

**RESOLUTION NO. 07-1183**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, APPROVING THE ASSESSMENT DIAGRAM FOR CITY OF GOODYEAR, ARIZONA MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT AND AWARDING THE CONSTRUCTION CONTRACT WITH RESPECT THERETO.**

WHEREAS, the Mayor and Council have heretofore initiated an improvement pursuant to Section 48-571 and following, Arizona Revised Statutes, concerning the improvement of any required rights-of-ways and the furnishing of all labor, materials, transportation, services and equipment necessary to construct asphaltic concrete pavement, concrete curbs, gutters, driveways, sidewalks, sidewalk ramps, valley gutters and aprons, median curbs, median surfacing, bus bay with shelter, bridges, storm drains, catch basins, underground utility facilities, landscaping and irrigation improvements, signing and striping improvements, street lighting, traffic signals, and drainage facilities which include multi-use trails, landscaping, trees, shrubs, ground cover, grass, irrigation facilities, shade structures, playground amenities, water ponds, and lighting together with all necessary adjuncts and appurtenances, all as shown on the plans, specifications and estimate (the "Work"); and

WHEREAS, said improvement has been designated City of Goodyear, Arizona, McDowell Road Commercial Corridor Improvement District (the "District"); and

WHEREAS, in support of said improvement, the engineer retained by the City to draft plans, specifications and the estimate of expenses for such improvement (the "Engineer") submitted duplicate diagrams setting forth the property subject to assessment to pay the costs and expenses of said improvement;

WHEREAS, the City has received bids for the construction of certain portions of the Work (the "Construction Project") pursuant to certain plans, specifications and contract documents (the "Contract Documents");

WHEREAS, the Engineer has reviewed the bids received and reported results to the City;

WHEREAS, the Contract Documents provide for certain Add Alternates which the City may include in the award as the Mayor and Council may determine;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, that:

Section 1. Assessment Diagrams. Those certain assessment diagrams of the area to be assessed for the above referenced improvement as have been filed with the City Clerk be and the same are hereby approved by the Mayor and Council and the Clerk is hereby directed to certify the fact of such approval on the face of each of such diagrams including the date hereof as the date of such approval and to deliver a copy of the diagram to the Superintendent of Streets as required by law.

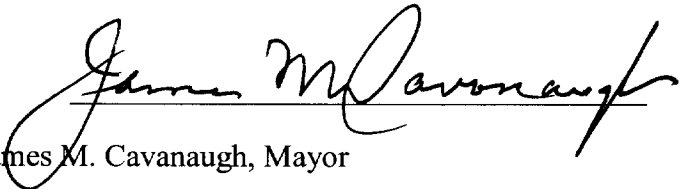
Section 2. Award of Contract and Add Alternates. The contract for construction of the Construction Project is hereby awarded to Pulice Construction, Inc., the lowest and most responsible bidder therefore in accordance with the Contract Documents and the winning bid and including all of the Add Alternate bid items as listed in the Contract Documents. The Superintendent of Streets shall execute the contract on behalf of the City.

Section 3. Award Contingent. The award of the contract is subject to the restrictions and conditions described in the Contract Documents.

Section 4. Notice of Award. The Clerk shall cause notice of the award of contract to be given as required by law.

Section 5. Ratification of Actions. All actions of the City, its officers and agents with respect to the solicitation of and receipt of bids for the Construction Project, whether previously or hereafter taken are hereby ratified and confirmed.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Goodyear, Arizona, on October 9, 2007.

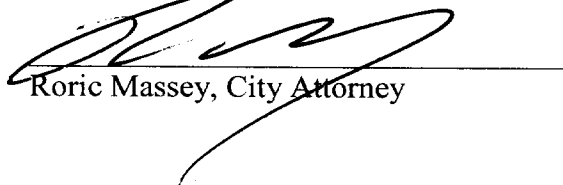
  
James M. Cavanaugh, Mayor

10/10/07  
Date

ATTEST:

  
Dee Cockrum, City Clerk

APPROVED AS TO FORM:

  
Roric Massey, City Attorney

CERTIFICATE

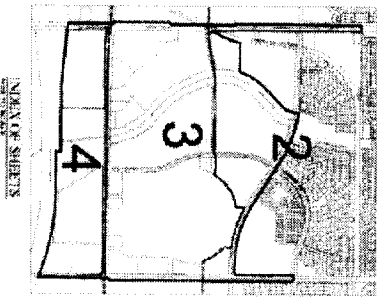
I hereby certify that the above and foregoing resolution was duly passed by the Mayor and Council of the City of Goodyear, Arizona, at a regular meeting held on October 9, 2007, and that a quorum was present thereat and that the vote thereon was 6 ayes and 0 nays; 1 did not vote or were absent.

  
Clerk



# CITY OF GOODYEAR, ARIZONA MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT

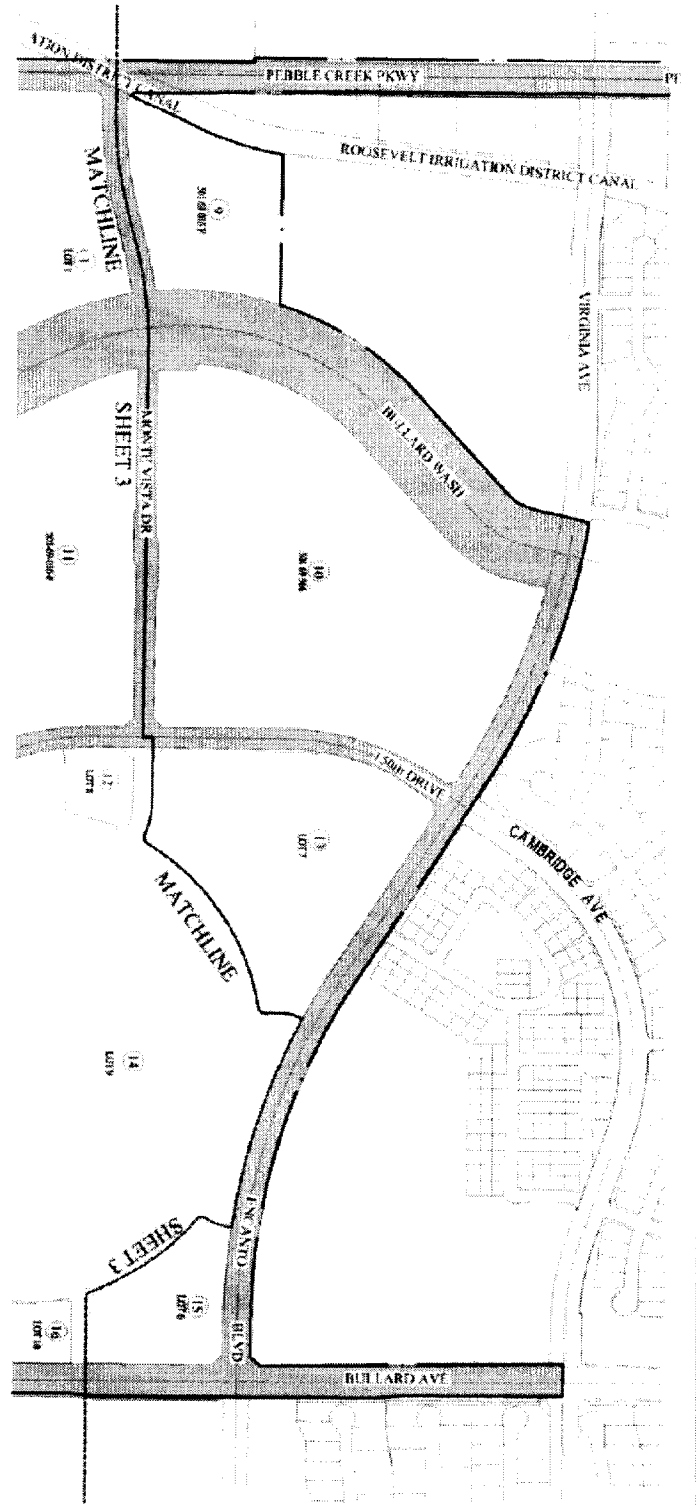
**PAYOR**  
**JAMES H. CANNON**  
**CITY MANAGER**  
**ROB ANTONIAK**



I, **Dee Cackum**, Clerk of the City of Goodyear, Arizona, do hereby certify that the above described improvement district is a valid improvement district as provided for in the City of Goodyear, Arizona, Charter, and that a petition was filed on the 9th day of OCTOBER, 1983.

I, **Dee Cackum**, Clerk of the City of Goodyear, Arizona, do hereby certify that the above described improvement district is a valid improvement district as provided for in the City of Goodyear, Arizona, Charter, and that a petition was filed on the 9th day of OCTOBER, 1983.

APPROVED BY THE CITY OF GOODYEAR, ARIZONA, ON THIS 9th DAY OF OCTOBER, 1983.  
*James H. Cannon*  
 City Manager



**CITY OF GOODYEAR IMPROVEMENT DISTRICT  
ASSESSMENT DIAGRAM**

SCALE: 1" = 200' ±

NO.	DESCRIPTION	DATE
1	PREPARED BY	10/1/00
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	

**LEGEND**

STREETS

IMPROVEMENTS

ASSESSMENT

DATE

BY

PROJECT NO.

SHEET NO.

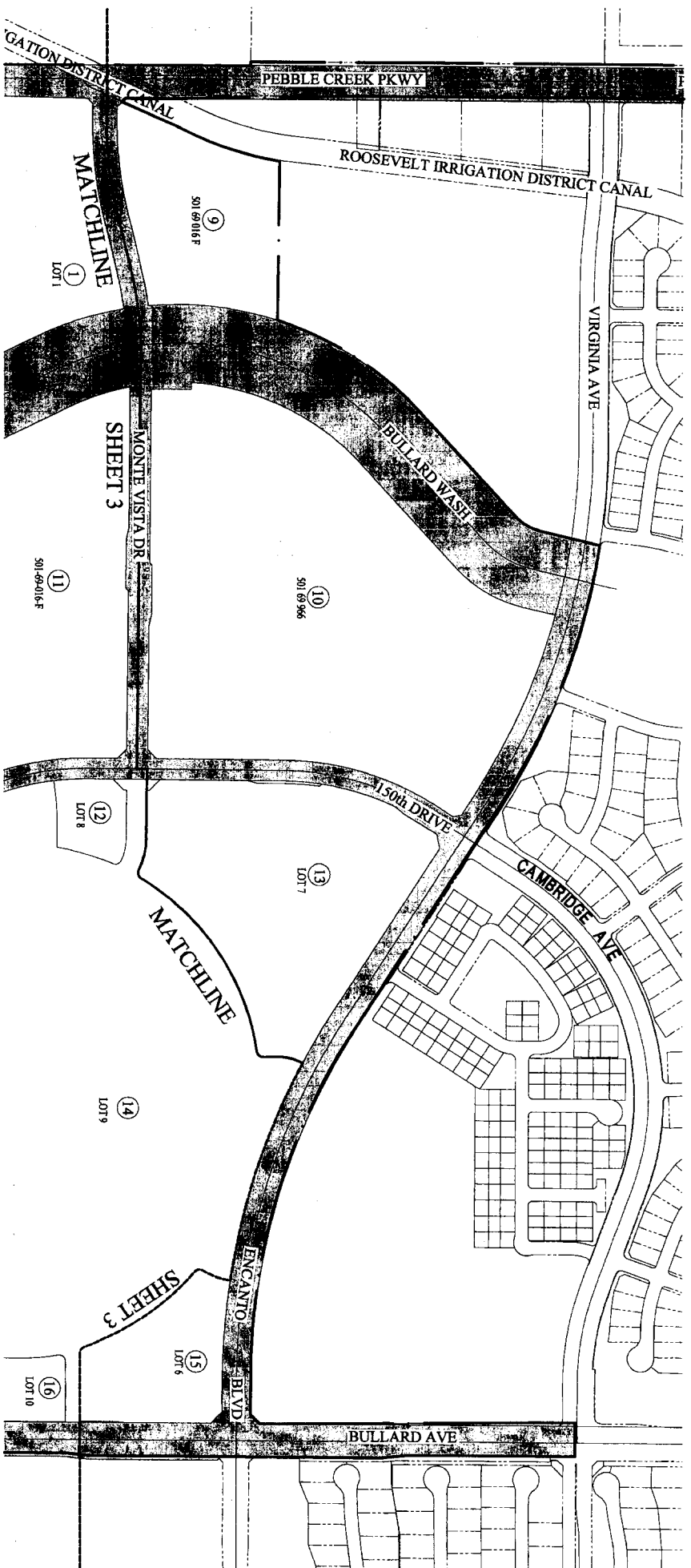
**MCCOWELL ROAD  
COMMERCIAL CORRIDOR ID  
ASSESSMENT DIAGRAM  
CITY OF GOODYEAR, AZ**

DATE: 10/1/00

BY: [Signature]

PROJECT NO.: [Number]

SHEET NO.: [Number]



**CITY OF GOODYEAR IMPROVEMENT DISTRICT  
ASSESSMENT DIAGRAM**

SCALE: 1" = 200' - 0"



