EMRCFD RES 2022-151

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) APPROVING THE FEASIBILITY REPORT RELATING TO THE ACQUISITION AND FINANCING OF CERTAIN IMPROVEMENTS BENEFITTING THE DISTRICT; DECLARING ITS INTENTION TO ACQUIRE CERTAIN IMPROVEMENTS DESCRIBED IN THE FEASIBILITY REPORT; FORMING LUCERO ASSESSMENT DISTRICT NO. 2; DETERMINING THAT SPECIAL ASSESSMENT REVENUE BONDS WILL BE ISSUED TO FINANCE THE COSTS AND EXPENSES THEREOF AND DECLARING THE IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE COSTS OF SAID IMPROVEMENTS WILL BE ASSESSED UPON THE ASSESSMENT DISTRICT; PROVIDING THAT THE PROPOSED IMPROVEMENTS WILL BE PERFORMED AND DISTRICT SPECIAL ASSESSMENT REVENUE BONDS ISSUED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, AND ALL AMENDMENTS THERETO; AND RATIFYING ALL PRIOR ACTS INCLUDING THE EXECUTION AND DELIVERY OF A WAIVER AND DEVELOPMENT AGREEMENT.

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

WHEREAS, pursuant to A.R.S. § 48-715, as amended, a public hearing on the Report was held on the date hereof, after provision for publication of notice thereof as provided by law; and

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

WHEREAS, the Board has determined it to be in order to form a special assessment district in order to acquire the Project.

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

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

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

"Assessment Diagram" shall mean those certain assessment diagrams of the assessment area to be prepared and approved by the District Engineer and filed with the District Clerk.

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

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

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

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

"Bonds" shall mean the District's Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023.

"Clerk" shall mean the Clerk of the District.

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

"District Engineer" shall mean such engineer or firm of engineers as appointed by the District Manager.

"Estimate" shall mean the estimate of costs and expenses of the Project described in the Report and this resolution, showing the estimated costs and expenses of acquisition of the Project to be not less than \$4,053,050.00 together with certain of the estimated Incidental Expenses in the amount of (i) \$376,021.00 payable by Estrella North LLC, which amount includes (a) \$139,513.50 for capitalized interest on the Bonds and (b) \$236,507.50 for Costs of Issuance and (ii) \$394,950.00 for a deposit to a Debt Service Reserve Fund, for a total cost not to exceed \$4,824,021.00, all as described on Exhibit C.

"Incidental Expenses" shall mean compensation paid to the Superintendent of Streets, District Engineer, costs of printing, advertising, posting, the expenses of making, administrating and collecting the assessments, any discount on the Bonds, any paying agent's fees, all legal, any

underwriter's and financial advisor's fees, DTC/CUSIP fees, compliance fees, all expenses and costs incurred in establishing the District, the Assessment District and incurred in connection with the drafting of the proceedings and in connection with the sale of bonds, the funding of a Debt Service Reserve Fund and all capitalized interest on the Bonds.

"Plans" shall mean the preliminary plans (including the conceptual plans), specifications and any other contract documents showing the location, type and character of the Project, filed with the Clerk prior to the adoption of this resolution or the resolution ordering the performance of the Project. The term "Plans" shall include all final plans, specifications and contract documents developed in connection with the design of the Project.

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

"Report" shall mean the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Feasibility Report for the Issuance of Lucero Assessment District No. 2 Special Assessment Revenue Bonds dated December 5, 2022, and on file with the Clerk prior to the date and time hereof, discussing the matters required by A.R.S. § 48-715, as amended, as such matters relate to the Project.

"Streets" or "streets to be improved" shall mean the Project listed on <u>Exhibit D</u> hereto and located on the streets listed therein and such other streets and public rights-of-way as are hereafter shown on the final Plans.

"Superintendent of Streets" shall mean Willdan Engineering, or such person or firm appointed as Superintendent of Streets by the District Manager.

"Waiver Agreement" shall mean the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Waiver and Development Agreement Pertaining to Lucero Assessment District No. 2, dated as of December 5, 2022, by and between the District and Estrella North LLC, and certain lienholders, and recorded in the office of the Maricopa County Recorder at Instrument No. 2022-0873037 on December 5, 2022.

Section 2. Approval of the Feasibility Report. Published notice of the public hearing on the Report has been provided by the Clerk not less than ten 10 days in advance of the date of the public hearing on the Report and such publication is hereby ratified and approved. The Clerk has provided the Report and notice of public hearing on the Report to the City of Goodyear, Arizona, not less than 10 days in advance of the date of the public hearing. Based on the review by this Board and the presentation of the Report at the public hearing on December 5, 2022, the Report is hereby adopted and approved in the form submitted to this Board.

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

providing revenues to operate and maintain the Project, all as identified and provided for in the Report, for any and all purposes of the Act. This Board hereby declares its intent to proceed with the financing of the acquisition of the Project in substantially the manner presented in the Report and pursuant to the terms of the Waiver Agreement. Any portion of the costs of the Project not financed by the proceeds of the Bonds shall remain eligible to be financed through the sale of future bonds of the District.

- Section 4. Declaration of Intention to Order the Project. The public interest and convenience require and it is the intention of this Board to order the Project to be acquired, constructed and performed as stated herein and contemplated by the Report and in conformance with the final Plans. All items of the Project shall be performed as prescribed by the final Plans and no assessment for any lot shall exceed its proportion of the Estimate.
- Section 5. Determination of Need; Formation of Assessment District. The Assessment District is hereby formed, consisting of the property described on *Exhibit A* attached hereto, and is hereby designated as "Lucero Assessment District No. 2." In the opinion of this Board, the Project is of more than local or ordinary public benefit, the Project principally benefits the land within the Assessment District, and this Board hereby orders that all amounts due or to become due with respect to financing the costs and expenses of the Project (including capitalized interest), together with the Debt Service Reserve Fund and all Incidental Expenses not paid from other monies (the "Assessment"), shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.
- Section 6. Exclusion of Certain Property. Any public or private street or alley within the boundaries of the Assessment District is hereby omitted from the Assessment District. Any lot, the legal owner of which on this date is the United States, the state, a county, city, school district or any political subdivision or institution of the state or county, which is included within the Assessment District shall be omitted from the Assessments hereafter made except as otherwise agreed between the District and such owner. Following any acquisition of an assessed parcel by the United States, the state or other political subdivision of this state or charter school after the date hereof, the Assessment on such assessed parcel shall not be extinguished and shall continue in full force and effect until payment in full.
- Section 7. Approval of Assessment Diagram. The Assessment Diagram is hereby approved and the Clerk is hereby directed to (i) certify the fact of such approval on the face of each such diagram including the date hereof as the date of such approval and (ii) deliver a copy of the Assessment Diagram to the Superintendent of Streets.
- Section 8. Determination and Notice of Necessity to Issue Bonds. This Board finds that the public convenience requires that special assessment lien bonds, designated Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023, shall be issued to finance the costs and expenses of the Project (including capitalized interest), the Debt Service Reserve Fund and Incidental Expenses not paid from other monies. This Board hereby determines that the Bonds shall be issued in the name of the District payable, however, solely and only out of a special fund collectible from special assessments levied and assessed upon the lots, pieces and parcels of land

within the Assessment District in not to exceed 25 annual principal installments from the assessments of \$25.00 or over remaining unpaid as of the end of the cash collection period; provided, however, if the special assessments are not collected or collection is delayed and consequently such special assessments are insufficient, then from the Debt Service Reserve Fund.

The Bonds shall be issued in fully registered form as to principal and interest in the principal amounts of \$25,000 or any integral multiples of \$1,000 in excess thereof. The Bonds shall mature on the first day of July in the years and in amounts to be set by the Board prior to their issuance; provided, however, the Bonds shall mature not later than July 1, 2046. Principal installments of each Assessment shall be due on the first day of June immediately preceding the maturity date of any Bonds and installments of interest of each Assessment shall be due on the first day of June and December.

