintenance expenses. The CFD also obtains funds from an ad valorem property tax levied against all property located within the CFD to pay for operation and maintenance expenses.

**Ad Valorem Taxes of the CFD**

General obligation bonds and the CFD's operation and maintenance expenses are paid from ad valorem property taxes levied against all property within the CFD. Currently, \$1.30 is added to the property tax rate; however, such adjustment to the tax rate could vary depending upon factors including the amount financed with general obligation bonds, the terms of financing, and the assessed valuation (i.e., for tax purposes) of property within the CFD. Your share of general obligation bond payments and expenses are included as part of your regular Maricopa County property tax statement and are separately shown in addition to taxes levied by the City of Goodyear and other political subdivisions.

**Special Assessments of the CFD**

Special assessment bonds are paid from special assessment payments secured by an assessment lien on each benefited lot within a special assessment area. Special assessment areas are formed from time to time based on the public improvements being constructed or acquired with proceeds of the special assessment bonds. The amount of the special assessment liens may vary depending upon the size of the lot within the special assessment area, the benefits estimated to be received by each such lot, the cost of the public improvements to be acquired, and the financing terms of the applicable special assessment bonds. The special assessment payments as well as the applicable administrative charges are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD.

**INITIAL FINANCING'S COST TO HOMEOWNER**

At the request of \_\_\_\_\_, a \_\_\_\_\_, the prior owner of Parcel \_\_\_\_\_, the CFD has formed a special assessment area (the "Special Assessment Area") that includes Parcel \_\_\_\_\_ for the construction and/or acquisition of certain public improvements, i.e., construction of \_\_\_\_\_. The CFD has assessed Lot \_\_\_\_\_ within Parcel \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ (the "Assessment").

The following shows the total annual CFD taxes including the CFD operational and maintenance tax, for repayment of expected CFD general obligation bonds as well as the anticipated special assessment obligation.

Estimated Home Price	Estimated Annual General Obligations and Expense Payment (1)	Estimated Annual Special Assessment Payment (2)	Estimated Total Annual CFD Tax Payments (3)
\$250,000			
\$300,000			
\$350,000			
\$400,000			
\$450,000			

**Footnotes:**

- (1) General obligation bond debt service and operations and maintenance expenses assuming a \$1.30 increase in the ad valorem property tax rate per \$100 of assessed value. The estimated annual additional tax liability will vary depending upon the final terms of the General Obligation Bonds.
- (2) All lots located within the boundaries of the Special Assessment District are anticipated to have a special assessment lien.
- (3) All of the taxes and charges described above are in addition to any taxes, fees and charges imposed by the City of Goodyear or other political subdivisions and are in addition to any assessments or fees imposed by any homeowners association.

**Homeowner's Acknowledgments**

By signing this disclosure statement, you as a contract purchaser of a lot located within the CFD and the Special Assessment Area (i) acknowledge receipt of this Disclosure; (ii) agree that you have been granted an opportunity to review the material contained in this Disclosure; and (iii) agree that you accept an assessment lien estimated to be approximately \$ \_\_\_\_\_ against your lot that secures your share of the special assessments due for the Special Assessment Area. The Assessment and any applicable administrative charges will be paid by you, the owner of the assessed lot, and are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD. **If the Assessment is not paid, the CFD has the right to institute proceedings to foreclose the assessment lien and sell your property.** Should there be any questions or concerns regarding special assessments or the District property tax, please contact the Special Districts & Taxation Division for the City of Goodyear at (623) 932-3015.

# **APPENDIX C**

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## **ESTIMATED SPECIAL ASSESSMENTS LIENS**

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**Estrella Mountain Ranch Community Facilities District  
(City of Goodyear, AZ)  
Special Assessment Revenue Bonds  
(Lucero Assessment District No. 1) Series 2018  
Estimated Cost of Issuance**

<b>Unit Type</b>	<b>Projected Average Sales Price</b>	<b>Estimated Assessor's Limited Property Value Ratio (1)</b>	<b>Projected Limited Property Value</b>	<b>Projected Limited Assessed Value</b>	<b>Estimated Average Assessment Per Unit (3)</b>	<b>Average Annual Assessment Payment (2)</b>	<b>Estimated Annual SA Debt Service per \$100 of Assessed Value</b>
	(A)	(B)	(C)=(A)x(B)	(D)=(C)x10%	(E)	(F)	(G)=(F)/((D)/100)
SF Detached	\$375,000	73%	\$273,750	\$27,375	\$15,000	\$1,195	\$4.37
SF Detached	\$275,000	73%	\$200,750	\$20,075	\$12,000	\$956	\$4.76

**Footnotes:**

- (1) Assumed Limited Property Values are approximately 73% of sales price.
- (2) Preliminary estimates based upon initial discussions with the District Assessment Engineer.
- (3) Assumes a 24-year amortization period and a 6.00% interest rate.