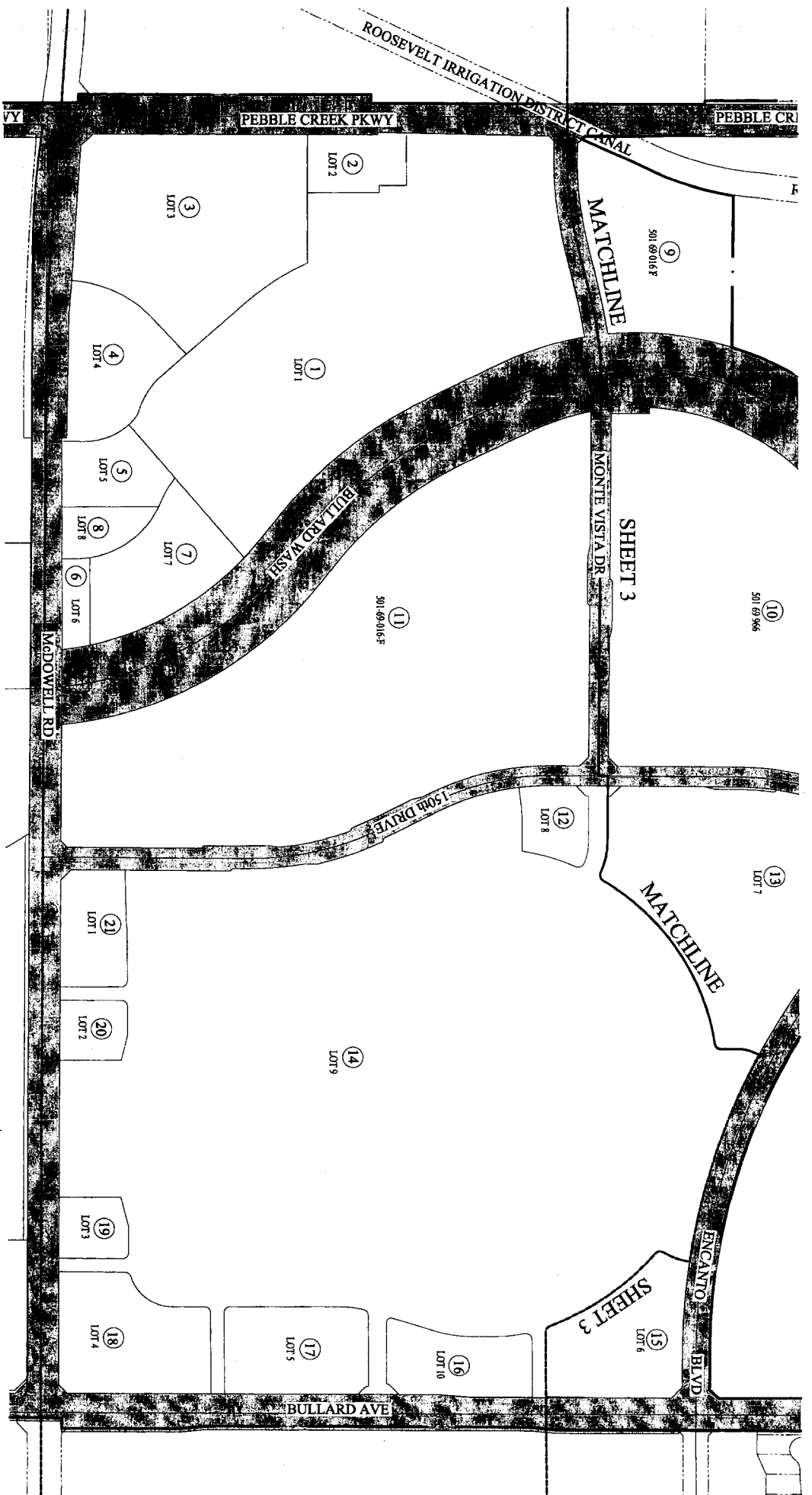
ASSESSMENT NUMBER	PARCEL NUMBER	LOT SUBDIVISION
①	N/A	LOT 1 THE MARKET AT ESTRELLA FALLS
⑨	501-69-016-F	N/A
⑩	501-69-966	N/A
⑪	501-69-016-F	N/A
⑫	N/A	LOT 8 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑬	N/A	LOT 7 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑭	N/A	LOT 9 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑮	N/A	LOT 6 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑯	N/A	LOT 10 ESTRELLA FALLS REGIONAL SHOPPING CENTER

**LEGEND**

	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER



<b>MCDOWELL ROAD COMMERCIAL CORRIDOR ID ASSESSMENT DIAGRAM CITY OF GOODYEAR, AZ</b>			
BY	DATE	SCALE:	1" = 200' - 0"
DESIGNED JRP	9/23/07		
DRAWN TTH	9/23/07		
CHECKED JRP	9/23/07		
			SHEET 2 OF 4



**CITY OF GOODYEAR IMPROVEMENT DISTRICT  
ASSESSMENT DIAGRAM**

SCALE: 1" = 200' - 0"



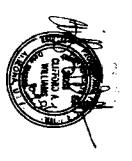
ASSIGNMENT NUMBER	PARCEL NUMBER	LOT	SUBDIVISION
1	N/A	LOT 1	THE MARKET AT ESTRELLA FALLS
2	N/A	LOT 2	THE MARKET AT ESTRELLA FALLS
3	N/A	LOT 3	THE MARKET AT ESTRELLA FALLS
4	N/A	LOT 4	THE MARKET AT ESTRELLA FALLS
5	N/A	LOT 5	THE MARKET AT ESTRELLA FALLS
6	N/A	LOT 6	THE MARKET AT ESTRELLA FALLS
7	N/A	LOT 7	THE MARKET AT ESTRELLA FALLS

ASSIGNMENT NUMBER	PARCEL NUMBER	LOT	SUBDIVISION
8	N/A	LOT 8	THE MARKET AT ESTRELLA FALLS
9	501-69-016-F	N/A	N/A
10	501-69-966	N/A	N/A
11	501-69-016-F	N/A	N/A
12	N/A	LOT 8	ESTRELLA FALLS REGIONAL SHOPPING CENTER
13	N/A	LOT 7	ESTRELLA FALLS REGIONAL SHOPPING CENTER
14	N/A	LOT 9	ESTRELLA FALLS REGIONAL SHOPPING CENTER

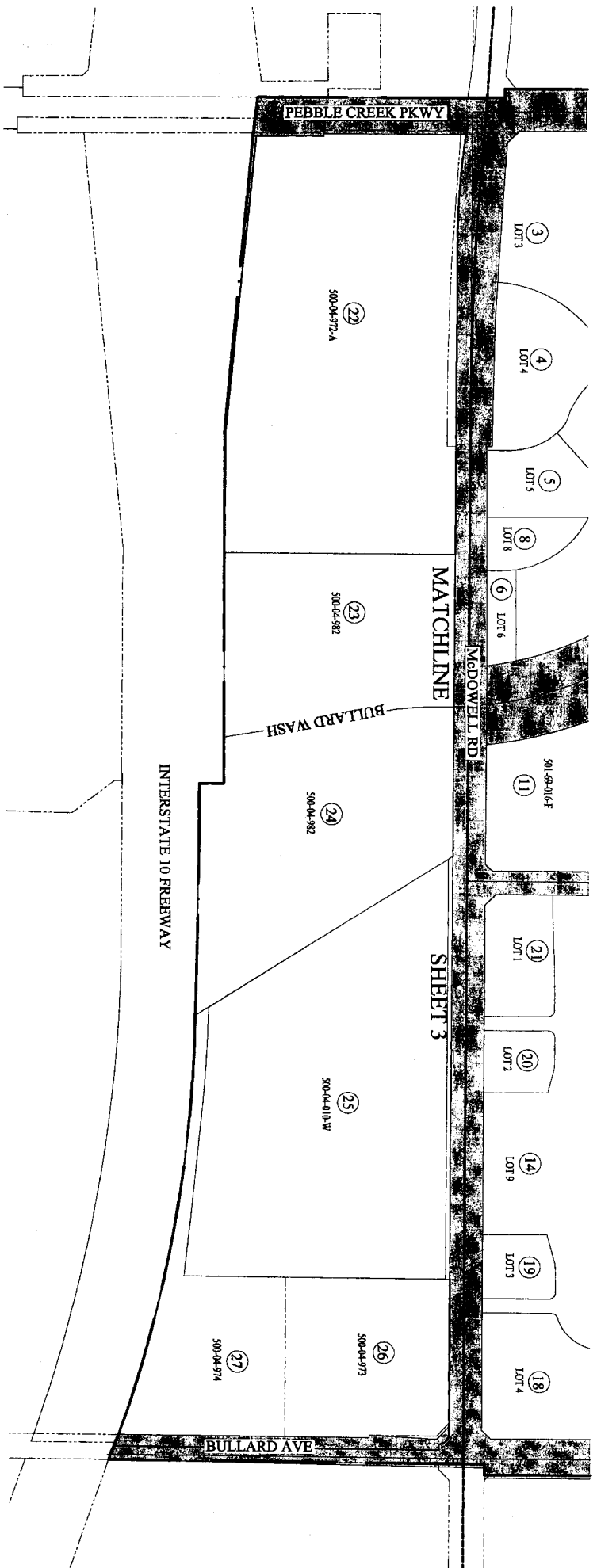
ASSIGNMENT NUMBER	PARCEL NUMBER	LOT	SUBDIVISION
15	N/A	LOT 6	ESTRELLA FALLS REGIONAL SHOPPING CENTER
16	N/A	LOT 5	ESTRELLA FALLS REGIONAL SHOPPING CENTER
17	N/A	LOT 4	ESTRELLA FALLS REGIONAL SHOPPING CENTER
18	N/A	LOT 3	ESTRELLA FALLS REGIONAL SHOPPING CENTER
19	N/A	LOT 2	ESTRELLA FALLS REGIONAL SHOPPING CENTER
20	N/A	LOT 1	ESTRELLA FALLS REGIONAL SHOPPING CENTER

**LEGEND**

- ID BOUNDARY
- AREA OF IMPROVEMENT
- 500-04-972-A PARCEL NUMBER
- ① ASSESSMENT NUMBER



MCDOWELL ROAD COMMERCIAL CORRIDOR ID ASSESSMENT DIAGRAM CITY OF GOODYEAR, AZ			
DESIGNED	JRP	9/24/07	SCALE: 1" = 200' - 0"
DRAWN	TJE	9/24/07	SHEET 3 OF 4
CHECKED	JRP	9/24/07	



**CITY OF GOODYEAR IMPROVEMENT DISTRICT  
ASSESSMENT DIAGRAM**

SCALE: 1" = 200' - 0"



ASSESSMENT NUMBER	PARCEL NUMBER	LOT SUBDIVISION
①	N/A	LOT 2 ESTRELLA FALLS REGIONAL SHOPPING CENTER
②	N/A	LOT 1 ESTRELLA FALLS REGIONAL SHOPPING CENTER
③	N/A	LOT 5 THE MARKET AT ESTRELLA FALLS
④	N/A	LOT 6 THE MARKET AT ESTRELLA FALLS
⑤	N/A	LOT 8 THE MARKET AT ESTRELLA FALLS
⑥	501-69-016-F	N/A
⑦	N/A	LOT 9 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑧	N/A	LOT 4 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑨	N/A	LOT 3 ESTRELLA FALLS REGIONAL SHOPPING CENTER

ASSESSMENT NUMBER	PARCEL NUMBER	LOT SUBDIVISION
⑩	N/A	LOT 3 THE MARKET AT ESTRELLA FALLS
⑪	N/A	LOT 4 THE MARKET AT ESTRELLA FALLS
⑫	500-04-972-A	N/A
⑬	500-04-982	N/A
⑭	500-04-982	N/A
⑮	500-04-016-W	N/A
⑯	500-04-973	N/A
⑰	500-04-974	N/A

**LEGEND**

- ID BOUNDARY
- AREA OF IMPROVEMENT
- PARCEL NUMBER
- ASSESSMENT NUMBER



<b>MCDOWELL ROAD COMMERCIAL CORRIDOR ID ASSESSMENT DIAGRAM CITY OF GOODYEAR, AZ</b>			
BY	DATE	SCALE	
JHP	9/24/07	1" = 200'	
TDH	9/24/07		SHEET 4 OF 4
JHP	9/24/07		



Recording Number: 20071173594  
Time of Recording: 10/30/2007 03:54  
Filename: 073545-4-1-1--  
Affidavit: N  
Official Records of  
Maricopa County Recorder  
Helen Purcell

Electronic Recording

When recorded return to:

Keith C. Hoskins, Esq.  
Gust Rosenfeld P.L.C.  
201 E. Washington Street, Suite 800  
Phoenix, Arizona 85004-2327

**NOTICE OF RECORDING OF ASSESSMENT**

CITY OF GOODYEAR, ARIZONA  
MCDOWELL ROAD COMMERCIAL CORRIDOR  
IMPROVEMENT DISTRICT

TO WHOM IT MAY CONCERN:

Please take notice that on OCTOBER 30, 2007, the Superintendent of Streets of the City of Goodyear, Arizona, recorded in his office the assessment for McDowell Road Commercial Corridor Improvement District concerning the acquisition and/or construction of certain public infrastructure within the District. The boundaries of the area assessed are as set forth in the description attached as Exhibit A.

DATED: OCTOBER 30 2007

David J. Ramirez  
Superintendent of Streets

SUBSCRIBED AND SWORN to before me, a Notary Public, this 30 day of October, 2007.

Patricia San Miguel  
Notary Public

Attachments:

Exhibit A: Legal description of Improvement District



**EXHIBIT A**

**DESCRIPTION OF DISTRICT**

**ASSESSMENT DISTRICT BOUNDARY**

A portion of Sections 4, 5, 6, 31, 32, and 33, Township 1 North, Range 1 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona further described as follows:

COMMENCING at the Southwest corner of said Section 33, T1N, R1W, said corner also being the intersection of the centerlines of McDowell Road and Bullard Avenue;

Thence easterly along the south line of said Section 33, T1N, R1W to a point on the southerly prolongation of the easterly right-of-way line of said Bullard Avenue said point being the True Point of Beginning;

Thence northerly along the southerly prolongation of the east right-of-way line of said Bullard Avenue to a point on the westerly prolongation of the northerly right-of-way line of said McDowell Road ;

Thence continuing northerly along the southerly prolongation of the easterly right-of-way line of said Bullard Avenue and the easterly right-of-way line of said Bullard Avenue and prolongations across all intersections to a point on the centerline of Cambridge Avenue;

Thence westerly along the said centerline of said Cambridge Avenue to a point on the northerly prolongation of the westerly right-of-way line of said Bullard Avenue;

Thence southerly along the northerly prolongation of the said westerly right-of-way line of said Bullard Avenue and the westerly right-of-way line of said Bullard Avenue to a point on the easterly prolongation of the northerly right-of-way of Encanto Avenue;

Thence easterly along the northerly right-of-way line of said Encanto Avenue and the prolongations across all intersections to a point on the centerline of Cambridge Avenue;

Thence continuing westerly along the easterly prolongation of the northerly right-of-way line of Virginia Avenue and the northerly right-of-way line of Virginia Avenue to a point on the northerly prolongation of the westerly property line of Bullard Wash;

Thence southerly along the northerly prolongation of the westerly property line of Bullard Wash and the westerly property line of said Bullard Wash to a point lying on a line lying 102.40 feet more or less north of the east-west midsection line of said Section 32, T2N, R1W;

Thence westerly along the said line lying 102.40 feet north of the said east-west midsection line of said Section 32, T2N, R1W to a point on the easterly line of the Roosevelt Irrigation District Canal;

Thence southwesterly along the said easterly line of the said Roosevelt Irrigation District Canal to a point on the easterly right-of-way line of PebbleCreek Parkway;

Thence northerly along the said easterly right-of-way line of said PebbleCreek Parkway and the prolongation thereof across any intersection to a point on the north line of said Section 32, T1N, R1W;

Thence westerly along the said north line of said Section 32, T1N, R1W to the northwest corner of said Section 32, T1N, R1W, said point also lying on the centerline of PebbleCreek Parkway;

Thence continuing westerly along the north line of said Section 31, T1N, R1W to a point on the northerly prolongation of the westerly right-of-way line of said PebbleCreek Parkway;

Thence southerly along the northerly prolongation of the westerly right-of-way line of said PebbleCreek Parkway and the westerly right-of-way line of said PebbleCreek Parkway and prolongations across all streets to a point on the south line of said Section 31, T1N, R1W said line also being the centerline of McDowell Road;

Thence continuing southerly along the northerly prolongation of the westerly right-of-way line of said PebbleCreek Parkway and the westerly right-of-way line of said PebbleCreek Parkway to a point on the westerly prolongation of the northerly right-of-way line of the Interstate 10 Freeway;

Thence westerly along the westerly prolongation of the northerly right-of-way line of the Interstate 10 Freeway and the northerly right-of-way line of said Interstate 10 Freeway to a point on the north-south mid-section line of said Section 5, T1N, R1W;

Thence southerly along said north-south mid-section line of said Section 5, T1N, R1W a distance of 70 feet more or less;

Thence continuing easterly along the northerly right-of-way line of said Interstate 10 Freeway and the easterly prolongation of the northerly right-of-way line to a point on the easterly right-of-way line of said Bullard Avenue;

Thence northerly along the easterly right-of-way line of said Bullard Avenue and the northerly prolongation of the easterly right-of-way line of said Bullard Avenue to a point on the north line of said Section 4, T1N, R1W, said point also being the True Point of Beginning;

Excepting there from any portion of land dedicated as public rights-of-ways.