The Bonds shall bear interest at a rate or rates of not to exceed 8.00% per annum, payable on the first day of January and July of each year, commencing on such date as set forth in the resolution authorizing the Bonds. The yield (as determined pursuant to the regulations of the Internal Revenue Code of 1986, as amended) on all of the Bonds shall not exceed 8.00%. This Board reserves the right to call the Bonds for prior redemption, in whole or in part on such terms as may hereafter be established by this Board.

- Section 9. Bond Anticipation Notes. This Board reserves the right to issue bond anticipation notes pursuant to A.R.S. § 48-618, as amended. This Board also reserves the right to retain any Bonds which may be issued and to sell the same for cash to pay the contractor the amounts due it in cash.
- <u>Section 10</u>. <u>Statutory Authority</u>. The Project and all proceedings pertaining thereto shall be acquired, constructed and performed under the provisions of the Act.
- Section 11. <u>Delegation of Authority</u>. The District Engineer and the Superintendent of Streets are hereby authorized to complete the Plans, specification and any contract documents.
- Section 12. Right to Reduce Scope of Work. If, because of pending or threatened litigation concerning any one or more parcels subject to the Assessment, (i) the District receives a written opinion of Bond Counsel stating that the Bonds cannot be issued against such parcel or parcels or (ii) the Assessment District is unable to obtain any right-of-way necessary for the acquisition of the Project, the District may then cause the acquisition to be modified to exclude from the applicable contract some or all of the Project which will benefit the parcel or parcels in question, or which was located in the right-of-way that was not obtained. The filing of a certificate and request that no Bonds be issued against any parcel pursuant to A.R.S. §§ 48-540 and 48-597, as amended, may be deemed to be threatened litigation.
- Section 13. Ratification of Prior Acts. All acts of the Chairman of the Board, the District Engineer, the Superintendent of Streets, and any person acting for such official in furtherance of this resolution are hereby ratified and confirmed, including the execution, delivery and recording of the Waiver Agreement. This Board is proceeding in reliance on the Waiver Agreement.

- <u>Section 14</u>. <u>Establishment of Grade</u>. The grades and elevations for the Streets are hereby officially changed to correspond with the grades and elevations shown on the Plans.
- Section 15. Waiver and Assessment. The Waiver Agreement is hereby accepted and approved. The District Manager is hereby authorized to execute the Waiver Agreement on behalf of the District and the Clerk is hereby authorized to record the Waiver Agreement with the Maricopa County Recorder.
- Section 16. Collection of Assessments. The District and the Treasurer of Maricopa County, Arizona (the "*Treasurer*"), may enter into an Assessment Collection Agreement whereby the Assessments are collected by the Treasurer in the manner and by the officers provided by law for the collection and enforcement of general taxes. The District Manager shall approve the form of such agreement.

[Signatures on following page.]

PASSED, ADOPTED AND APPROVED by the Board of Directors of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) on December 5, 2022, with a vote of _______.

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

District Chair

ATTEST:

APPROVED AS TO FORM:

GUST ROSENFELD P.L.C.

District Bond Counsel

Attachments: EXHIBIT A - Legal Description of Lucero Assessment District No. 2

EXHIBIT B - Map of Lucero Assessment District No. 2

EXHIBIT C – Engineer's Estimated Costs

EXHIBIT D – List of Projects

EXHIBIT A

Legal Description of Lucero Assessment District No. 2

Lots 1 through 92, inclusive, according to the Final Plat for Estrella - Parcel 11.E, recorded in Book 1685 of Maps, Page 49, official records of Maricopa County, Arizona.

Lots 1 through 58, inclusive, according to the Final Plat for Estrella - Parcel 11.F1, recorded in Book 1686 of Maps, Page 6, official records of Maricopa County, Arizona.

Lots 1 through 67, inclusive, according to the Final Plat for Estrella - Parcel 11.H, recorded in Book 1632 of Maps, Page 39, official records of Maricopa County, Arizona.

Lots 1 through 38, inclusive, according to the Final Plat for Estrella - Parcel 11.I1, recorded in Book 1685 of Maps, Page 48, official records of Maricopa County, Arizona.

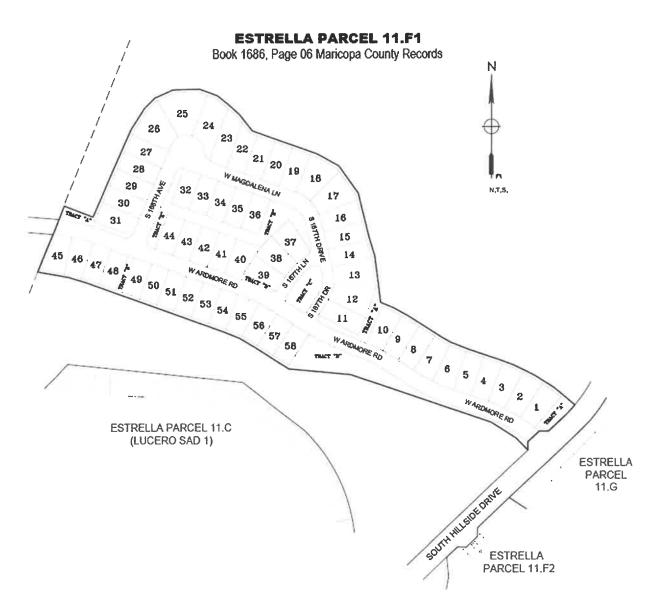
Lots 1 through 23, inclusive, according to the Final Plat for Estrella - Parcel 11.I2, recorded in Book 1685 of Maps, Page 47, official records of Maricopa County, Arizona.

EXHIBIT B

Map of Lucero Assessment District No. 2

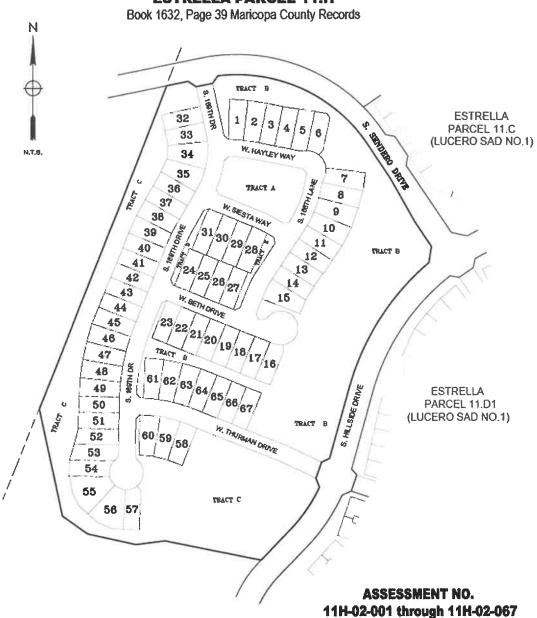
(See Attached)

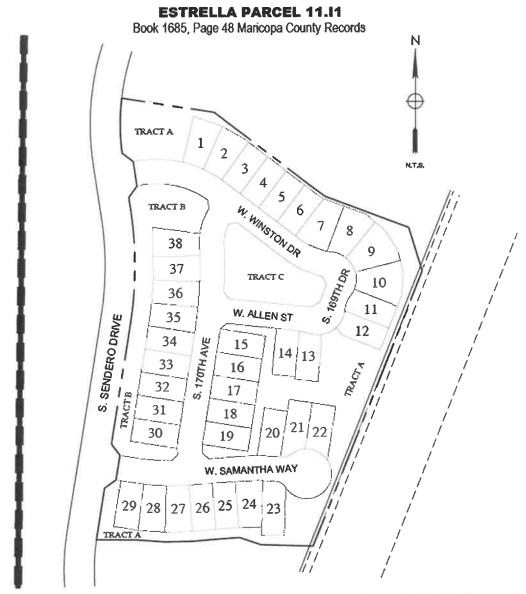
ESTRELLA PARCEL 11.E Book 1685, Page 49 Maricopa County Records N TRACT "A" 2 1 TRACT "A" W HARWELL RD N,T,S, 83 82 81 80 24 25 26 28 29 30 31 32 ASSESSMENT NO. 11E-02-001 through 11E-02-092