Source: Applicant.

**CITY OF GOODYEAR  
CFD BOARD ACTION REPORT**

<b>SUBJECT: Adopt resolution EMRCFD RES 2018-123 approving the feasibility report and declaring its intention to finance and acquire certain improvements benefitting the District and ordering the work on the project.</b>	<b>STAFF PRESENTER:</b> Doug Sandstrom, District Treasurer  <b>CASE NUMBER:</b> None.  <b>OTHER PRESENTER:</b> None.
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**PROPOSED ACTION:**

ADOPT RESOLUTION EMRCFD RES 2018-123 APPROVING THE FEASIBILITY REPORT RELATING TO THE ACQUISITION, CONSTRUCTION AND FINANCING OF CERTAIN IMPROVEMENTS BENEFITTING THE DISTRICT; DECLARING ITS INTENTION TO FINANCE AND ACQUIRE CERTAIN IMPROVEMENTS DESCRIBED IN THE FEASIBILITY REPORT; FORMING LUCERO ASSESSMENT DISTRICT NO. 1; DETERMINING THAT SPECIAL ASSESSMENT REVENUE BONDS MAY BE ISSUED TO FINANCE THE COSTS AND EXPENSES THEREOF UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES. AND ALL AMENDMENTS THERETO; DECLARING THE IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE COSTS OF SAID IMPROVEMENTS WILL BE ASSESSED UPON THE ASSESSMENT DISTRICT; AND ORDERING THE PUBLIC INFRASTRUCTURE PROJECTS PERFORMED.

**BACKGROUND AND PREVIOUS ACTIONS:**

The District and the developer, as the sole landowner of the property within the Assessment District, have heretofore executed and delivered to the District a Waiver and Development Agreement wherein the parties thereto have: (i) waived any and all requirements for notice and time for protests and objections relating to, among other things, the Project (as defined herein) and the extent of the Assessment District; (ii) acknowledged that the District shall levy an assessment pursuant to Title 48, Arizona Revised Statutes, as amended; and (iii) waived certain procedural requirements.

The District Board previously conducted a public hearing on the feasibility report. The developer has requested the District to issue the Assessment District special assessment revenue bonds to finance the acquisition and construction of various public infrastructure improvements including streets, waterlines, a lift station and parallel force main, upgrades to a booster pump station and other projects (collectively, the "Project"). Repayment of the special assessment revenue bonds, if issued, will be secured by property owner installment payments of the assessment over time. The District has previously formed five other separate assessment districts in similar financing transactions.

**STAFF ANALYSIS:**

This resolution of intention is required by statute as the first step toward formation of the Assessment District. This resolution also approves the feasibility report, declares the District's intention to issue the special assessment revenue bonds, and orders the construction and performance of the work related to the Project. District staff has reviewed the feasibility report

and related materials and found this resolution is in compliance with state law, the existing development agreement between the City, the District and the developer and the City's CFD Guidelines.

**FISCAL ANALYSIS:**

The special assessment revenue bonds, if sold, are secured solely by the installment payments to be paid by owners of assessed property within the Assessment District. In the event of non-payment, the District may foreclose on assessed property and apply the foreclosure proceeds to repayment of the special assessment revenue bonds. Neither the City nor the District is required to purchase any assessed property subject to a foreclosure action. Pursuant to an agreement between the developer and homebuilders within the Assessment District, assessments on individual lots will not exceed \$13,500.00. A budget transfer will be required upon the District Board's authorization of the issuance and sale of the special assessment revenue bonds.

**RECOMMENDATION:**

Adopt EMRCFD RES 2018-123 to approve formation of the Assessment District, declare the District's intention to sell special assessment revenue bonds, approve the feasibility report and order the performance of the work related to the Project.

**ATTACHMENTS:**

- A. EMRCFD RES 2018-123
- B. Feasibility Report