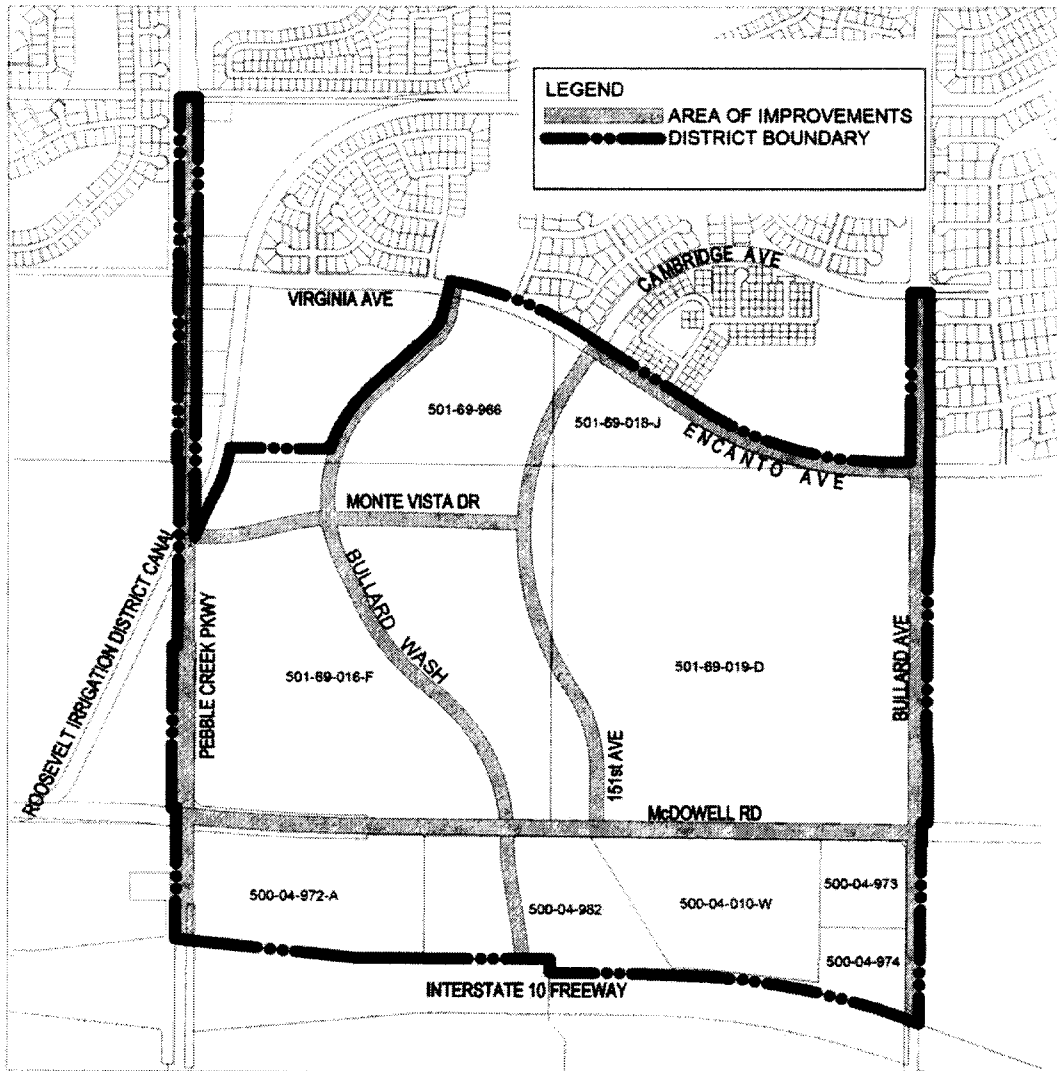
Exhibit B

Map of District Boundaries

Available in the Goodyear City Clerk's Office  
190 N. Litchfield Rd.  
Goodyear, AZ 85338  
623-882-7830

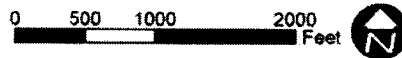
# EXHIBIT B

## MAP OF DISTRICT BOUNDARIES



- PARCELS IN DISTRICT**
- 500-04-974
  - 500-04-973
  - 500-04-010-W
  - 500-04-982
  - 500-04-972-A
  - 501-69-019-D
  - 501-69-016-F
  - 501-69-018-J
  - 501-69-966

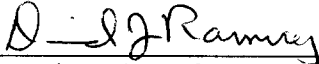
### CITY OF GOODYEAR McDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT



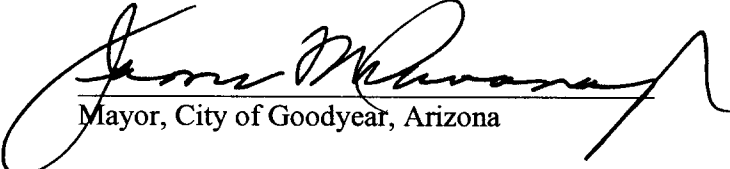
**WARRANT**

By virtue hereof, I, David Ramirez, Superintendent of Streets of the City of Goodyear, Arizona, by virtue of the authority vested in me as said Superintendent of Streets, hereby authorize and empower the Finance Director of the City of Goodyear, his agents or assigns, to demand or receive the several assessments upon the assessment hereto attached, and this shall be said Finance Director's warrant for the same. Improvement bonds bearing interest at a rate of not to exceed 12% per annum will be issued in the form and manner prescribed by Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and amendments and supplements thereto, to represent the cost and expenses of the work prescribed in the assessment, and notice is hereby given that said bonds will be paid out of a special fund, collected in annual installments from the assessments of twenty five dollars (\$25.00) or more remaining unpaid at the date of the bonds.

DATED: OCTOBER 31 2007.

  
\_\_\_\_\_  
Superintendent of Streets, City of Goodyear,  
Arizona

COUNTERSIGNED BY:

  
\_\_\_\_\_  
Mayor, City of Goodyear, Arizona

## ASSESSMENT

### **IN THE MATTER OF CITY OF GOODYEAR, ARIZONA, MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT PERTAINING TO THE CONSTRUCTION AND IMPROVEMENT OF CERTAIN PORTIONS OF PUBLIC STREETS WITHIN THE CITY OF GOODYEAR.**

Pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and amendments and supplements thereto, I, David Ramirez, Superintendent of Streets of the City of Goodyear, Arizona (hereinafter referred to as the "City"), hereby assess and apportion the amounts as shown hereinafter, upon the lots and parcels of land as described in Resolution of Intention No. 06-1098, adopted by the Mayor and Council of the City on December 11, 2006, and as shown in the Assessment Diagram (a copy of which is attached hereto), to be paid to the City, its agents or assigns, to finance the improvement of certain portions of public streets, and other items, all of the above work or improvement to be done in accordance with those certain sets of Plans and Specifications directed to be prepared by the Council of the City and on file in the office of the City Clerk and Superintendent of Streets designated as the Plans, Specifications and Estimate for City of Goodyear, Arizona, McDowell Road Commercial Corridor Improvement District. Said plans, specifications and detailed drawings are hereby referred to for a more particular description of the work and made a part hereof and as the said work is more fully described in the official contracts for construction of such improvements. The City has entered into contracts for the construction of the Improvements with Pulice Construction Inc., Phoenix, Arizona, whose bondsman is Travelers Casualty and Surety Company of America, and with Nesbitt Contracting Inc, whose bondsman is also Travelers Casualty and Surety Company of America. Pursuant to Section 48-599, Arizona Revised Statutes, I herewith apportion the cost of said work, and I hereby assess against each lot, portion of lot, or parcel of land within the District to be assessed, each in proportion to the benefits to be received, the respective amounts set forth below. Opposite the description of each lot or parcel of land I have set out the names of the owners of property as known to me and as shown on the most recently certified assessment roll for State and local taxes.

**THE COST OF THIS WORK ASSESSABLE AGAINST THE PARCELS TO BE BENEFITTED AS DETERMINED BY THE BIDS OF THE CONTRACTORS, OTHER COSTS AND THE ESTIMATED INCIDENTAL EXPENSES (BEFORE THE ADDITION OF INTEREST CHARGES) IS \$43,601,444.81, AND IS MORE PARTICULARLY BROKEN DOWN AS FOLLOWS:**

SUMMARY OF COSTS

Construction and Acquisition Costs

Phase 1	\$2,787,268.01	
Phase 2	\$25,261,511.10	
Purchased Improvements - Suncor	\$3,636,940.37	
Interim Channel Construction	\$280,807.58	
Right-of-Way Acquisition	\$725,825.00	
Total Construction Costs		\$32,692,352.06

Incidental Costs

Total Incidental Costs		\$10,994,130.00
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<u>Total Cost</u>		\$43,686,482.06
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Less City Participation from APS		<u>(\$85,037.25)</u>
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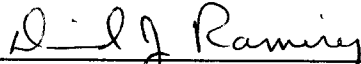
<u>Amount to be Assessed Before Capitalized Interest</u>		<b>\$43,601,444.81</b>
--	--	------------------------

Capitalized Interest at 5.5% for 20 months		4,400,145.81
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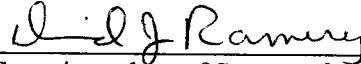
GRAND TOTAL TO BE ASSESSED		<b><u>\$48,001,590.62</u></b>
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30, 2007. **DONE AT THE CITY OF GOODYEAR, ARIZONA, ON OCTOBER**

**RECORDED THIS 30 DAY OF OCTOBER, 2007, IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GOODYEAR, ARIZONA.**

  
\_\_\_\_\_  
Superintendent of Streets of the City of  
Goodyear, Arizona

I, David Ramirez, Superintendent of Streets of the City of Goodyear, Arizona, do hereby certify that all charges stated are correct and that the computations and calculations of this Assessment are correct.

  
\_\_\_\_\_  
Superintendent of Streets of the City of  
Goodyear, Arizona



GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID - ASSESSMENT

Assmt. Number	Assessor's Parcel No.	Owner	Additional Ownership Information	Legal Description	Cash Assessment	Amount Paid	Amount Remaining	Capitalized Interest	Total Assessment to Bond
1	501 69 016 F	GLOBE LAND INVESTORS, LLC, a Delaware limited liability company 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253	THE MARKET AT ESTRELLA FALLS LLC, an Arizona limited liability company	See Assessment 1 on Exhibit A	\$3,176,733.66	\$0.00	\$3,176,733.66	\$320,587.80	\$3,497,321.46
2	501 69 016 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253	THE MARKET AT ESTRELLA FALLS LLC	See Assessment 2 on Exhibit A	\$186,953.45	\$0.00	\$186,953.45	\$18,866.86	\$205,820.31
3	501 69 016 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253	THE MARKET AT ESTRELLA FALLS LLC	See Assessment 3 on Exhibit A	\$1,360,702.54	\$0.00	\$1,360,702.54	\$137,318.60	\$1,498,021.14
4	501 69 016 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253	THE MARKET AT ESTRELLA FALLS LLC	See Assessment 4 on Exhibit A	\$450,529.30	\$0.00	\$450,529.30	\$45,466.26	\$495,995.55
5	501 69 016 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253	THE MARKET AT ESTRELLA FALLS LLC	See Assessment 5 on Exhibit A	\$232,307.88	\$0.00	\$232,307.88	\$23,443.91	\$255,751.80
6	501 69 016 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253	THE MARKET AT ESTRELLA FALLS LLC	See Assessment 6 on Exhibit A	\$84,121.16	\$0.00	\$84,121.16	\$8,489.29	\$92,610.45
7	501 69 016 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253	THE MARKET AT ESTRELLA FALLS LLC	See Assessment 7 on Exhibit A	\$458,280.54	\$0.00	\$458,280.54	\$46,248.49	\$504,529.03
8	501 69 016 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253	THE MARKET AT ESTRELLA FALLS LLC	See Assessment 8 on Exhibit A	\$128,421.48	\$0.00	\$128,421.48	\$12,959.97	\$141,381.44
9	501 69 016 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253	THE MARKET AT ESTRELLA FALLS LLC	See Assessment 9 on Exhibit A	\$763,848.58	\$0.00	\$763,848.58	\$77,085.64	\$840,934.22
10	501 69 966	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253		See Assessment 10 on Exhibit A	\$3,553,929.15	\$0.00	\$3,553,929.15	\$358,653.40	\$3,912,582.55
11	501 69 016 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253		See Assessment 11 on Exhibit A	\$4,390,682.31	\$0.00	\$4,390,682.31	\$443,096.38	\$4,833,778.70
12	501 69 019 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253		See Assessment 12 on Exhibit A	\$162,763.43	\$0.00	\$162,763.43	\$16,425.67	\$179,189.10

GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID - ASSESSMENT

Assmt. Number	Assessor's Parcel No.	Owner	Additional Ownership Information	Legal Description	Cash Assessment	Amount Paid	Amount Remaining	Capitalized Interest	Total Assessment to Bond
13	501 69 018 L	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253		See Assessment 13 on Exhibit A	\$1,575,107.24	\$0.00	\$1,575,107.24	\$158,955.78	\$1,734,063.02
14	501 69 019 E	WESTCOR GOODYEAR RSC LLC, an Arizona limited liability company 11411 TATUM BLVD PHOENIX, AZ 85028		See Assessment 14 on Exhibit A	\$19,446,220.58	\$0.00	\$19,446,220.58	\$1,962,462.63	\$21,408,683.21
15	501 69 019 G	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253		See Assessment 15 on Exhibit A	\$512,713.86	\$0.00	\$512,713.86	\$51,741.77	\$564,455.62
16	501 69 019 E	WESTCOR GOODYEAR RSC LLC 11411 TATUM BLVD PHOENIX, AZ 85028		Included in Assessment 14 on Exhibit A		NA	NA	NA	NA
17	501 69 019 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253		See Assessment 17 on Exhibit A	\$429,499.53	\$0.00	\$429,499.53	\$43,343.99	\$472,843.52
18	501 69 019 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253		See Assessment 18 on Exhibit A	\$549,866.79	\$0.00	\$549,866.79	\$55,491.14	\$605,357.93
19	501 69 019 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253		See Assessment 19 on Exhibit A	\$141,843.08	\$0.00	\$141,843.08	\$14,314.44	\$156,157.52
20	501 69 019 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253		See Assessment 20 on Exhibit A	\$135,697.21	\$0.00	\$135,697.21	\$13,694.21	\$149,391.42
21	501 69 019 F	GLOBE LAND INVESTORS LLC 6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253		See Assessment 21 on Exhibit A	\$262,761.59	\$0.00	\$262,761.59	\$26,517.22	\$289,278.81
22	500 04 972 A	CARDINAL CAPITAL CO., an Arizona general partnership PO BOX 16166 PHOENIX AZ 85011		See Assessment 22 on Exhibit A	\$2,007,023.98	\$0.00	\$2,007,023.98	\$202,543.70	\$2,209,567.68
23*	500 04 982	MARICOPA COUNTY FLOOD CONTROL DISTRICT 2801 W DURANGO ST PHOENIX AZ 85009		See Assessment 23 on Exhibit A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
24*	500 04 982	MARICOPA COUNTY FLOOD CONTROL DISTRICT 2801 W DURANGO ST PHOENIX AZ 85009		See Assessment 24 on Exhibit A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25	500 04 010 W	GOODYEAR INVESTORS LLC	GLOBE LAND INVESTORS, LLC	See Assessment 25 on Exhibit A	\$2,545,520.92	\$0.00	\$2,545,520.92	\$256,887.43	\$2,802,408.35

GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID - ASSESSMENT

Assmt. Number	Assessor's Parcel No.	Owner	Additional Ownership Information	Legal Description	Cash Assessment	Amount Paid	Amount Remaining	Capitalized Interest	Total Assessment to Bond
		6730 N SCOTTSDALE RD STE 250 SCOTTSDALE AZ 85253							
26	500 04 973	I-10 BULLARD PROPERTIES LLC PO BOX 9337 PHOENIX AZ 85068	BULLARD & I-10 LLC, an Arizona limited liability company	See Assessment 26 on Exhibit A	\$615,730.59	\$0.00	\$615,730.59	\$62,137.95	\$677,868.54
27	500 04 974	I-10 BULLARD PROPERTIES LLC PO BOX 9337 PHOENIX AZ 85068	BULLARD & I-10 LLC	See Assessment 27 on Exhibit A	\$430,185.97	\$0.00	\$430,185.97	\$43,413.26	\$473,599.24
					\$43,601,444.81	\$0.00	\$43,601,444.81	\$4,400,145.81	\$48,001,590.62

\* No Assessment

**GOODYEAR MCDOWELL ROAD COMMERCIAL  
CORRIDOR ID ASSESSMENT  
EXHIBIT A**

**ASSESSMENT NO. 1**

***THE MARKET @ ESTRELLA FALLS LOT 1***

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 32, FROM WHICH THE SOUTHWEST CORNER OF SECTION 32 BEARS SOUTH 00°20'32" WEST, A DISTANCE OF 2641.18 FEET;

THENCE SOUTH 00°20'32" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 623.38 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°39'28" EAST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 45°20'18" EAST, A DISTANCE OF 28.17 FEET;

THENCE SOUTH 89°39'49" EAST, A DISTANCE OF 77.81 FEET TO THE BEGINNING OF A TANGENT 1455.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°03'46", A DISTANCE OF 357.12 FEET;

THENCE NORTH 76°16'25" EAST, A DISTANCE OF 227.00 FEET TO THE BEGINNING OF A TANGENT 1345.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°52'59", A DISTANCE OF 138.10 FEET TO THE BEGINNING OF A NON-TANGENT 1250.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 80°33'55" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°12'33", A DISTANCE OF 353.63 FEET;

THENCE SOUTH 25°38'38" EAST, A DISTANCE OF 327.59 FEET TO THE BEGINNING OF A TANGENT 1779.49 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°26'38", A DISTANCE OF 697.06 FEET;

THENCE SOUTH 50°34'56" EAST, A DISTANCE OF 214.35 FEET TO THE BEGINNING OF A TANGENT 1200.00 FOOT CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°39'57", A DISTANCE OF 76.78 FEET;

THENCE SOUTH 49°10'33" WEST, A DISTANCE OF 710.51 FEET TO THE BEGINNING OF A NON-TANGENT 266.90 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 48°06'05" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'59", A DISTANCE OF 32.06 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND 83.63 FOOT RADIUS CURVE, WHOSE CENTER BEARS SOUTH 42°04'20" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°02'34", A DISTANCE OF 36.55 FEET TO THE BEGINNING OF A NON-TANGENT 311.09 FOOT RADIUS REVERSE CURVE WHOSE CENTER BEARS NORTH 17°04'11" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°56'08", A DISTANCE OF 178.83 FEET;

THENCE NORTH 40°49'27" WEST, A DISTANCE OF 407.02 FEET TO THE BEGINNING OF A NON-TANGENT 1258.47 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 47°53'40" EAST;

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
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THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°01'51", A DISTANCE OF 88.54 FEET TO THE BEGINNING OF A TANGENT 985.00 FOOT RADIUS COMPOUND CURVE CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°08'13", A DISTANCE OF 243.04 FEET;

THENCE NORTH 89°44'57" WEST, A DISTANCE OF 282.76 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 290.27 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 27.99 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 111.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 200.28 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLE FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH 00°20'32" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 572.31 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 1,509,813 SQUARE FEET OR 34.66 ACRES MORE OR LESS.

**ASSESSMENT NO. 2**

***THE MARKET @ ESTRELLA FALLS LOT 2***

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 32, FROM WHICH THE SOUTHWEST CORNER OF SECTION 32 BEARS SOUTH 00°20'32" WEST, A DISTANCE OF 2641.18 FEET;

THENCE SOUTH 00°20'32" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1195.68 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°39'28" EAST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING;**

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 200.28 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 111.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 27.99 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 290.27 FEET;

THENCE NORTH 89°44'57" WEST, A DISTANCE OF 230.67 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH 00°20'32" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 400.27 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 88,855 SQUARE FEET OR 2.04 ACRES MORE OR LESS.

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

**ASSESSMENT NO. 3**

***THE MARKET @ ESTRELLA FALLS LOT 3***

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE WEST QUARTER CORNER OF SECTION 32 BEARS NORTH 00°20'32" EAST, A DISTANCE OF 2641.18 FEET;

THENCE NORTH 00°20'32" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 149.52 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°39'28" EAST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°20'32" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 895.71 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89°44'57" EAST, A DISTANCE OF 513.42 FEET TO THE BEGINNING OF A NON-TANGENT 985.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 66°03'44" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°08'13", A DISTANCE OF 243.04 FEET TO THE BEGINNING OF A TANGENT COMPOUND 1258.47 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°01'51", A DISTANCE OF 88.54 FEET;

THENCE SOUTH 40°49'27" EAST, A DISTANCE OF 279.73 FEET;

THENCE SOUTH 46°50'25" WEST, A DISTANCE OF 194.84 FEET TO THE BEGINNING OF A NON-TANGENT 485.86 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 42°38'36" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°31'24", A DISTANCE OF 369.07 FEET;

THENCE SOUTH 03°01'54" WEST, A DISTANCE OF 21.49 FEET TO THE BEGINNING OF A NON-TANGENT 11,388.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 03°02'34" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°40'27", A DISTANCE OF 332.75 FEET;

THENCE NORTH 85°16'59" WEST, A DISTANCE OF 223.71 FEET;

THENCE NORTH 42°28'09" WEST, A DISTANCE OF 44.01 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 646,713 SQUARE FEET OR 14.85 ACRES MORE OR LESS.

**ASSESSMENT NO. 4**

***THE MARKET @ ESTRELLA FALLS LOT 4***

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 89°27'45" EAST, A DISTANCE OF 2619.39 FEET;

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

THENCE SOUTH 89°27'45" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1310.82 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°32'15" EAST, A DISTANCE OF 71.00 FEET TO THE **POINT OF BEGINNING** AND TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 71.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH 89°27'45" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 153.26 FEET TO THE BEGINNING OF A TANGENT 11,388.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°30'19", A DISTANCE OF 497.94 FEET;

THENCE NORTH 03°01'54" EAST, A DISTANCE OF 21.49 FEET TO THE BEGINNING OF A NON-TANGENT 485.86 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 86°10'00" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°31'24", A DISTANCE OF 369.07 FEET;

THENCE NORTH 46°50'25" EAST, A DISTANCE OF 194.84 FEET;

THENCE SOUTH 40°49'27" EAST, A DISTANCE OF 127.29 FEET TO THE BEGINNING OF A NON-TANGENT 311.09 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 50°00'19" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°56'08", A DISTANCE OF 178.83 FEET TO THE BEGINNING OF A NON-TANGENT 83.63 FOOT RADIUS REVERSE CURVE WHOSE CENTER BEARS SOUTH 17°01'46" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°02'34", A DISTANCE OF 36.55 FEET TO THE BEGINNING OF A NON-TANGENT 266.90 FOOT RADIUS COMPOUND CURVE WHOSE CENTER BEARS SOUTH 41°13'06" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°57'33", A DISTANCE OF 228.07 FEET;

THENCE SOUTH 00°32'15" WEST, A DISTANCE OF 83.40 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 214,127 SQUARE FEET OR 4.92 ACRES MORE OR LESS.

**ASSESSMENT NO. 5**

***THE MARKET @ ESTRELLA FALLS LOT 5***

LOT 5 SHOWN ON THE FINAL PLAT OF "THE MARKET AT ESTRELLA FALLS" (UNRECORDED) LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 BEING A FOUND BRASS CAP IN HANDHOLE FROM WHICH THE WEST QUARTER CORNER BEING A FOUND BRASS CAP IN HANDHOLE BEARS N 00°20'32" E BEING THE MONUMENT LINE OF NORTH PEBBLECREEK PARKWAY, 2641.18 FEET (BASIS OF BEARING);

THENCE: S 89°27'45" E ALONG THE SOUTH LINE OF SAID SECTION 32 BEING THE MONUMENT LINE OF WEST MCDOWELL ROAD 1310.82 FEET;

THENCE: N 00°32'15" E 71.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MCDOWELL ROAD BEING THE POINT OF BEGINNING.

THENCE: CONTINUING N 00°32'15" E 83.40 FEET TO THE P.C. OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 266.90 FEET AND A CENTRAL ANGLE OF 42°04'34";

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ASSESSMENT EXHIBIT A**

THENCE: NORTHWESTERLY ALONG SAID CURVE 196.00 FEET;

THENCE: N 49°10'33" E 284.23 FEET TO THE POINT OF CUSP OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 413.87 FEET, A CENTRAL ANGLE OF 15°43'08" AND A RADIAL BEARING OF N 38°21'00" E;

THENCE: SOUTHEASTERLY ALONG SAID CURVE 113.54 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 03°06'22";

THENCE: SOUTHEASTERLY ALONG SAID CURVE 20.06 FEET;

THENCE: SOUTH 385.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MCDOWELL ROAD;

THENCE: N 89°27'45" W ALONG SAID RIGHT-OF-WAY LINE 263.47 FEET TO THE POINT OF BEGINNING.

ENCLOSES 110,411 SQ. FT. OR 2.53 ACRES MORE OR LESS.

**ASSESSMENT NO. 6**

***THE MARKET @ ESTRELLA FALLS LOT 6***

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 89°27'45" EAST, A DISTANCE OF 2619.39 FEET;

THENCE SOUTH 89°27'45" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1783.15 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°32'15" EAST, A DISTANCE OF 71.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°32'15" EAST, A DISTANCE OF 50.30 FEET TO THE BEGINNING OF A TANGENT 370.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°05'54", A DISTANCE OF 58.75 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 354.69 FEET TO THE BEGINNING OF A NON-TANGENT 1200.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 77°47'06" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°26'22", A DISTANCE OF 113.92 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 71.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH 89°27'45" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 369.86 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 39,981 SQUARE FEET OR 0.92 ACRES MORE OR LESS.



**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

**ASSESSMENT NO. 7**

***THE MARKET @ ESTRELLA FALLS LOT 7***

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 89°27'45" EAST, A DISTANCE OF 2619.39 FEET;

THENCE SOUTH 89°27'45" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2133.16 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°32'15" EAST, A DISTANCE OF 183.14 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 354.69 FEET TO THE BEGINNING OF A NON-TANGENT 370.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 81°26'21" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°48'29", A DISTANCE OF 379.77 FEET TO THE BEGINNING OF A TANGENT 413.87 FOOT RADIUS REVERSE CURVE WHOSE CENTER BEARS NORTH 22°37'52" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°43'08", A DISTANCE OF 113.54 FEET;

THENCE NORTH 49°10'33" EAST, A DISTANCE OF 426.27 FEET TO THE BEGINNING OF A NON-TANGENT 1200.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 43°05'01" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°42'05", A DISTANCE OF 726.78 FEET TO THE **POINT OF BEGINNING**.

THEN ABOVE DESCRIBED PARCEL CONTAINS 217,811 SQUARE FEET OR 5.00 ACRES MORE OR LESS.

**ASSESSMENT NO. 8**

***THE MARKET @ ESTRELLA FALLS LOT 8***

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 89°27'45" EAST, A DISTANCE OF 2619.39 FEET;

THENCE SOUTH 89°27'45" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1574.30 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°32'15" EAST, A DISTANCE OF 71.00 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 385.11 FEET TO THE BEGINNING OF A NON-TANGENT 370.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 25°44'15" WEST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°48'00", A DISTANCE OF 418.46 FEET;

THENCE SOUTH 00°32'15" WEST, A DISTANCE OF 50.30 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 71.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

THENCE NORTH 89°27'45" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 208.85 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 61,036 SQUARE FEET OR 1.4 ACRES MORE OR LESS.