ASSESSMENT NO. 11I1-02-001 through 11I1-02-058

ESTRELLA PARCEL 11.H





ASSESSMENT NO. 1111-02-001 through 1111-02-038

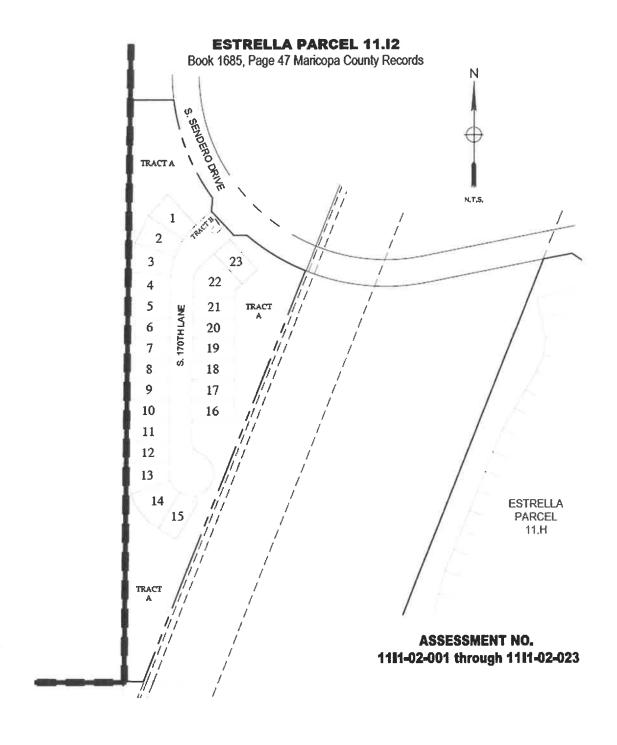


EXHIBIT C

ENGINEER'S ESTIMATED COSTS

ESTIMATED COSTS

Cost of Public Infrastructure	\$4,053,050.00
Debt Service Reserve Fund	394,950.00
Bond Fund (Cap. Interest)	139,513.50
Incidental Expenses	236,507.50
Total Cost	\$4,824,021.00
(Less Developer Contribution)	(376,021.00)
Net Cost	\$ <u>4,448,000.00</u>

Total Cost shall not exceed the Engineer's Estimate; provided that the total Assessment is limited in the Waiver to not exceed the product of \$16,000 times the number of projected developable lots located within the Assessment District.

EXHIBIT D

DESCRIPTION OF PUBLIC INFRASTRUCTURE

The Assessment District shall finance the acquisition of public infrastructure (as such term is defined in the Act) described in the Report, including particularly the acquisition by the District of the following:

1. Hillside Drive

This project consists of a roadway segment beginning approximately 3,200 feet north of the existing intersection of Cotton Lane and Estrella Parkway. The Hillside Drive alignment bisects the Lucero Assessment District No. 1, provides access to Lucero Assessment District No. 2 and includes a median-separated road with two lanes of traffic that extends approximately 7,550 feet and terminates just north of the existing Star Tower entry feature, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, asphalt pavement placement, landscaping and streetlight installation. Construction of Hillside Drive is complete and was accepted by the City on June 5, 2020.

2. 16" & 12" Waterline

This project consists of two potable waterlines constructed within or adjacent to Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16" potable waterline is installed between approximately just west of the existing intersection of Cotton Lane and Estrella Parkway and the southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12" potable waterline is installed approximately between the existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast corner of Lucero Parcel 11.B. The pressure reducing valve is installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping, and installation of the pressure-reducing valve. Construction of this project is complete and was accepted by the City on December 21, 2020.

3. Lost Lift Station & Parallel Force Main

The Lost Lift Station project consists of improvements to an existing sanitary sewer lift station known as the Lost Sewer Lift Station, which is owned and operated by the City. The Lost Sewer Lift Station is located approximately 250 feet west of the northwest portion of Lucero Parcel 11.C in the Tucson Electric Power easement. Costs include engineering, design, survey, review fees,

construction permits, testing, installation of flow meter, a vault, back-up generator, an odor control system, electrical panels, perimeter wall and gate, force main within the sewer lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Sewer Lift Station. Construction of this project is complete and was accepted by the City on May 28, 2020.

The Parallel Force Main project consists of sanitary sewer improvements. Approximately 4,300 lineal feet of 8" sanitary sewer force main is installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway and is connected to the Lost Sewer Lift Station. Costs include engineering, design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of the Parallel Force Main is complete and was accepted by the City on May 22, 2020.

4. Zone 2 Water System

This project consists of infrastructure necessary to provide potable water service. The project includes upgrades to the City Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of two new 2,000 gallons per minute vertical turbine pumps, a variable frequency drive for one of the new pumps and appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure relief valve. Construction of this project is complete and was accepted by the City on October 7, 2019.

FEASIBILITY REPORT

For The Issuance of

Not to Exceed \$4,429,000 Principal Amount

OF

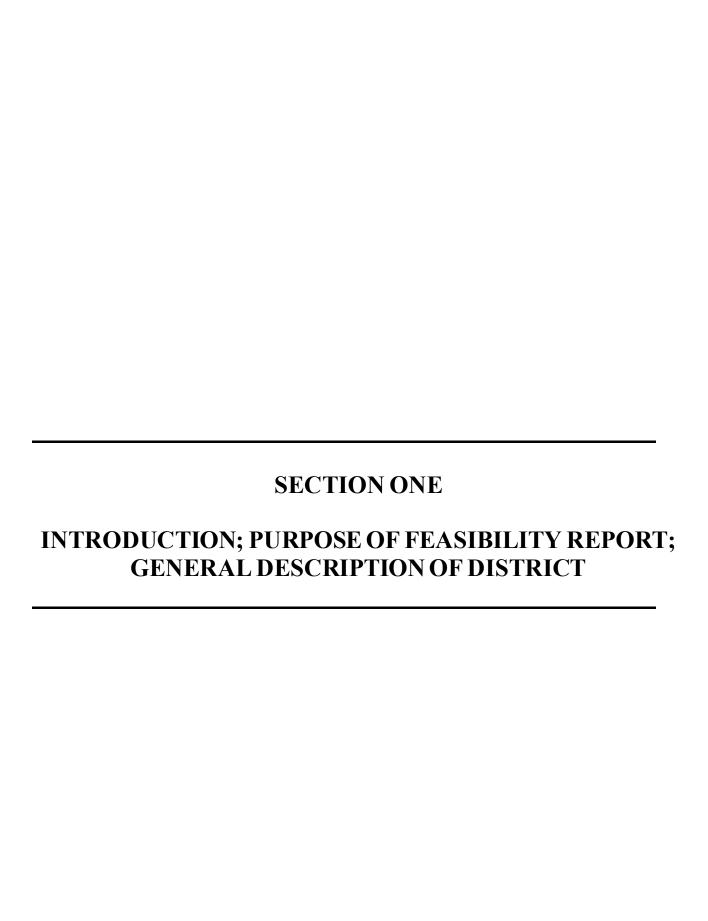
ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA)

LUCERO ASSESSMENT DISTRICT NO. 2 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023

Public Hearing Date: December 5, 2022

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INTRODUCTION

This Feasibility Report (this "Report") has been prepared for presentation to the Board of Directors of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "District") in connection with the proposed issuance by the District of its Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023 (the "Bonds") in an aggregate principal amount of not to exceed \$4,429,000 pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the "Act"). Proceeds of the Bonds will be used to acquire public infrastructure projects described in Section Two, to fund a reserve fund with respect to the Bonds and to pay capitalized interest, if necessary.

PURPOSE OF FEASIBILITY REPORT

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

Additionally, this Report includes: the legal description of the Lucero Assessment District No. 2 – Appendix A; the Form of Disclosure Pamphlet – Appendix B; and the Estimated Special Assessment Liens – Appendix C.

This Report has been prepared for the exclusive consideration of the Board of Directors of the District. It is not intended or anticipated that this Report will be relied upon by other persons, including, but not limited to, purchasers of the Bonds. This Report does not attempt to address the quality of the Bonds as investments or the likelihood of repayment of the Bonds. In preparing this Report, engineers, staff of the City of Goodyear, Arizona ("City"), legal counsel and other experts have been consulted as deemed appropriate.

GENERAL DESCRIPTION OF THE DISTRICT

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

The District was created to finance the construction and acquisition of various public infrastructure described in the General Plan for the District, which was record on November 23, 1999, as Document No. 99-1063338, for the mixed use, master planned community known as Estrella Mountain Ranch ("Estrella Mountain Ranch"). Lucero Assessment District No. 2 is the portion of the District that will be benefited by the Public Infrastructure described in Section Two of this Report. Maps showing the general location of the Public Infrastructure and area of benefit in Section Three of this Report. See Appendix A for a legal description of Lucero Assessment District No. 2.

Estrella Mountain Ranch is being developed in phases with individual development areas, including Lucero Assessment District No. 2. Although the number of a cres devoted to each particular type of land use may ultimately vary from those presented, at the time the land-use plan was prepared, the build-out of Estrella Mountain Ranch was expected to include the following:

		Approximate
	Approximate	Lucero Assessment
Total District	District Acres	District No. 2 Acres
Residential	5,146	55.94
Open Spaces & Parks	3,129	31.17
Other Non-Residential(a)	1,496	0.02
Total	9,771	87.13

⁽a) Includes commercial, school, municipal and miscellaneous land uses.

1-1

The following table includes pertinent information regarding the parcels and lots to be contained within Lucero Assessment District No. 2.

Planning		Platted			
Areas	Acrea ge	Units	Lot Sizes	Owner	Status
11.E	28.85	92	52'x 120'	Major Landowner	Recorded Plat
11.F1	17.51	58	60'x 120'	Major Landowner	Recorded Plat
11.H	25.11	67	47' x 115'	Taylor Morrison	Under Development
11.I1	9.29	38	47'x 90'	Major Landowner	Recorded Plat
11.I2	6.37	23	47'x 90'	Major Landowner	Recorded Plat
Total	87.13	278	•		

Future residents of Lucero Assessment District No. 2 will be advised of the existence of the District and the proposed issuance of the Bonds by way of a detailed disclosure pamphlet that discloses the existence of the special taxing District and in the case of the Bonds, special assessment liens that will be levied on property within the District. See Appendix B for a Form of Disclosure Pamphlet.

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

Ownership History

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

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

Pursuant to an option agreement, in a series of transactions from May 16, 2005, through July 31, 2013, Sun MP conveyed all of its interest in the District land and in the various agreements related to the District (all of which were consented to by the City and the District), to NNP III-Estrella Mountain Ranch, LLC and its affiliated entities. NNP III-Estrella Mountain Ranch, LLC acquired a total of approximately 6,461 acres from Sun MP. Of this total, 6,130 acres were within the District and 331 acres were near but outside the District. NNP III-EMR 3, LLC acquired approximately 2,750 acres from Sun MP. Of this total, 2,430 acres were within the District and 320 acres were near but outside the District. NNP III-EMR 4, LLC acquired approximately 9,058 acres from Sun MP. Of this total, 177 acres were within the District and 8,881 acres were near but outside the District. Combined, NNP III-Estrella Mountain Ranch, LLC and its affiliated entities acquired approximately 18,269 acres from Sun MP. Of the total, approximately 8,737 acres were within the District and 9,532 acres were near but outside the District. NNP III – Estrella Mountain Ranch, LLC and NNP III-EMR 3, LLC were wholly-owned by NNP III – Estrella, LLC, a Dela ware limited lia bility company ("NNP III – Estrella"). NNP III – Estrella and NNP III-EMR 4, LLC, a Dela ware limited lia bility company were wholly-owned by Estrella Mountain Ranch Developers LLC, a Dela ware limited lia bility company were wholly-owned by Land Management Company, LLC.

In 2021, pursuant to a purchase and sale a greement, NNP III-Estrella Mountain Ranch, LLC, and its a ffiliated entities referenced above (collectively, the "NNP Entities") sold their entire holdings within the District and all additional properties outside the District to Estrella Partners, LP, and affiliated entities. In particular, all property and interests of the NNP Entities within the District were conveyed to Estrella North LLC ("Majority Landowner") and all properties and interests outside the District were conveyed to Estrella South LLC. All documents related to the District, including the CFD Development Agreement, were assigned to Estrella North LLC in October 2021, and such a ssignment was consented

to by the District and the City. Estrella North LLC and Estrella South LLC are both wholly owned subsidiaries of Estrella Partners, LP.

The parties, that through affiliates, own Estrella Partners, LP and its general partner, Goodyear EMR GP, LLC, are Harvard Investments, Inc., a Nevada corporation, and Toll Southwest LLC, a Delaware limited liability company, a subsidiary of homebuilder, Toll Bros., Inc., a Pennsylvania corporation (collectively, "Toll Brothers").

Harvard Investments, Inc. and its a ffilia tes (collectively, "Harvard"), are headquartered in Scottsdale, Arizona, and are the United States real estate investment and development arm of the Hill Companies, a Canadian land development company, which has operated as a privately held company since its inception in 1903. Harvard's real estate holdings, through its affiliates and various joint ventures, are located throughout the southwestern United States. Harvard's current and past real estate holdings include more than 80 projects, including residential master planned communities, golf courses, custom home site projects and commercial developments. Since 1982, Harvard is currently developing, or has developed, more than 20 residential master planned communities, which includes entitlement development and sale of over 30,000 residential lots through Arizona, Texas and New Mexico. Harvard will manage the day-to-day operations of land development within the District.

Toll Brothers is a national homebuilder based in Horsham, Pennsylvania. Toll Brothers is the eighth largest homebuilder in the U.S. based on closings and builds to the higher end of the homebuilding market. Toll Brothers has also undertaken development in other real estate sectors including multi-family. Toll Brothers operates in hundreds of communities across 20 states. Toll Brothers is publicly traded on the New York Stock Exchange. Toll Brothers is subject to reporting the information required by the Securities Exchange Act of 1934, as amended, and in accordance therewith files quarterly and annual reports, proxy statements and other required information (collectively, the "Filings") with the Securities Exchange Commission (the "Commission"). The Filings may be inspected and copied at the public reference facilities maintained by the Commission at 450 Fifth Street, N.W., Washington, D.C. 20549 and Northwestern Atrium Center, 400 West Madison Street, Suite 400, Chicago, Illinois. Copies of the Filings can be obtained from the public reference section of the Commission at 450 Fifth Street, N.W., Washington, D.C. 20549 at prescribed rates. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 20 Broad Street, New York, NY 10005. The Filings may also be obtained through the Internet on the Commission's EDGAR database at http://www.sec.gov. None of the District, the Financial Advisor to the District, Bond Counsel to the District, the Underwriter of the Bonds or counsel to such Underwriter has examined the information set forth in the Filings for accuracy or completeness, nor do they assume responsibility for the same.

The primary investor in Estrella Partners, LP is an affiliate of Varde Partners, Inc., a Minnesota corporation (collectively, "Varde Partners"). Varde Partners is a global investment manager founded in 1993 specializing in a Itemative investments with discretionary fund assets of approximately US \$15 billion and over 300 employees. Varde Partners maintains 14 offices across the globe. Headquarter offices are located in Minneapolis for North America, London for Europe, and Singapore for the Asia Pacific region. The firm invests across five segments: corporate and traded credit, financial services, real estate, mortgages and real assets and infrastructure. Varde Partners benefits from a broad and diverse investor base, including endowments and foundations, pension funds, insurance companies, private clients and other institutional investors. Since its founding, Varde Partners has focused on making and managing investments in real estate, mortgages, homebuilding and infrastructure. In the United States, since 2009, Varde Partners has invested and managed over \$4.7 billion of fund capital in residential development, homebuilding and residential mortgages.