**ASSESSMENT NO. 9**

A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF WAY LINE OF THE RID CANAL AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF MONTE VISTA DRIVE, AS SHOWN ON THE MAP OF DEDICATION FOR THE MCDOWELL ROAD COMMERCIAL CORRIDOR, PREPARED BY CARTER-BURGESS, DATED 8/23/07.

THENCE N 23°57'40" E, A DISTANCE OF 303.58 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1492.40 FEET;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°46'8", A DISTANCE OF 332.59 FEET;

THENCE S 89° 39'18" E, A DISTANCE OF 600.71 FEET; TO THE WEST RIGHT-OF-WAY OF THE BULLARD WASH AS SHOWN ON THE MAP OF DEDICATION FOR THE BULLARD WASH, PREPARED BY CARTER-BURGESS, DATED 7/19/07 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WHOSE CENTER BEARS S 72° 45'51" E, A DISTANCE OF 1250.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°18'53", A DISTANCE OF 486.83 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WHOSE CENTER BEARS S 4°19'34" E, A DISTANCE OF 1913.16 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°24'0", A DISTANCE OF 313.88 FEET;

THENCE S 76°16'25" W, A DISTANCE OF 227.00 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1360.00 FEET;

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°3'46", A DISTANCE OF 333.80 FEET;

THENCE N 89°39'49" W, A DISTANCE OF 64.85 FEET;

THENCE N 44°39'23" W, A DISTANCE OF 15.35 FEET;

TO THE POINT OF BEGINNING.

CONTAINING 363,040.82 SQUARE FEET OR 8.33 ACRES.

**ASSESSMENT NO. 10**

A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF VIRGINIA AVENUE AS SHOWN ON THE MAP OF DEDICATION, BOOK 648, PAG3 13, MCR AND THE EAST RIGHT-OF-WAY OF THE BULLARD WASH AS SHOWN ON THE MAP OF DEDICATION FOR THE BULLARD WASH, PREPARED BY CARTER-BURGESS, DATED 7/19/07, SAID POINT IS THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WHOSE CENTER BEARS S 15°4'15" W, A DISTANCE OF 2545.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°50'58", A DISTANCE OF 792.85 FEET;

THENCE S 57°4'47" E, A DISTANCE OF 48.66 FEET;

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

THENCE S 12°7'7" E, A DISTANCE OF 51.43 FEET;  
THENCE S 32°55'13" W, A DISTANCE OF 65.65 FEET; TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1078.00 FEET;  
THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
32°22'58", A DISTANCE OF 609.27 FEET;  
THENCE S 0°32'15" W, A DISTANCE OF 477.41 FEET;  
THENCE S 45°32'15" W, A DISTANCE OF 70.08 FEET;  
THENCE N 89°27'45" W, A DISTANCE OF 345.94 FEET;  
THENCE N 85°46'53" W, A DISTANCE OF 155.76 FEET;  
THENCE N 89°27'45" W, A DISTANCE OF 195.78 FEET;  
THENCE S 45°32'15" W, A DISTANCE OF 14.14 FEET;  
THENCE N 89°27'45" W, A DISTANCE OF 667.96 FEET;  
THENCE N 0°0'14" W, A DISTANCE OF 152.89 FEET;  
THENCE S 89°59'46" W, A DISTANCE OF 25.00 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE  
CONCAVE TO THE EAST, WHOSE CENTER BEARS S 86°42'52" E, A DISTANCE OF 950.00 FEET;  
THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
44°31'37", A DISTANCE OF 738.29 FEET;  
THENCE N 47°48'45" E, A DISTANCE OF 540.24 FEET; TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 497.00 FEET;  
THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
34°18'17", A DISTANCE OF 297.57 FEET;  
THENCE N 13°30'28" E, A DISTANCE OF 128.53 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,689,107.25 SQUARE FEET OR 38.78 ACRES.

**ASSESSMENT NO. 11**

A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF THE BULLARD WASH AS  
SHOWN ON THE MAP OF DEDICATION FOR THE BULLARD WASH, PREPARED BY CARTER-  
BURGESS, DATED 7/19/07 WITH THE SOUTH RIGHT OF WAY OF MONTE VISTA DRIVE, AS SHOWN  
ON THE MAP OF DEDICATION FOR THE MCDOWELL ROAD COMMERCIAL CORRIDOR, PREPARED  
BY CARTER-BURGESS, DATED 8/23/07.

THENCE S 89°27'45" E, A DISTANCE OF 1384.05 FEET;  
THENCE S 44°27'45" E, A DISTANCE OF 70.08 FEET;  
THENCE S 0°32'15" W, A DISTANCE OF 101.38 FEET; TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE TO THE EAST, HAVING A RADIUS OF 1078.00 FEET;  
THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
26°37'13", A DISTANCE OF 500.85 FEET;  
THENCE S 26°6'46" E, A DISTANCE OF 3.54 FEET;  
THENCE S 14°38'7" E, A DISTANCE OF 50.24 FEET;  
THENCE S 26°6'56" E, A DISTANCE OF 165.08 FEET;

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

THENCE S 20°50'23" W, A DISTANCE OF 64.14 FEET;  
THENCE S 33°26'11" E, A DISTANCE OF 88.82 FEET;  
THENCE S 65°42'8" E, A DISTANCE OF 54.87 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE  
CONCAVE TO THE WEST, WHOSE CENTER BEARS S 71°37'59" W, A DISTANCE OF 1160.00 FEET;  
THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
12°40'55", A DISTANCE OF 256.75 FEET;  
THENCE S 7°31'17" W, A DISTANCE OF 47.91 FEET; TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE TO THE EAST, HAVING A RADIUS OF 251.85 FEET;  
THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
17°51'58", A DISTANCE OF 78.53 FEET;  
THENCE S 0°32'14" W, A DISTANCE OF 191.01 FEET;  
THENCE S 44°27'46" E, A DISTANCE OF 14.14 FEET;  
THENCE S 0°32'14" W, A DISTANCE OF 517.51 FEET;  
THENCE S 45°31'57" W, A DISTANCE OF 56.77 FEET;  
THENCE N 89°27'46" W, A DISTANCE OF 290.06 FEET;  
THENCE N 89°27'31" W, A DISTANCE OF 166.03 FEET; TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE TO THE WEST, WHOSE CENTER BEARS S 84°39'18" W, A DISTANCE OF 1500.00  
FEET;  
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
45°14'14", A DISTANCE OF 1184.31 FEET;  
THENCE N 50°34'56" W, A DISTANCE OF 140.41 FEET; TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1480.00 FEET;  
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
24°56'19", A DISTANCE OF 644.18 FEET;  
THENCE N 25°38'38" W, A DISTANCE OF 323.48 FEET; TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 950.00 FEET;  
THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
14°49'22", A DISTANCE OF 245.77 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2,086,797.60 SQUARE FEET OR 47.91 ACRES.

**ASSESSMENT NO. 12**

***ESTRELLA FALLS REGIONAL SHOPPING CENTER LOT 8***

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST,  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, FROM WHICH THE SOUTHEAST  
CORNER OF SECTION 32 BEARS SOUTH 89°28'03" EAST, A DISTANCE OF 2619.49 FEET;  
THENCE NORTH 00°17'25" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER,  
A DISTANCE OF 2143.95 FEET, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 32 BEARS  
NORTH 00°17'25" EAST, A DISTANCE OF 3136.11 FEET;  
THENCE DEPARTING SAID WEST LINE, SOUTH 89°42'35" EAST, A DISTANCE OF 76.07 FEET TO THE  
**POINT OF BEGINNING**;  
THENCE NORTH 45°31'44" EAST, A DISTANCE OF 57.99 FEET;

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

THENCE NORTH 00°32'02" EAST, A DISTANCE OF 11.31 FEET;

THENCE SOUTH 89°27'58" EAST, A DISTANCE OF 188.01 FEET TO THE BEGINNING OF A 202.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°24'09", AN ARC LENGTH OF 86.03 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS COMPOUND CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 24°56'11" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°19'26", AN ARC LENGTH OF 37.64 FEET TO THE BEGINNING OF A 932.58 FOOT RADIUS REVERSE CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 66°44'23" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°49'08", AN ARC LENGTH OF 224.93 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 127.78 FEET TO THE BEGINNING OF A 400.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHERLY;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°48'16", AN ARC LENGTH OF 47.50 FEET;

THENCE SOUTH 83°11'44" WEST, A DISTANCE OF 81.09 FEET TO THE BEGINNING OF A 998.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 83°11'44" EAST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°20'18", AN ARC LENGTH OF 127.82 FEET;

THENCE NORTH 00°32'02" EAST, A DISTANCE OF 100.63 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 77,358 SQUARE FEET OR 1.78 ACRES, MORE OR LESS.

**ASSESSMENT NO. 13**

***ESTRELLA FALLS REGIONAL SHOPPING CENTER LOT 7***

A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, FROM WHICH THE SOUTHEAST CORNER OF SECTION 32 BEARS SOUTH 89°28'03" EAST, A DISTANCE OF 2619.49 FEET;

THENCE NORTH 00°17'25" EAST, ALONG THE WEST LINE OF SAID EAST HALF OF SECTION 32, A DISTANCE OF 2324.57 FEET, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 32 BEARS NORTH 00°17'25" EAST, A DISTANCE OF 2955.49 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°42'35" EAST, A DISTANCE OF 76.84 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 44°28'16" EAST, A DISTANCE OF 57.98 FEET;

THENCE SOUTH 00°32'02" WEST, A DISTANCE OF 11.31 FEET;

THENCE SOUTH 89°27'58" EAST, A DISTANCE OF 188.01 FEET TO THE BEGINNING OF A 278.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'18", AN ARC LENGTH OF 122.54 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS REVERSE CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 25°47'20" EAST;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°02'47", AN ARC LENGTH OF 36.25 FEET TO THE BEGINNING OF A 932.58 FOOT RADIUS REVERSE CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 59°15'27" EAST;

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°44'37", AN ARC LENGTH OF 825.93 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS REVERSE CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 08°30'50" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°58'06", AN ARC LENGTH OF 36.21 FEET TO THE BEGINNING OF A 525.58 FOOT RADIUS REVERSE CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 86°31'04" EAST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°16'54", AN ARC LENGTH OF 39.28 FEET;

THENCE NORTH 00°47'58" EAST, A DISTANCE OF 28.34 FEET TO THE BEGINNING OF A 161.00 FOOT RADIUS TANGENT CURVE, CONCAVE EASTERLY;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°37'30", AN ARC LENGTH OF 74.82 FEET;

THENCE NORTH 27°25'28" EAST, A DISTANCE OF 11.52 FEET TO THE BEGINNING OF A 2655.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 27°59'19" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°56'05", AN ARC LENGTH OF 228.67 FEET;

THENCE NORTH 57°04'33" WEST, A DISTANCE OF 745.94 FEET;

THENCE SOUTH 78°03'20" WEST, A DISTANCE OF 55.66 FEET;

THENCE SOUTH 32°55'00" WEST, A DISTANCE OF 64.21 FEET TO THE BEGINNING OF A 988.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°22'11", AN ARC LENGTH OF 75.35 FEET;

THENCE SOUTH 37°57'57" WEST, A DISTANCE OF 52.80 FEET TO THE BEGINNING OF A 998.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 64°26'41" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°38'44", AN ARC LENGTH OF 289.94 FEET;

THENCE SOUTH 37°49'45" EAST, A DISTANCE OF 13.79 FEET TO THE BEGINNING OF A 988.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 81°38'18" EAST;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°49'40", AN ARC LENGTH OF 134.98 FEET;

THENCE SOUTH 00°32'02" WEST, A DISTANCE OF 102.53 FEET;

THENCE SOUTH 14°49'52" WEST, A DISTANCE OF 40.49 FEET;

THENCE SOUTH 00°32'02" WEST, A DISTANCE OF 334.89 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 748,615 SQUARE FEET OR 17.19 ACRES, MORE OR LESS.

**ASSESSMENT NO. 14**

***ESTRELLA FALLS REGIONAL SHOPPING CENTER***

A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 32;

THENCE SOUTH 00°13'29" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 601.33 FEET;

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

THENCE DEPARTING SAID EAST LINE, NORTH 89°50'49" WEST, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°13'29" WEST, A DISTANCE OF 335.27 FEET;

THENCE SOUTH 04°59'21" WEST, A DISTANCE OF 96.32 FEET;

THENCE SOUTH 00°13'29" WEST, A DISTANCE OF 159.73 FEET;

THENCE SOUTH 45°13'25" WEST, A DISTANCE OF 62.16 FEET;

THENCE SOUTH 08°15'22" EAST, A DISTANCE OF 81.56 FEET

THENCE NORTH 89°46'35" WEST, A DISTANCE OF 142.58 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 146.00 FEET TO THE BEGINNING OF A TANGENT 24.42 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°36'29", A DISTANCE OF 33.50 FEET TO THE BEGINNING OF A 577.42 FOOT RADIUS COMPOUND CURVE WHOSE CENTER BEARS SOUTH 78°36'29" EAST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°23'31", A DISTANCE OF 114.81 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 422.36 FEET TO THE BEGINNING OF A TANGENT 24.42 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 38.36 FEET;

THENCE SOUTH 90°00'00' EAST, A DISTANCE OF 157.48 FEET;

THENCE SOUTH 89°46'35" EAST, A DISTANCE OF 171.64 FEET;

THENCE SOUTH 00°13'29' WEST, A DISTANCE OF 55.16 FEET;

THENCE NORTH 89°46'35" WEST, A DISTANCE OF 171.48 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 157.42 FEET TO THE BEGINNING OF A TANGENT 24.42 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 38.36 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 132.46 FEET TO THE BEGINNING OF A TANGENT 172.58 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°51'18", A DISTANCE OF 219.45 FEET TO THE BEGINNING OF A TANGENT 24.42 FOOT RADIUS REVERSE CURVE WHOSE CENTER BEARS SOUTH 17°08'42" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, A DISTANCE OF 30.82 FEET;

THENCE SOUTH 00°32'00" WEST, A DISTANCE OF 266.35 FEET;

THENCE NORTH 89°28'03" WEST, A DISTANCE OF 55.16 FEET;

THENCE NORTH 00°32'00" EAST, A DISTANCE OF 256.63 FEET TO THE BEGINNING OF A TANGENT 24.42 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°32'00", A DISTANCE OF 38.59 FEET;

THENCE NORTH 90°00'00' WEST, A DISTANCE OF 89.72 FEET TO THE BEGINNING OF A TANGENT 127.42 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'00", A DISTANCE OF 33.36 FEET;