The remaining land within the District is owned by various parties including home builders, homeowners, homeowners' association, commercial and civic users and other investors.

Debt Issuance History

The Bonds, if issued, would represent the eighth series of new money special assessment revenue bonds issued by the District. The table below summarizes the currently outstanding series of special assessment bonds and the infrastructure financed or refinanced with the proceeds of such bonds.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT SPECIAL ASSESSMENT REVENUE BONDS OUTSTANDING

		Assessment	Original	Final	Principal
Series	Public Infrastructure Financed	District	Principal	Maturity	Outstanding
2015	182nd WMV Ph1, 182nd WMV Ph2 and Calistoga 2-1	Montecito No. 2	\$4,980,000	2039	\$ 3,880,000
2018(a)	Westar and Golf Club Drive, a sewer force main, a sewer lift station, and the Estrella Parkway Extension (Projects of Series 2001A)	Golf Village No. 1	1,785,000	2024	430,000
2018 (a)	San Gabriel Road Phase I, San Gabriel Road Phase II, and enhanced landscaping a long San Gabriel Road (Projects of Series 2002)	Desert Villa ge	1,985,000	2026	986,000
2018 (a)	Calistoga Drive Phase I (Project of Series 2007)	Montecito No. 1	5,329,000	2031	3,754,000
2018 (a)	Westar Drive Phases II – IV (Projects of Series 2007)	Golf Village No. 2	4,789,000	2030	3,234,000
2019	Hillside Drive, 16" and 12" Waterlines, Lift Station and Parallel Force Main, Zone 2 Water System	Lucero No. 1	6,913,000	2043	6,355,000
2021	Ca listoga Drive 3-1	Montecito No. 3	598,000	2046 Total	584,000 \$19,223,000

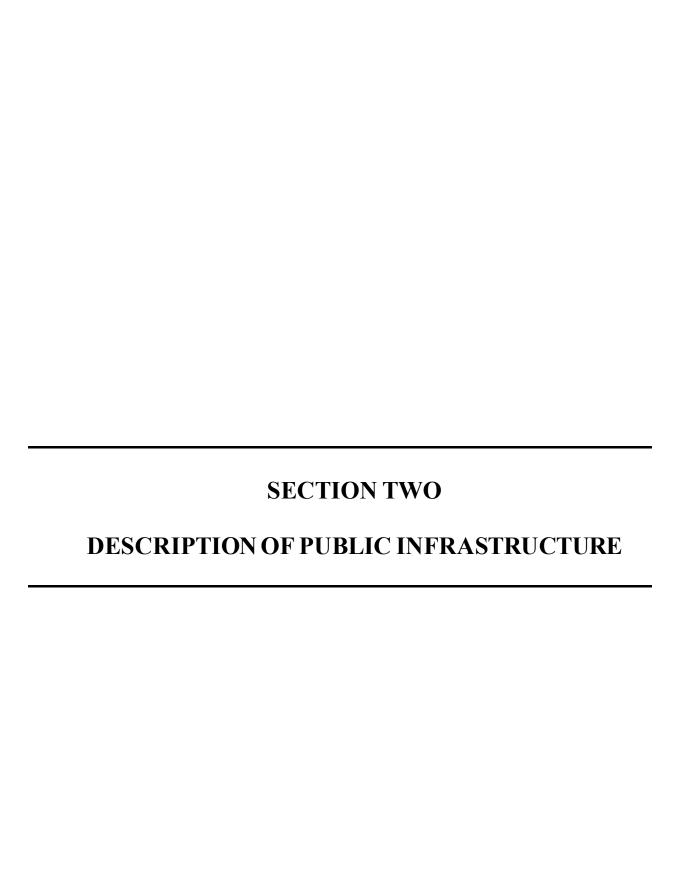
⁽a) Refunding series.

In addition to the special assessment revenue bonds issued by the District, four series of general obligation bonds comprised of three new money issuances and one refunding, have also been issued. The table below summarizes the currently outstanding general obligation bond issues and the public infrastructure refinanced with the proceeds of such bonds.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT GENERAL OBLIGATION BONDS OUTSTANDING

		Original	Final	Principal
Series	Public Infrastructure Financed	Principa1	Maturity	Outstanding
2017(a)	Acquisition of a 16" water line, a 24" effluent line, the Lum lift station, and Estrella Parkway Phase 3A extension (Projects of Series 2005); Balance of the extension of Estrella Parkway Phase 3A, Estrella Parkway Phase 3B, Estrella Parkway Phase 3C, Rainbow Valley Water, Reclaimed Water, Sewer and Sewage Force Mains, H-7 Well Site Water Main Extension and H-10 Well Site Water Main Extension (Projects of 2007)	\$14,050,000	2032	\$7,795,000
	(110,10000012007)		Total	\$7,795,000

⁽a) Refunding series.



DESCRIPTION OF PUBLIC INFRASTRUCTURE

The Public Infrastructure subject to this Report has been publicly bid pursuant to State statutes and District guidelines and will be financed by the Bonds and/or subsequent bond issues and other sources, if necessary. It is expected that the Public Infrastructure listed below will be acquired by the District with estimated cost and construction timing as noted.

Public Infrastructure	TotalEstimated	Certified	By the	Prior Bonds	Funding from	Completion
Description	Cost	Engineer's Cost	Bonds (a)	(b)	Future Bonds	Date
1. Hillside Drive	\$10,098,127	\$10,098,127	\$2,765,809	\$4,428,716	\$2,903,602	06-05-20
This project consists of a roadway segment beginning approximately 3,200 feet north of the existing intersection of Cotton						
Lane and Estrella Parkway. The Hillside Drive a lignment bisects the Lucero Assessment District No. 1, provides access						
A I A A District No. 2 1 in de 1 1 1 1 1 1 1 1						

To Be Paid

Paid by

Eligible for

Lane and Estrella Parkway. The Hillside Drive a lignment bisects the Lucero Assessment District No. 1, provides a ccess to Lucero Assessment District No. 2 and includes a median-separated road with two lanes of traffic that extends approximately 7,550 feet and terminates just north of the existing Star Tower entry feature, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering, design, survey, review fees, construction permits, testing, native plants alvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, a sphalt pavement placement, landscaping and streetlight installation. Construction of Hillside Drive is complete and was accepted by the City on June 5, 2020.

2. 16" & 12"

Waterline 1,886,570 1,886,570 488,333 848,424 549.813 12-21-20 This project consists of two potable waterlines constructed within or adjacent to Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16" potable waterline is installed between approximately just west of the existing intersection of Cotton Lane and Estrella Parkway and the southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12" potable waterline is installed approximately between the existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast corner of Lucero Parcel 11.B. The pressure reducing valve is installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping and installation of the pressure-reducing valve. Construction of this project is complete and was accepted by the City on December 21, 2020.

3. Lost Lift Station

 & Parallel Force
 05-28-20

 Main
 1,178,756
 1,178,756
 593,879
 584,877
 05-22-20

The Lost Lift Station project consists of improvements to an existing sanitary sewer lift station known as the Lost Sewer Lift Station, which is owned and operated by the City. The Lost Sewer Lift Station is located approximately 250 feet west of the northwest portion of Lucero Parcel 11.C in the Tucson Electric Power easement. Costs include engineering, design, survey, review fees, construction permits, testing, installation of flow meter, a vault, back-up generator, an odor control system, electrical panels, perimeter wall and gate, force main within the sewer lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Sewer Lift Station. Construction of this project is complete and was a ccepted by the City on May 28, 2020.

The Parallel Force Ma in project consists of sanitary sewer improvements. Approximately 4,300 lineal feet of 8" sanitary sewer force main is installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway and is connected to the Lost Sewer Lift Station. Costs include engineering, design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of the Parallel Force Main is complete and was accepted by the City on May 22, 2020.

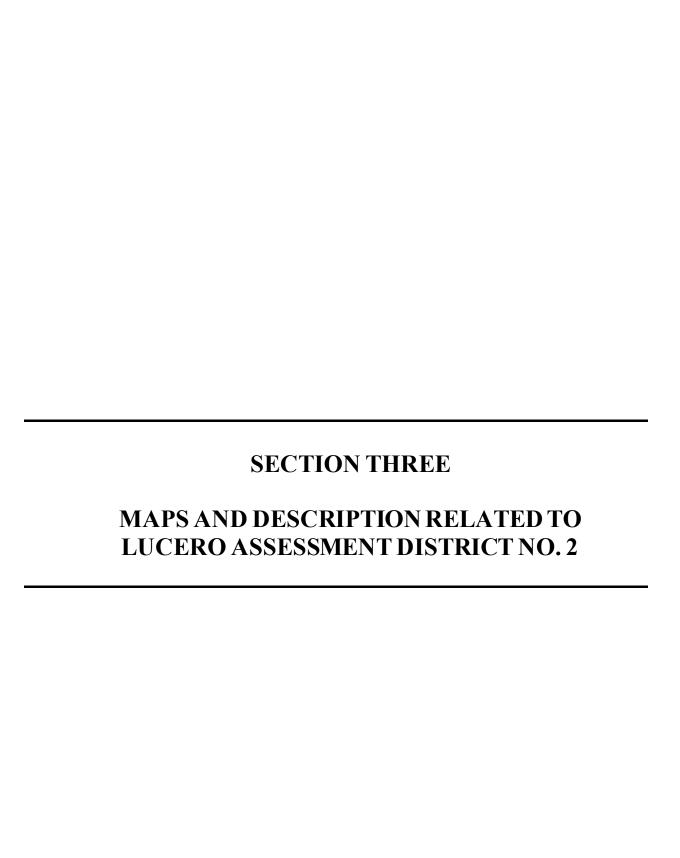
Public Infrastructure Description	TotalEstimated Cost	Certified Engineer's Cost	To Be Paid By the Bonds (a)	Paid by Prior Bonds (b)	Eligible for Funding from Future Bonds	Completion Date
4. Zone 2 Water						
System	\$ 674,313	\$ 674,313	\$ 205,029	\$ 365,813	\$ 103,471	10-07-19
This project consists of infrastructure necessary to provide potable water service. The project includes upgrades to the City						
Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of two new 2,000 gallons per minute vertical turbine pumps, a variable frequency drive for one of the new pumps and						
appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure						
relief valve. Construction of this project is complete and was accepted by the City on October 7, 2019.						
Totala (a)	\$13.837.766	\$13 837 766	\$4,053,050	\$6,227,830	\$3 556 886	

Totals(a): \$13,837,766 \$13,837,766 \$4,053,050 \$6,227,830 \$3,556,886

All work completed on the referenced Public Infrastructure was per the approved plans, MAG Specifications and Details, and the City's Engineering Design Standards and Policies Manual. Total construction costs represent a ctual costs incurred. See the maps in Section Three for the location of the improvements and the corresponding area of benefit.

⁽a) Subject to change.

⁽b) Amount paid by prior bonds includes the \$6,913,000 Lucero Assessment District No. 1 Special Assessment Revenue Bonds, Series 2019.

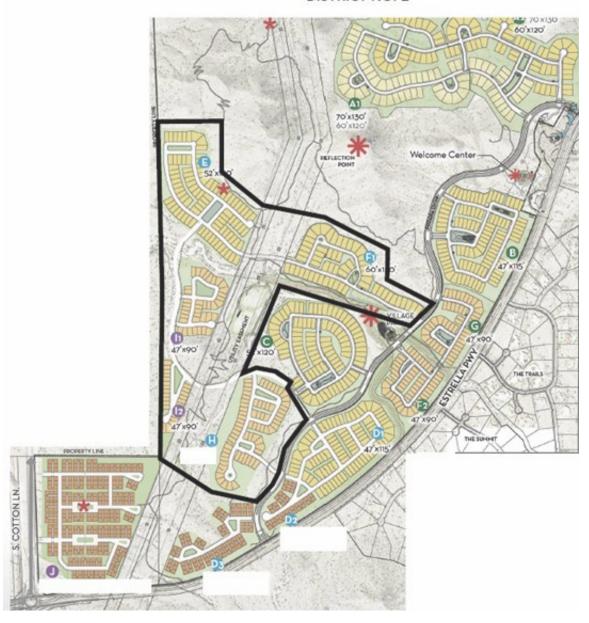


Estrella Mountain Ranch Community Facilities District Lucero Assessment District No. 2

Map of the Assessment Parcels

Map of Lucero Assessment District No. 2

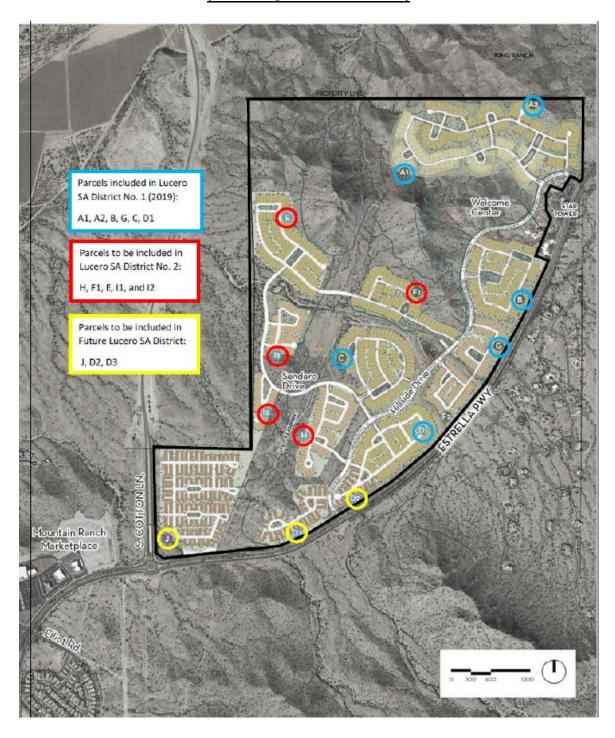
PROPOSED LUCERO SPECIAL ASSESSMENT DISTRICT NO. 2



Estrella Mountain Ranch Community Facilities District Lucero Assessment District No. 2

Map of the Lucero Planning Area and Description of the Assessment Parcels

Map of Lucero Planning Area (Parcels by Assessment Area)



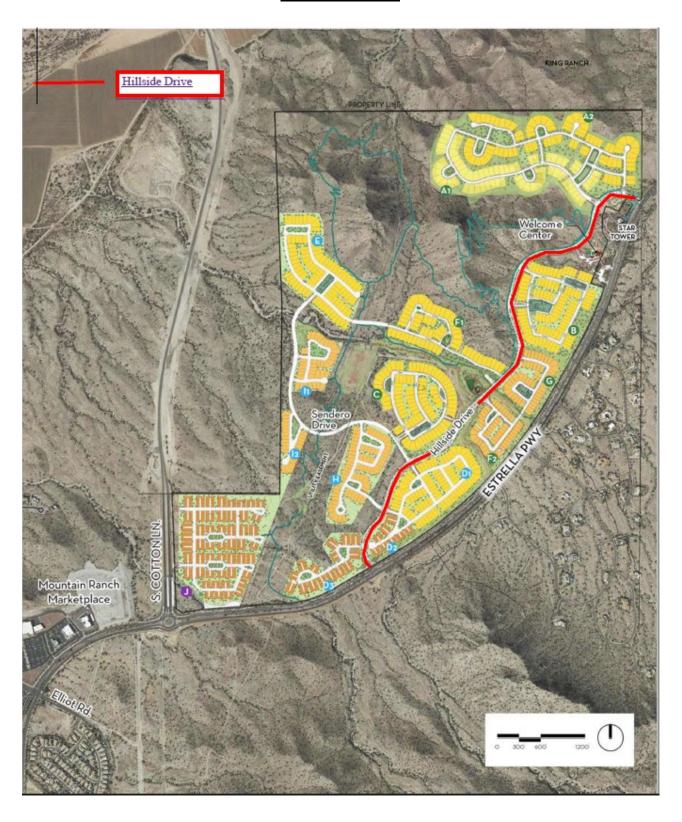
Description of the Assessment Parcels to be Benefited

Parcels 11.E, 11.F1, 11.H, 11.I1, 11.I2 have recorded plats for 278 single-family home sites. These parcels will be included in the Lucero Assessment District No. 2 and comprise the area to be benefited.