THENCE SOUTH 75°00'00' WEST, A DISTANCE OF 100.26 FEET TO THE BEGINNING OF A TANGENT 172.58 FOOT RADIUS CURVE, CONCAVE NORTHERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'31", A DISTANCE OF 5.10 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 247.44 FEET;

THENCE NORTH 89°28'03' WEST, A DISTANCE OF 555.38 FEET;

THENCE NORTH 00°00'00' EAST, A DISTANCE OF 246.87 FEET;

THENCE NORTH 75°00'00" WEST, A DISTANCE OF 87.33 FEET TO THE BEGINNING OF A TANGENT 127.42 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'00', A DISTANCE OF 33.36 FEET;

THENCE 90°00'00" WEST, A DISTANCE OF 99.93 FEET TO THE BEGINNING OF A TANGENT 24.42 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00', A DISTANCE OF 38.36 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 114.59 FEET;

THENCE SOUTH 00°32'00" WEST, A DISTANCE OF 132.56;

THENCE NORTH 89°28'03' WEST, A DISTANCE OF 55.16 FEET;

THENCE NORTH 00°32'00" EAST, A DISTANCE OF 132.26 FEET;

THENCE NORTH 00°00'00' EAST, A DISTANCE OF 113.79 FEET TO THE BEGINNING OF A TANGENT 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE SOUTH 90°00'00' WEST, A DISTANCE OF 200.12 FEET;

THENCE SOUTH 84°17'23' WEST, A DISTANCE OF 50.25 FEET;

THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 40.94 FEET;

THENCE SOUTH 88°55'15" WEST, A DISTANCE OF 106.12 FEET;

THENCE NORTH 89°28'00" WEST, A DISTANCE OF 50.05 FEET;

THENCE NORTH 00°32'00' EAST, A DISTANCE OF 434.67 FEET;

THENCE NORTH 44°28'00' WEST, A DISTANCE OF 14.14 FEET;

THENCE NORTH 00°32'00' EAST, A DISTANCE OF 53.85 FEET TO THE BEGINNING OF A TANGENT 1240.00 FOOT RADIUS CURVE, CONCAVE WESTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°55'27", A DISTANCE OF 193.14 FEET;

THENCE NORTH 01°42'32' EAST, A DISTANCE OF 51.22 FEET TO THE BEGINNING OF A NON-TANGENT 1250.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 79°17'50" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°55'41', A DISTANCE OF 172.96 FEET;

THENCE NORTH 24°06'29" WEST, A DISTANCE OF 62.99 FEET;



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ASSESSMENT EXHIBIT A**

THENCE NORTH 31°49'33" WEST, A DISTANCE OF 89.37 FEET;

THENCE NORTH 68°55'34" WEST, A DISTANCE OF 57.19 FEET;

THENCE NORTH 26°07'09" WEST, A DISTANCE OF 226.74 FEET TO THE BEGINNING OF A TANGENT 998.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°18'53", A DISTANCE OF 336.43 FEET;

THENCE NORTH 83°11'44" EAST, A DISTANCE OF 81.09 FEET TO THE BEGINNING OF A TANGENT 400.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°48'16", A DISTANCE OF 47.50 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 127.78 FEET TO THE BEGINNING OF A NON-TANGENT 932.58 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 80°33'32" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°49'09", A DISTANCE OF 224.93 FEET TO THE BEGINNING OF A TANGENT REVERSE 24.42 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 66°44'33" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°19'26", A DISTANCE OF 37.64 FEET TO THE BEGINNING OF A TANGENT COMPOUND 202.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°24'09", A DISTANCE OF 86.03 FEET;

THENCE NORTH 89°27'58" WEST, A DISTANCE OF 188.01 FEET;

THENCE NORTH 00°32'02" EAST, A DISTANCE OF 76.00 FEET;

THENCE SOUTH 89°27'58" EAST, A DISTANCE OF 188.01 FEET TO THE BEGINNING OF A TANGENT 278.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'18", A DISTANCE OF 122.54 FEET TO THE BEGINNING OF A TANGENT REVERSE 24.42 FOOT RADIUS CURVE, WHOSE CENTER BEARS NORTH 25°47'20" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°02'47", A DISTANCE OF 36.25 FEET TO THE BEGINNING OF A TANGENT REVERSE 932.58 FOOT RADIUS CURVE, WHOSE CENTER BEARS SOUTH 59°15'27" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°44'37", A DISTANCE OF 825.93 FEET TO THE BEGINNING OF A TANGENT 24.42 FOOT RADIUS CURVE, WHOSE CENTER BEARS NORTH 08°30'50" WEST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°58'06", A DISTANCE OF 36.21 FEET TO THE BEGINNING OF A TANGENT REVERSE 525.58 FOOT RADIUS CURVE, WHOSE CENTER BEARS NORTH 86°31'04" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°16'54", A DISTANCE OF 39.28 FEET;

THENCE NORTH 00°47'58" EAST, A DISTANCE OF 28.34 FEET TO THE BEGINNING OF A TANGENT 161.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°37'30", A DISTANCE OF 74.82 FEET;

THENCE NORTH 27°25'28" EAST, A DISTANCE OF 11.52 FEET TO THE BEGINNING OF A NON-TANGENT 2655.00 FOOT RADIUS CURVE, WHOSE CENTER BEARS NORTH 27°59'19" EAST;

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ASSESSMENT EXHIBIT A**

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°06'44", A DISTANCE OF 885.63 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE 278.39 FOOT RADIUS CURVE, WHOSE CENTER BEARS NORTH 82°05'27" WEST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°20'16", A DISTANCE OF 113.39 FEET TO THE BEGINNING OF A TANGENT REVERSE 24.42 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 58°45'11" EAST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°10'19", A DISTANCE OF 34.17 FEET TO THE BEGINNING OF A TANGENT REVERSE 1022.58 FOOT RADIUS CURVE, WHOSE CENTER BEARS SOUTH 41°04'30" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°41'03", A DISTANCE OF 422.70 FEET;

THENCE SOUTH 25°14'27" EAST, A DISTANCE OF 48.39 FEET TO THE BEGINNING OF A TANGENT 622.58 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°46'12", A DISTANCE OF 51.83 FEET TO THE BEGINNING OF A TANGENT REVERSE 24.42 FOOT RADIUS CURVE, WHOSE CENTER BEARS NORTH 69°31'45" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°31'45", A DISTANCE OF 29.63 FEET;

THENCE SOUTH 89°50'49" EAST, A DISTANCE OF 263.10 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS 4,651,864 SQUARE FEET OR 106.79 ACRES MORE OR LESS.

**ASSESSMENT NO 15**

***ESTRELLA FALLS REGIONAL SHOPPING CENTER LOT 6***

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 32, FROM WHICH THE WEST QUARTER CORNER OF SECTION 32 BEARS NORTH 89°26'34" WEST, A DISTANCE OF 5233.47 FEET;

THENCE SOUTH 00°13'29" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER,

A DISTANCE OF 96.32 FEET, FROM WHICH THE SOUTHEAST CORNER OF SECTION 32 BEARS SOUTH 00°13'29" WEST, A DISTANCE OF 2542.85 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°46'31" WEST, A DISTANCE OF 67.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°13'29" WEST, A DISTANCE OF 333.88 FEET;

THENCE SOUTH 04°50'46" WEST, A DISTANCE OF 37.23 FEET;

THENCE SOUTH 00°13'29" WEST, A DISTANCE OF 134.11 FEET;

THENCE NORTH 89°50'49" WEST, A DISTANCE OF 263.10 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°31'45", AN ARC LENGTH OF 29.63 FEET TO THE BEGINNING OF A 622.58 FOOT RADIUS REVERSE CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 69°31'45" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°46'12", AN ARC LENGTH OF 51.83 FEET;

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

THENCE NORTH 25°14'27" WEST, A DISTANCE OF 48.39 FEET TO THE BEGINNING OF A 1022.58 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°41'03", AN ARC LENGTH OF 422.70 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS REVERSE CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 41°04'30" EAST;

THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°10'19", AN ARC LENGTH OF 34.17 FEET TO THE BEGINNING OF A 278.39 FOOT RADIUS REVERSE CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 58°45'11" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°20'16", AN ARC LENGTH OF 113.39 FEET TO THE BEGINNING OF A 2655.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 08°52'35" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°18'20", AN ARC LENGTH OF 384.87 FEET;

THENCE SOUTH 89°26'34" EAST, A DISTANCE OF 126.11 FEET;

THENCE SOUTH 45°17'21" EAST, A DISTANCE OF 59.87 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 243,682 SQUARE FEET OR 5.59 ACRES, MORE OR LESS.

**ASSESSMENT NO. 16**

INCLUDED WITHIN ASSESSMENT NO. 14

**ASSESSMENT NO. 17**

***ESTRELLA FALLS REGIONAL SHOPPING CENTER LOT 5***

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, FROM WHICH THE EAST QUARTER CORNER OF SECTION 32 BEARS NORTH 00°13'29" EAST, A DISTANCE OF 2639.17 FEET;

THENCE NORTH 00°13'29" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 741.73 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°46'31" WEST, A DISTANCE OF 78.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°46'35" WEST, A DISTANCE OF 171.64 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 157.48 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 38.36 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 422.36 FEET TO THE BEGINNING OF A 577.42 FOOT RADIUS TANGENT CURVE, CONCAVE EASTERLY;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°23'31", AN ARC LENGTH OF 114.81 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS COMPOUND CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 78°36'29" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°36'29", AN ARC LENGTH OF 33.50 FEET;

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ASSESSMENT EXHIBIT A**

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 146.00 FEET;  
THENCE SOUTH 89°46'35" EAST, A DISTANCE OF 142.58 FEET;  
THENCE SOUTH 08°15'22" EAST, A DISTANCE OF 11.87 FEET;  
THENCE SOUTH 44°06'22" EAST, A DISTANCE OF 43.17 FEET;  
THENCE SOUTH 00°13'29" WEST, A DISTANCE OF 537.80 FEET TO THE **POINT OF BEGINNING**.  
CONTAINING 204,132 SQUARE FEET OR 4.69 ACRES, MORE OR LESS.

**ASSESSMENT NO. 18**

***ESTRELLA FALLS REGIONAL SHOPPING CENTER LOT 4***

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, FROM WHICH THE EAST QUARTER CORNER OF SECTION 32 BEARS NORTH 00°13'29" EAST, A DISTANCE OF 2639.17 FEET;

THENCE NORTH 89°28'03" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 113.00 FEET, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 32 BEARS NORTH 89°28'03" WEST, A DISTANCE OF 2506.49 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°31'57" EAST, A DISTANCE OF 71.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°28'03" WEST, A DISTANCE OF 457.71 FEET;

THENCE NORTH 00°32'00" EAST, A DISTANCE OF 266.35 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°19'17", AN ARC LENGTH OF 30.82 FEET TO THE BEGINNING OF A 172.58 FOOT RADIUS REVERSE CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 17°08'42" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°51'18", AN ARC LENGTH OF 219.45 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 132.46 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 38.36 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 157.42 FEET;

THENCE SOUTH 89°46'35" EAST, A DISTANCE OF 171.48 FEET;

THENCE SOUTH 00°13'29" WEST, A DISTANCE OF 580.71 FEET;

THENCE SOUTH 45°32'00" WEST, A DISTANCE OF 48.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 261,340 SQUARE FEET OR 6.00 ACRES, MORE OR LESS.

**ASSESSMENT NO 19**

***ESTRELLA FALLS REGIONAL SHOPPING CENTER LOT 3***

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 32 BEARS NORTH 89°28'03" WEST, A DISTANCE OF 2619.49 FEET;

THENCE NORTH 89°28'03" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, DISTANCE OF 625.87 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°31'57" EAST, A DISTANCE OF 71.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°28'03" WEST, A DISTANCE OF 246.53 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 247.44 FEET TO THE BEGINNING OF A 172.58 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 13°18'29" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'31", AN ARC LENGTH OF 5.10 FEET;

THENCE NORTH 75°00'00" EAST, A DISTANCE OF 100.26 FEET TO THE BEGINNING OF A 127.42 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHERLY;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'00", AN ARC LENGTH OF 33.36 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 89.72 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°32'00", AN ARC LENGTH OF 38.59 FEET;

THENCE SOUTH 00°32'00" WEST, A DISTANCE OF 256.63 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 67,415 SQUARE FEET OR 1.55 ACRES, MORE OR LESS.

**ASSESSMENT NO. 20**

***ESTRELLA FALLS REGIONAL SHOPPING CENTER LOT 2***

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, FROM WHICH THE SOUTHEAST CORNER OF SECTION 32 BEARS SOUTH 89°28'03" EAST, A DISTANCE OF 2619.49 FEET;

THENCE SOUTH 89°28'03" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 948.78 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°31'57" EAST, A DISTANCE OF 71.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°32'00" EAST, A DISTANCE OF 132.56 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 114.59 FEET TO THE BEGINNING OF A 24.42 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 38.36 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 99.93 FEET TO THE BEGINNING OF A 127.42 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHERLY;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'00", AN ARC LENGTH OF 33.36 FEET;

THENCE SOUTH 75°00'00" EAST, A DISTANCE OF 87.33 FEET;

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ASSESSMENT EXHIBIT A**

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 246.87 FEET;  
THENCE NORTH 89°28'03" WEST, A DISTANCE OF 242.93 FEET TO THE **POINT OF BEGINNING**.  
CONTAINING 64,494 SQUARE FEET OR 1.48 ACRES, MORE OR LESS.

**ASSESSMENT NO. 21**

***ESTRELLA FALLS REGIONAL SHOPPING CENTER LOT 1***

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, FROM WHICH THE SOUTHEAST CORNER OF SECTION 32 BEARS SOUTH 89°28'03" EAST, A DISTANCE OF 2619.49 FEET;  
THENCE SOUTH 89°28'03" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 461.91 FEET;  
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°31'57" EAST, A DISTANCE OF 71.00 FEET TO THE **POINT OF BEGINNING**;  
THENCE NORTH 44°28'17" WEST, A DISTANCE OF 58.99 FEET;  
THENCE NORTH 00°32'00" EAST, A DISTANCE OF 218.42 FEET;  
THENCE SOUTH 89°28'00" EAST, A DISTANCE OF 50.05 FEET;  
THENCE NORTH 88°55'15" EAST, A DISTANCE OF 106.12 FEET;  
THENCE NORTH 89°59'59" EAST, A DISTANCE OF 40.94 FEET;  
THENCE NORTH 84°17'23" EAST, A DISTANCE OF 50.25 FEET;  
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 200.12 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY;  
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;  
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 113.79 FEET;  
THENCE SOUTH 00°32'00" WEST, A DISTANCE OF 132.26 FEET;  
THENCE NORTH 89°28'03" WEST, A DISTANCE OF 431.70 FEET TO THE **POINT OF BEGINNING**.  
CONTAINING 124,885 SQUARE FEET OR 2.87 ACRES, MORE OR LESS.