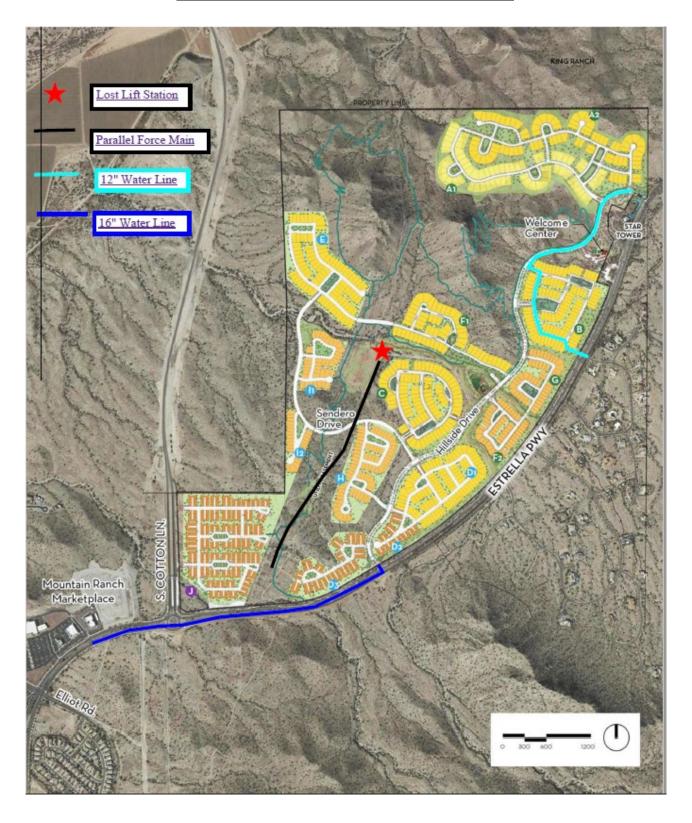
Estrella Mountain Ranch Community Facilities District Lucero Assessment District No. 2

Location Maps of the Public Infrastructure

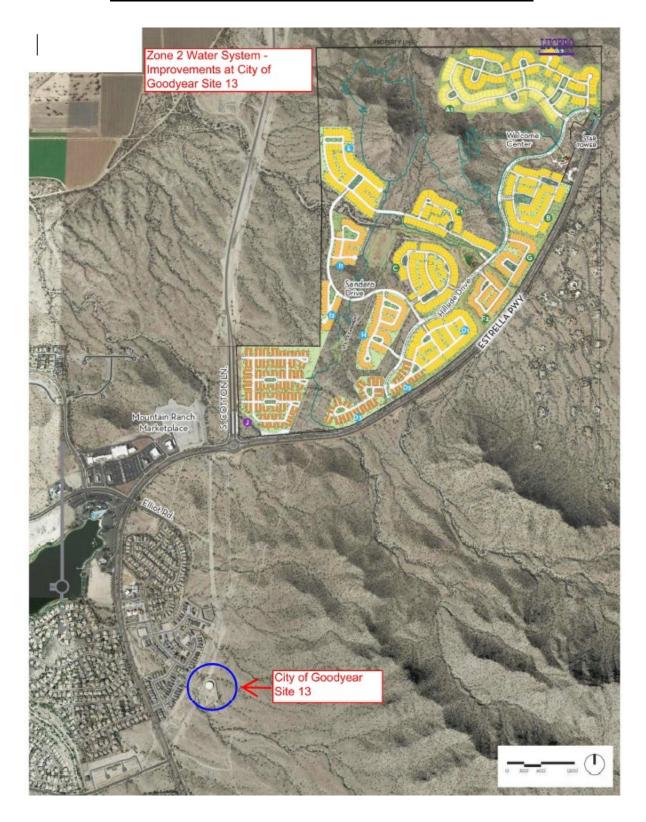
Roadway Exhibit

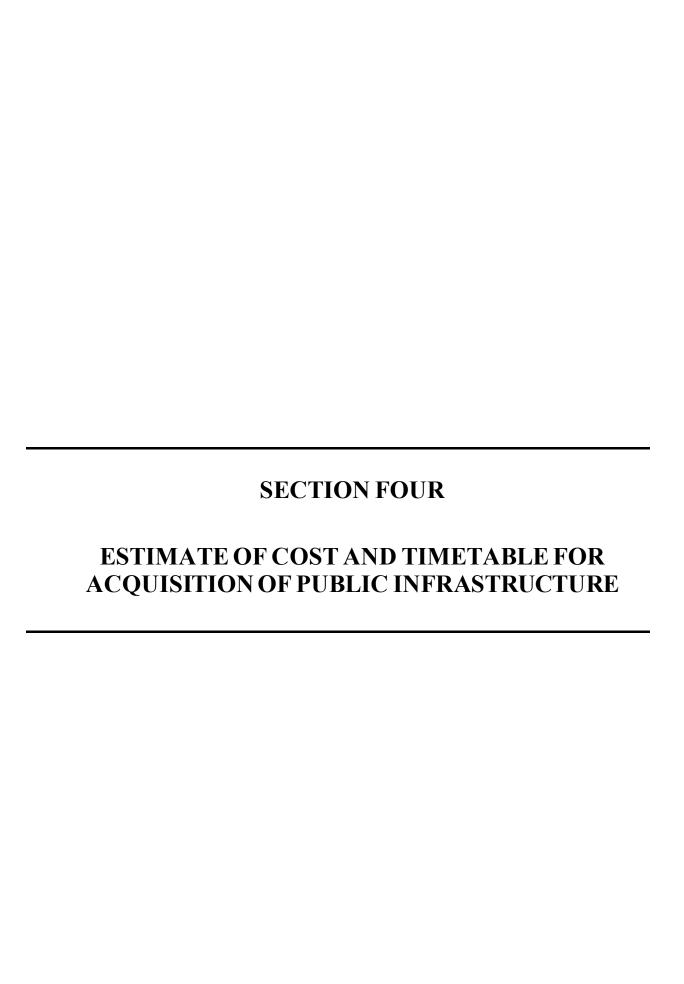


Wet Utility Infrastructure Improvements Exhibit



Wet Utility Infrastructure Improvements Exhibit (Continued)





ESTIMATE OF COST AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

The table in Section Two outlines the cost estimate and completion dates for the construction of the Public Infrastructure. Proceeds of the Bonds, net of proceeds to be used for a deposit to a debt service reserve fund, will be used to finance the acquisition of all or a portion of the Public Infrastructure listed in Section Two. It is anticipated that unfunded Public Infrastructure costs will be included in future bond issues of the District.

Listed below is an estimated draw schedule of the proceeds of the Bonds for the acquisition of the Public Infrastructure.

	Estimated	Acceptance	Funds
Public Infrastructure Description	Acquisition Price	Date	Draw Date
1. Hillside Drive	\$2,765,809	06-05-20	Q1 2023
2. 16" & 12" Waterline	488,333	12-21-20	Q1 2023
3. Lost Lift Station & Parallel Force Main	593,879	05-28-20	Q1 2023
		05-22-20	
4. Zone 2 Water System	205,029	10-07-19	Q1 2023
Total	\$4,053,050		



PLAN OF FINANCE

Below is a financing plan that describes the process for financing a portion of the Public Infrastructure benefiting the property within Lucero Assessment District No. 2. This Plan of Finance is subject to modification to accommodate market conditions at the time of the actual sale of the Bonds and to the extent necessary to comply with federal and State law.