**ASSESSMENT NO. 22**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA BOUNDED BY MCDOWELL ROAD TO THE NORTH, PEBBLE CREEK PARKWAY TO THE WEST, INTERSTATE 10 - PAPAGO FREEWAY TO THE SOUTH AND THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY PARCEL TO THE EAST, AS SHOWN AS APN 500-04-972-A ON THE MAP OF DEDICATION OF GOODYEAR CENTERPOINTE AS RECORDED IN BOOK 950, PAGE 12, IN THE OFFICE OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.

**ASSESSMENT NO. 23**

THAT PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5  
THENCE SOUTH A DISTANCE OF 574.03 FEET,  
THENCE EAST A DISTANCE OF 94.23 FEET,  
THENCE SOUTH A DISTANCE OF 260 FEET;  
THENCE SOUTH 84° 12' EAST A DISTANCE OF 1,160.23 FEET,  
THENCE EAST A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING  
THENCE NORTH A DISTANCE OF 913.86 FEET,  
THENCE EAST A DISTANCE OF 1160 FEET,  
THENCE SOUTH 31° 56' EAST A DISTANCE OF 1,172.25 FEET,  
THENCE FROM A LOCAL TANGENT BEARING NORTH 87° 15' WEST ALONG A 5,883.58 FOOT RADIUS  
CURVE TO THE LEFT, A DISTANCE OF 244.8 FEET;  
THENCE WEST A DISTANCE OF 659.69 FEET;  
THENCE NORTH 01° EAST A DISTANCE OF 70 FEET;  
THENCE WEST A DISTANCE OF 882.63 FEET TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM THE PORTION LYING EAST OF THE CENTERLINE OF THE BULLARD  
WASH.

**ASSESSMENT NO. 24**

THAT PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA &  
SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5  
THENCE SOUTH A DISTANCE OF 574.03 FEET,  
THENCE EAST A DISTANCE OF 94.23 FEET,  
THENCE SOUTH A DISTANCE OF 260 FEET;  
THENCE SOUTH 84° 12' EAST A DISTANCE OF 1,160.23 FEET,  
THENCE EAST A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING  
THENCE NORTH A DISTANCE OF 913.86 FEET,  
THENCE EAST A DISTANCE OF 1160 FEET,  
THENCE SOUTH 31° 56' EAST A DISTANCE OF 1,172.25 FEET,  
THENCE FROM A LOCAL TANGENT BEARING NORTH 87° 15' WEST ALONG A 5,883.58 FOOT RADIUS  
CURVE TO THE LEFT, A DISTANCE OF 244.8 FEET;  
THENCE WEST A DISTANCE OF 659.69 FEET;  
THENCE NORTH 01° EAST A DISTANCE OF 70 FEET;  
THENCE WEST A DISTANCE OF 882.63 FEET TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM THE PORTION LYING WEST OF THE CENTERLINE OF THE BULLARD  
WASH.

**GOODYEAR MCDOWELL ROAD COMMERCIAL CORRIDOR ID  
ASSESSMENT EXHIBIT A**

**ASSESSMENT NO. 25**

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5;

THENCE NORTH 89°28'03" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 697.87 FEET, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89°28'03" WEST, A DISTANCE OF 1921.62 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°31'57" WEST, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°45'02" WEST, A DISTANCE OF 954.50 FEET;

THENCE NORTH 76°43'11" WEST, A DISTANCE OF 193.85 FEET;

THENCE NORTH 82°55'45" WEST, A DISTANCE OF 288.16 FEET;

THENCE SOUTH 88°37'11" WEST, A DISTANCE OF 591.12 FEET;

THENCE NORTH 31°41'34" WEST, A DISTANCE OF 1062.27 FEET;

THENCE SOUTH 45°21'47" EAST, A DISTANCE OF 59.71 FEET;

THENCE NORTH 81°12'58" EAST, A DISTANCE OF 86.91 FEET;

THENCE NORTH 45°32'00" EAST, A DISTANCE OF 38.87 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 71.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89°28'03" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1480.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,209,832 SQUARE FEET OR 27.77 ACRES MORE OR LESS.

**ASSESSMENT NO. 26**

THAT PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA SHOWN AS PARCEL 1 ON THE RECORD OF SURVEY AS RECORDED IN BOOK 940, PAGE 48 IN THE OFFICE OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.

**ASSESSMENT NO. 27**

THAT PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA SHOWN AS PARCEL 2 ON THE RECORD OF SURVEY AS RECORDED IN BOOK 940, PAGE 48 IN THE OFFICE OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.



# CITY OF GOODYEAR, ARIZONA

## MCDOWELL ROAD

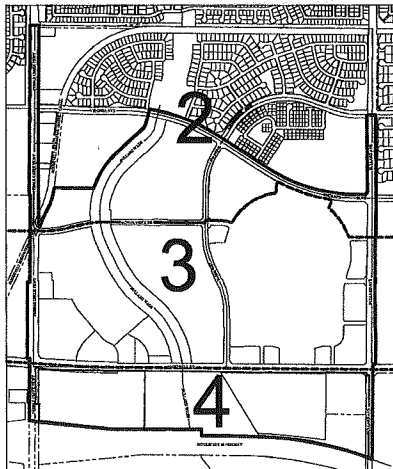
### COMMERCIAL CORRIDOR

### IMPROVEMENT DISTRICT

**MAYOR**  
JAMES M. CAVANAUGH

**VICE MAYOR**  
ROB ANTONIAK

**COUNCIL MEMBERS**  
FRANK CAVALIER  
BRENDA HOLLAND  
GEORGIA LORD  
JOANNE OSBORNE  
RICHARD SOUSA



**INDEX OF SHEETS**  
NOT TO SCALE

PREPARED BY:  
**PR**  
PROFESSIONAL REGISTERED  
246 E. GARY STREET  
MESA, ARIZONA 85201  
PHONE: (480) 219-6472



CERTIFICATION

I, Dee Cockrum, CITY CLERK OF THE CITY OF GOODYEAR, ARIZONA, DO HEREBY CERTIFY THAT THIS IS THE ASSESSMENT DIAGRAM OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT, APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF GOODYEAR AT A MEETING ON THE 9th DAY OF October, 2007, AND THAT A QUORUM WAS PRESENT.

BY Dee Cockrum CITY CLERK FILED BY [Signature] SUPERINTENDANT OF STREETS

ASSESSMENT DIAGRAM SUBMITTED THIS 9th DAY OF October 2007

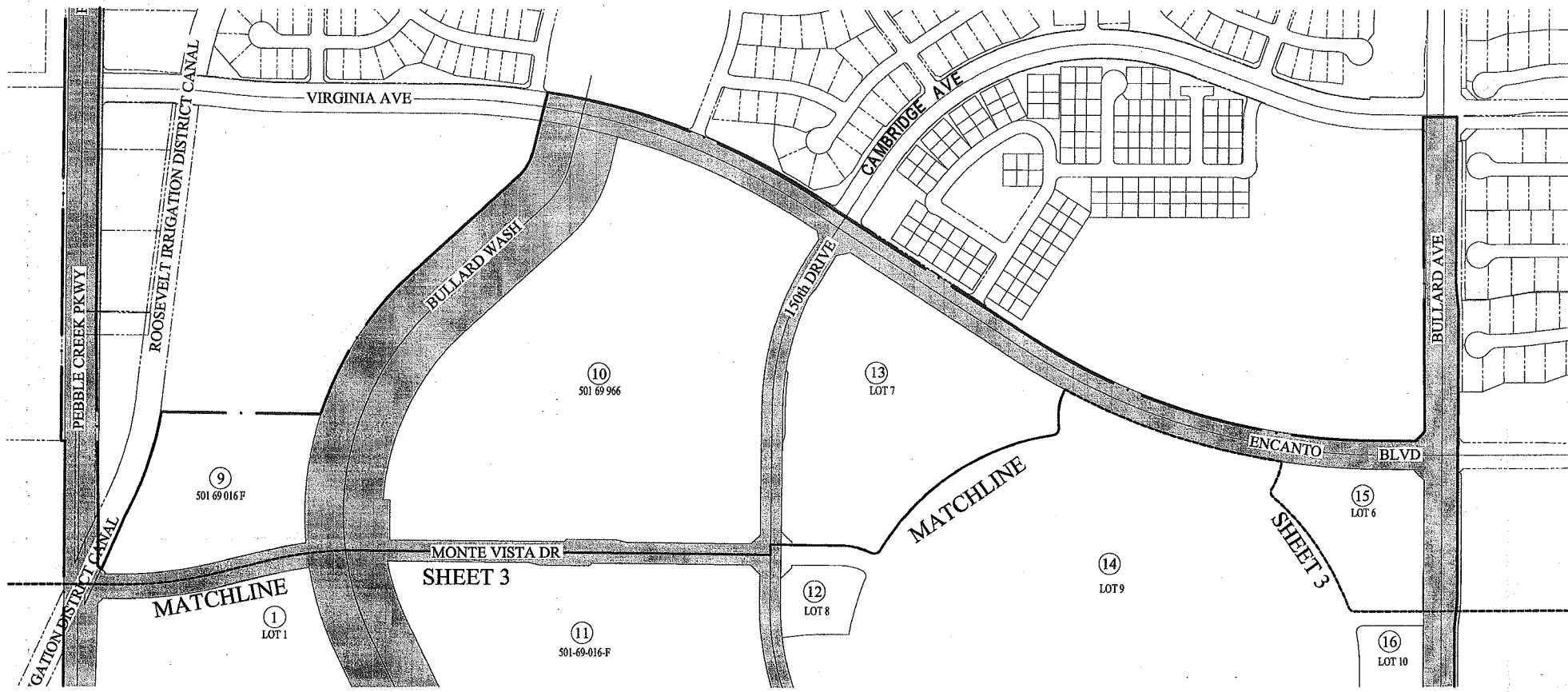
SUBMITTED BY [Signature] SUPERINTENDANT OF STREETS

APPROVAL

APPROVED BY RESOLUTION NO. 07-1123 AT A MEETING OF THE COMMON COUNCIL OF THE CITY OF GOODYEAR, ARIZONA HELD THIS 9th DAY OF October 2007.

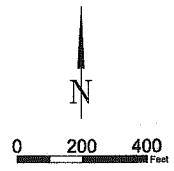
BY [Signature] MAYOR

ATTEST Dee Cockrum CITY CLERK



**CITY OF GOODYEAR IMPROVEMENT DISTRICT  
ASSESSMENT DIAGRAM**

SCALE: 1" = 200' - 0"



ASSESSMENT NUMBER	PARCEL NUMBER	LOT SUBDIVISION
①	N/A	LOT 1 THE MARKET AT ESTRELLA FALLS
②	501-69-016-F	N/A
⑩	501-69-966	N/A
⑪	501-69-016-F	N/A
⑬	N/A	LOT 8 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑬	N/A	LOT 7 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑭	N/A	LOT 9 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑮	N/A	LOT 6 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑯	N/A	LOT 10 ESTRELLA FALLS REGIONAL SHOPPING CENTER

**LEGEND**

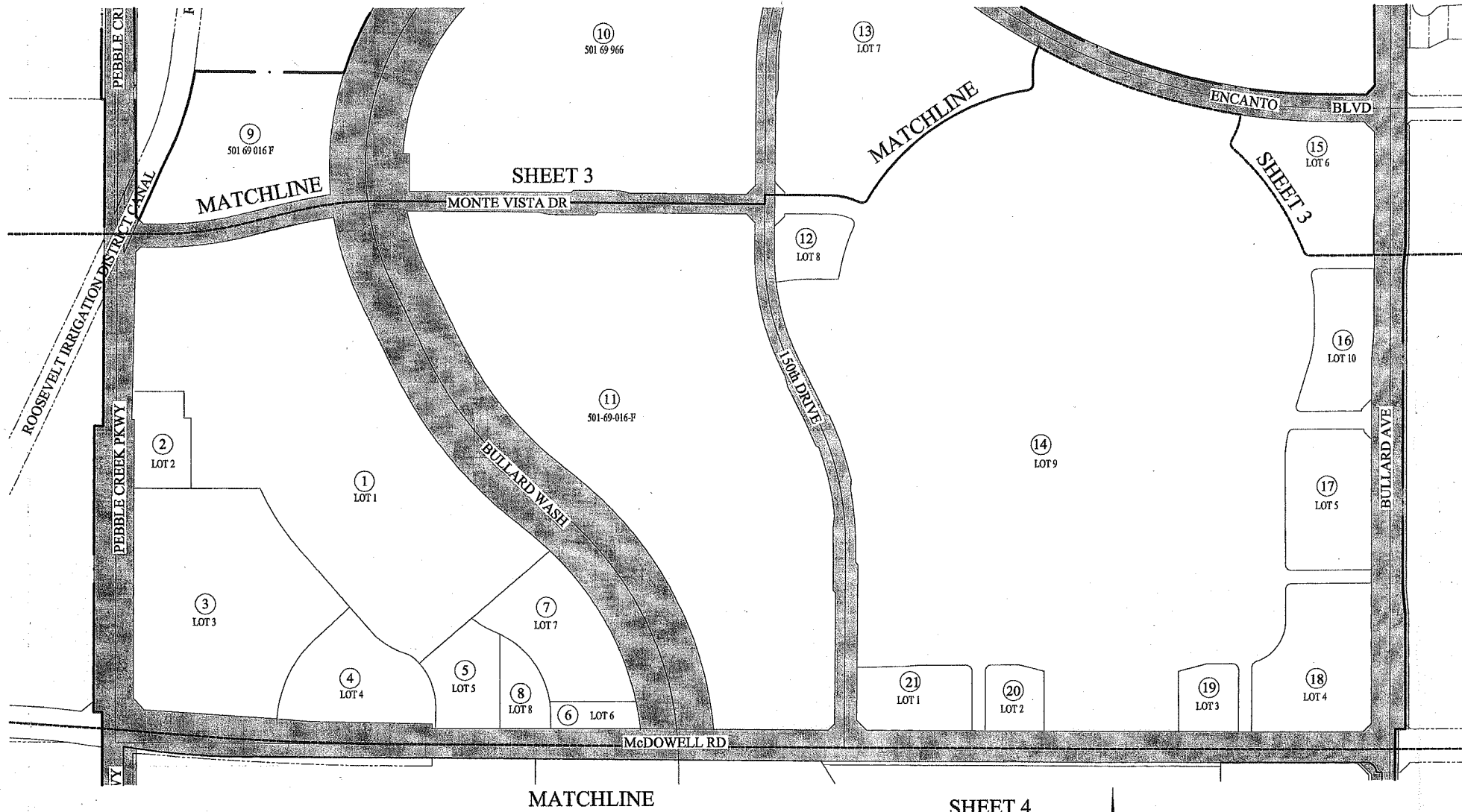
	ID BOUNDARY
	AREA OF IMPROVEMENT
	500-04-972-A PARCEL NUMBER
	ASSESSMENT NUMBER



**MCDOWELL ROAD  
COMMERCIAL CORRIDOR ID  
ASSESSMENT DIAGRAM  
CITY OF GOODYEAR, AZ**

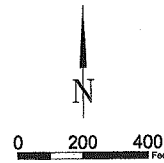
DESIGNED	JRP	DATE	9/24/07	SCALE: 1" = 200' - 0"
DRAWN	TLH	DATE	9/24/07	
CHECKED	JRP	DATE	9/24/07	

SHEET 2 OF 4



**CITY OF GOODYEAR IMPROVEMENT DISTRICT  
ASSESSMENT DIAGRAM**

SCALE: 1" = 200' - 0"



LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER

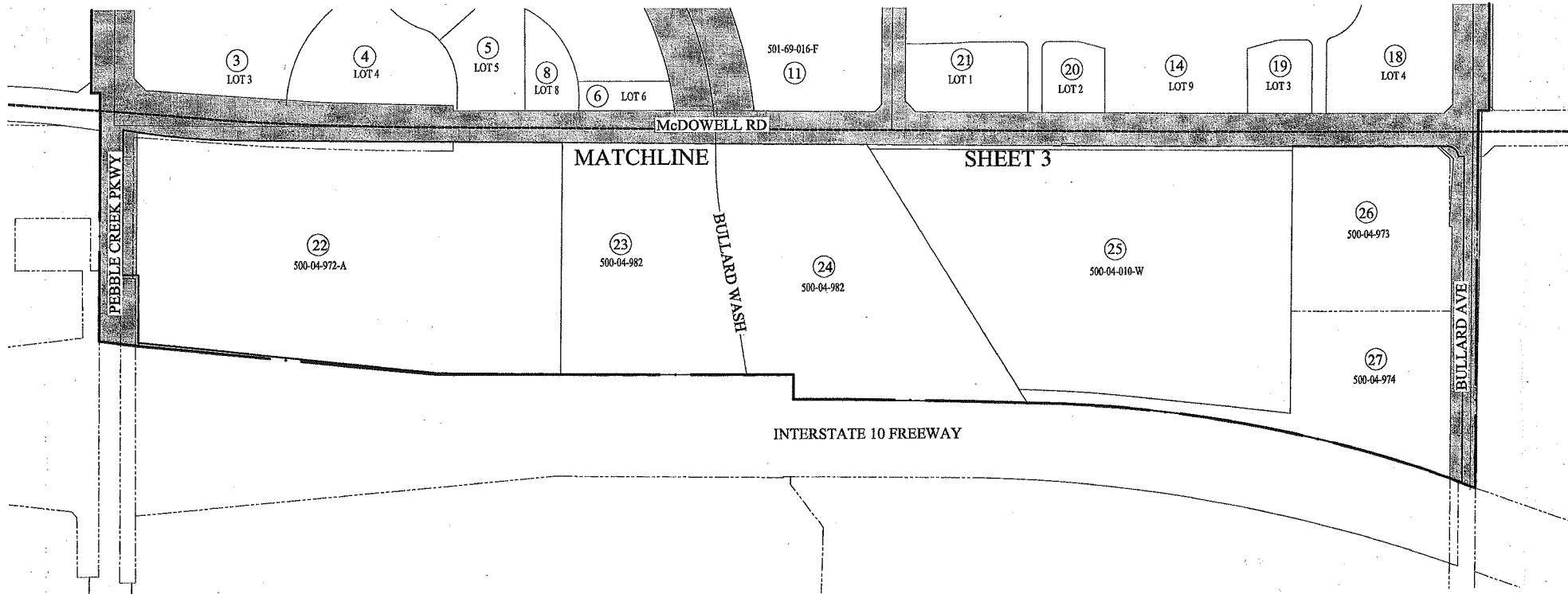
ASSESSMENT NUMBER	PARCEL NUMBER	LOT SUBDIVISION
1	N/A	LOT 1 THE MARKET AT ESTRELLA FALLS
2	N/A	LOT 2 THE MARKET AT ESTRELLA FALLS
3	N/A	LOT 3 THE MARKET AT ESTRELLA FALLS
4	N/A	LOT 4 THE MARKET AT ESTRELLA FALLS
5	N/A	LOT 5 THE MARKET AT ESTRELLA FALLS
6	N/A	LOT 6 THE MARKET AT ESTRELLA FALLS
7	N/A	LOT 7 THE MARKET AT ESTRELLA FALLS

ASSESSMENT NUMBER	PARCEL NUMBER	LOT SUBDIVISION
8	N/A	LOT 8 THE MARKET AT ESTRELLA FALLS
9	501 69 016 F	N/A
10	501 69 966	N/A
11	501 69 016 F	N/A
12	N/A	LOT 8 ESTRELLA FALLS REGIONAL SHOPPING CENTER
13	N/A	LOT 7 ESTRELLA FALLS REGIONAL SHOPPING CENTER
14	N/A	LOT 9 ESTRELLA FALLS REGIONAL SHOPPING CENTER

ASSESSMENT NUMBER	PARCEL NUMBER	LOT SUBDIVISION
15	N/A	LOT 6 ESTRELLA FALLS REGIONAL SHOPPING CENTER
16	N/A	LOT 10 ESTRELLA FALLS REGIONAL SHOPPING CENTER
17	N/A	LOT 5 ESTRELLA FALLS REGIONAL SHOPPING CENTER
18	N/A	LOT 4 ESTRELLA FALLS REGIONAL SHOPPING CENTER
19	N/A	LOT 3 ESTRELLA FALLS REGIONAL SHOPPING CENTER
20	N/A	LOT 2 ESTRELLA FALLS REGIONAL SHOPPING CENTER
21	N/A	LOT 1 ESTRELLA FALLS REGIONAL SHOPPING CENTER

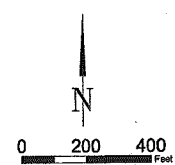


<b>MCDOWELL ROAD COMMERCIAL CORRIDOR ID ASSESSMENT DIAGRAM CITY OF GOODYEAR, AZ</b>		
DESIGNED	BY	DATE
JRP	JRP	9/24/07
DRAWN	TLH	9/24/07
CHECKED	JRP	9/24/07
SCALE: 1" = 200' - 0"		
SHEET 3 OF 4		



**CITY OF GOODYEAR IMPROVEMENT DISTRICT  
ASSESSMENT DIAGRAM**

SCALE: 1" = 200' - 0"



ASSESSMENT NUMBER	PARCEL NUMBER	LOT SUBDIVISION
③	N/A	LOT 2 ESTRELLA FALLS REGIONAL SHOPPING CENTER
④	N/A	LOT 1 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑤	N/A	LOT 5 THE MARKET AT ESTRELLA FALLS
⑥	N/A	LOT 6 THE MARKET AT ESTRELLA FALLS
⑧	N/A	LOT 8 THE MARKET AT ESTRELLA FALLS
⑪	501-69-016-F	N/A
⑬	N/A	LOT 9 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑱	N/A	LOT 4 ESTRELLA FALLS REGIONAL SHOPPING CENTER
⑲	N/A	LOT 3 ESTRELLA FALLS REGIONAL SHOPPING CENTER

ASSESSMENT NUMBER	PARCEL NUMBER	LOT SUBDIVISION
⑳	N/A	LOT 3 THE MARKET AT ESTRELLA FALLS
㉑	N/A	LOT 4 THE MARKET AT ESTRELLA FALLS
㉒	500 04 972 A	N/A
㉓	500 04 982	N/A
㉔	500 04 982	N/A
㉕	500 04 010 W	N/A
㉖	500 04 973	N/A
㉗	500 04 974	N/A

**LEGEND**

	ID BOUNDARY
	AREA OF IMPROVEMENT
500-04-972-A	PARCEL NUMBER
④	ASSESSMENT NUMBER



**MCDOWELL ROAD  
COMMERCIAL CORRIDOR ID  
ASSESSMENT DIAGRAM  
CITY OF GOODYEAR, AZ**

DESIGNED	JRP	9/24/07	SCALE: 1" = 200' - 0"
DRAWN	TLH	9/24/07	
CHECKED	JRP	9/24/07	

SHEET 4 of 4

AGENDA ITEM # 8.D  
DATE: 10/9/07  
COAC NUMBER: 07-3545

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

<b>SUBJECT: Resolution 07-1183 of the Mayor and Council Approving the Assessment Diagram for the McDowell Road Commercial Corridor Improvement District, and Awarding the Construction Contract to Pulice Construction, in the amount of \$25,261,511.10.</b>	<b>STAFF PRESENTER:</b> Regis Reed <b>COMPANY</b> <b>CONTACT:</b> Keith Hoskins, Gust Rosenfeld  <i>see also:</i> <i>CON-CX-0975-07</i>
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**RECOMMENDATION:**

Council adopt resolution 07-1183 approving the Assessment Diagram for the McDowell Road Commercial Corridor Improvement District (ID), and Awarding the Construction Contract to Pulice Construction, in the amount of \$25,261,511.10.

**EXECUTIVE SUMMARY:**

The successful development of the McDowell Road Commercial Corridor, generally bounded by Interstate 10 north to Virginia Avenue, and Bullard Avenue to PebbleCreek Parkway, will generate substantial sales tax receipts, provide employment opportunities, and offer additional local goods and services to the City's residents.

The City advertised for bids for construction of Phase II of the Improvement District, and Pulice Construction was the lowest responsible bidder. The construction contract is such that the cost of the entire Improvement District project will be below the "not to exceed" engineer's estimate as adopted by Council in the Resolution Ordering Work. Construction of the Phase II improvements is expected to be complete in February 2009.

The City will sell bonds to fund the Improvement District project, and the landowners will be assessed for payments. The City will not be assessed. Before the assessment can be made the Council must approve the Assessment Diagram.

**COMMUNITY BENEFIT**

The successful development of the McDowell Road Commercial Corridor, generally bounded by Interstate 10 north to Virginia Avenue, and Bullard Avenue to PebbleCreek Parkway, will generate substantial sales tax receipts, provide employment opportunities, and offer additional local goods and services to the City's residents.

The approval of the assessment diagram and award of the Phase II construction contract will allow construction to proceed for the remainder of the infrastructure work within the project. This public infrastructure is necessary for the eventual construction of more than two million square feet of commercial building development and coordinate the various construction projects in order to reduce the overall inconvenience to the public. In addition, the portion of the Bullard Wash regional park within the ID boundary will be constructed as part of the project, and includes improvements such as lakes, trails, ramadas, drinking fountains, benches, shade structures, tot lot, exercise stations, bicycle rack and security lighting.

These public improvements will be assessed against properties within the ID, the owners of which include Globe Corporation, Westcor, Evergreen-Devco, and Tang Realty. In addition, the ID will purchase pre-funded improvements by W.M. Grace and improvements constructed by SunCor. The City will not be assessed.

### **DISCUSSION:**

On December 11, 2006, Council adopted a Resolution Ordering Work for the McDowell Road Commercial Corridor, capping a lengthy process that created the McDowell Road Commercial Corridor Improvement District. This resolution encompassed the completion of the construction plans for the McDowell Road Commercial Corridor, and authorized moving forward with the construction phase of the project, as well as activities related to the bond sale.

Also in December 2006, the construction contract for Phase I of the ID was approved by Council and awarded. This phase of the project will be complete in September 2007. Related to the Phase II construction project, the City advertised an invitation for bids on July 30, 2007. The City received five bids, which were opened on September 12, 2007. Pulice Construction was determined to be the lowest responsible bidder. Therefore, it is requested that Pulice Construction be awarded the contract in the amount of \$25,261,511.10. The project is expected to be complete in February 2009.

### **Citizen Review Meeting**

A public meeting regarding the Phase II construction project was held on September 26, 2007 to advise the public of the expected impact and duration of the project, as well as the public benefits that will be afforded upon project completion.

### **FISCAL IMPACT:**

The Engineer's Estimate for the ID project was capped at a "not to exceed" amount of \$78,177,832.50, as approved in the Resolution Ordering Work. The Phase II portion of that project was estimated to be \$41,294,869.80. The bid received by Pulice Construction and the request for contract approval is for \$25,261,511.10.

These public improvements will be assessed against properties within the ID, the owners of which include Globe Corporation, Westcor, Evergreen-Devco, and Tang Realty. In addition, the ID will purchase pre-funded improvements by W.M. Grace and improvements constructed by SunCor. The City will not be assessed.

Before the assessment can be made to the property owners, the Council must approve the Assessment Diagram.

The ID Bonds represent a contingent liability to the City. If the owners of any of the assessed property do not make their semi-annual assessment payments, the City would be required to sell the assessment lien at the delinquent assessment sale. If no others bid at the sale the City must bid. The City may have to advance funds in advance of the sale to make payments to satisfy bondholder requirements. However, the City would either be repaid by the sale of the assessment lien to a purchaser at the delinquent assessment sale, by the property owner with penalties, or by acquiring title to, and selling, the property according to the statutory procedure.

**REVIEWED BY:**

\_\_\_\_\_  
Larry Lange – Finance Director

\_\_\_\_\_  
Roric Massey – City Attorney

\_\_\_\_\_  
Brian Dalke – Interim City Manager

*This section must be completed*

**Council Action Follow-Up**

COAC # 07-3545

Council Meeting Date: 10/9/07

Staff Name: Regis Reed

Mtg. Type: Reg X WS  Sp

Consent  Business X

Subject: Resolution of the Mayor and Council Approving the Assessment Diagram for the McDowell Road Commercial Corridor Improvement District, and Awarding the Construction Contract to Pulice Construction, in the amount of \$25,261,511.10.

Does item require publication:  Yes  No

Date to Publish: \_\_\_\_\_

Does item need to be recorded:  Yes  No

Who will record? Clerk \_\_\_\_\_ Dept \_\_\_\_\_

Does item need correspondence?  Yes  No

If so, who will provide? Clerk \_\_\_\_\_ Dept \_\_\_\_\_

Does item change City Code?  Yes  No

Does item affect Rate Fees?  Yes  No