(i) Formation and Authorization.

In response to a petition from the SunChase, the City Council formed the District on November 22, 1999. As contemplated by the CFD Development Agreement, the District has the authority to issue the Bonds.

(ii) Proposed Debt.

The estimated debt service schedule for the Bonds is attached in this section as Table One. The Bonds are expected to be structured with level debt service over 23 years. It is anticipated that the Bonds will be sold in a pproximately December 2022 and delivered in a pproximately January 2023. The Bonds will not be rated by any rating a gency. The Bonds shall be payable from amounts collected by the District from, a mong other sources, the hereinafter described special assessment (the "Assessment").

- a. The Assessment shall be based on an amount sufficient to (i) pay a portion of the costs of acquisition of the Public Infrastructure, (ii) to fund a debt service reserve fund and (iii) to provide for capitalized interest on the Bonds through July 1, 2023, if necessary.
- b. The Assessment shall be levied pursuant to the procedures prescribed by A.R.S. §48-576 through 48-589, as nearly as practicable, upon all of the property (other than City-owned property) included in Lucero Assessment District No. 2, as indicated in Appendix A hereto, based on the benefits received by and as allocated to the Parcels 11.E, 11.F1, 11.H, 11.I1 and 11.I2 (the "Planning Areas") in which Lucero Assessment District No. 2 is or is to be divided. Such benefits shall be evidenced by an Assessment methodology prepared by the Assessment Engineer.

(iii) Per Lot Assessment Amount.

An assessment methodology will be prepared and approved by the Assessment Engineer, demonstrating that the Assessments within the Parcels the Planning Areas have at least a 4-to-1 value-to-lien ratio.

Prior to closing the Bonds, an MAI appraisal, prepared by the Appraiser, will be provided in a form acceptable to the District, showing that the market value of the Planning Areas shall be at least four times the amount of the Assessment.

The per lot assessment amount is expected to be no more than \$16,000 at the time of issuance of the Bonds. At the time of sale of a home to the buyer, this amount will be assumed by the homebuyer and the assessment payments made over time. The approximate \$16,000 per home assessment results in an annual assessment payment of approximately \$1,419 per home, or approximately \$118 per month.

Initially, the Assessments and any applicable administrative charges may be paid by the property owner of the assessed lot and collected by the City for the benefit of the District. However, upon the sale of homes to homeowners and/or at the discretion of the District, the Assessments and any applicable administrative charges may be collected through the regular Maricopa County property tax bill as provided by an Intergovernmental Agreement which was recorded on July 10, 2019, as Document No. 2019-0522191 between the District and the Maricopa County Treasurer's Office.

(iv) Estimated Sources and Uses of Funds.

The proceeds of the Bonds will be applied by the District to finance all or a portion of the Public Infrastructure listed in Section Two of this Report. The estimated sources and uses of funds related to the sale of the Bonds is:

SOURCES*:

Principal Amount of Bonds	\$4,429,000.00
Assessments Paid in Cash(a)	19,000.00
Majority Landowner Contribution (b)	376,021.00
Total	\$4,824,021.00

USES*:

Acquisition Fund (Cost of Public Infrastructure)	\$4,053,050.00
Bond Fund (Representing Capitalized Interest) (b)	139,513.50
Debt Service Reserve Fund	394,950.00
Costs of Issuance (b)	236,507.50
Total	\$4,824,021.00

⁽a) Represents shortfall in parcel 11.I1 to be paid by the Majority Landowner.

ESTIMATED COSTS OF ISSUANCE* (a)

Underwriter's Discount	\$ 77,507.50
Underwriter's Counsel	30,000.00
Bond Counsel	77,225.00
Financial Advisor	35,000.00
Registrar & Paying Agent	600.00
OS Preparation	10,000.00
OS Printing	1,750.00
Assessment Billing Software Services	700.00
Miscellaneous	3,725.00
Total	\$236,507.50

⁽a) Additional costs including, but not limited to, the appraisal and related engineering fees are anticipated to be paid outside of bond proceeds.

(v) Value to Lien Ratio.

The appraisal relating to the parcels to be included in Lucero Assessment District No. 2, prepared by Wayne Harding & Associates on November 2, 2022, demonstrates a value-to-lien ratio of a per lot basis in excess of 4-to-1 for all parcels except 11.II. The shortfall in parcel 11.II is to be prepaid by the Majority Landowner. A complete copy of the appraisal report is a vailable upon request.

(vi) Disclosure of Assessment Payments.

A.R.S. § 32-2181 et seq. requires the disclosure of all property taxes and a ssessments to be paid by a homeowner in the Arizona Department of Real Estate Subdivision Public Report (the "Public Report"). Each homebuyer must be supplied a Public Report and, prior to any home sale, the homebuyer must acknowledge by signature that they have read and accepted the Public Report.

⁽b) All costs of issuance, underwriter fees and capitalized interest will be paid by the Majority Landowner.

^{*} Preliminary, subject to change.

In addition, homebuilders within the Lucero Assessment District No. 2 will require the homebuyer to sign an additional form that highlights and discloses the additional assessment payments as a result of District financing.

(vii) Operation and Maintenance of the Public Infrastructure.

All infrastructure financed by the District will be dedicated to and accepted by the City. The obligations pertaining to the operation and maintenance of the Public Infrastructure have been negotiated between the City, the District and the Majority Landowner and are set forth in the various development agreements among the parties. The administrative costs of the District and those costs associated with the operation and maintenance of the Public Infrastructure which are not the obligation of the City will be provided by several sources of funds: the levy of a \$0.30 per \$100 of net assessed limited property valuation advalorem tax in the District, Homeowner's Association fees and Majority Landowner contributions, if any.

(viii) Other District Information.

Shown in the following tables are the District's overlapping general obligation bonded indebtedness including a breakdown of each overlapping jurisdiction's applicable general obligation bonded indebtedness, net assessed valuation and combined tax rate per \$100 assessed valuation.

		Portion A	Applicable to
	General Obligation	the D	istrict (b)
	Bonded Debt	Approximate	_
Overlapping Jurisdiction	Outstanding(a)	Percentage	Net Debt Amount
State of Arizona	None	0.188%	None
Maricopa County	None	0.286	None
Maricopa County Community College District	\$135,585,000	0.286	\$ 388,190
Maricopa County Special Health Care District	600,335,000	0.286	1,718,805
Western Maricopa Education Center	130,195,000	0.765	996,090
Buckeye Union High School District No. 201	64,865,000	15.507	10,058,630
Liberty Elementary School District No. 25	51,340,000	38.826	19,933,141
City of Goodyear	150,555,000	11.413	17,182,410
The District (c)	7,795,000	100.000	7,795,000
Total Direct and Overlapping General Obligation Bor	ded Debt Outstanding		\$58,072,265

⁽a) Includes total general obligation bonds outstanding less redemption funds on hand. Does not include authorized but unissued general obligation bonds of such jurisdictions which may be issued in the future.

Also does not include the obligation of the Central Arizona Water Conservation District ("CAWCD") to the United States Department of the Interior (the "Department of the Interior"), for repayment of certain capital costs for construction of the Central Arizona Project ("CAP"), a major reclamation project that has been substantially completed by the Department of the Interior. The obligation is evidenced by a master contract between CAWCD and the Department of the Interior. In April of 2003, the United States and CAWCD a greed to settle litigation over the amount of the construction cost repayment obligation, the amount of the respective obligations for payment of the operation, ma intenance and replacement costs and the application of certain revenues and credits against such obligations and costs. Under the agreement, CAWCD's obligation for substantially all of the CAP features that have been constructed so far will be set at \$1.646 billion, which a mount a ssumes (but does not mandate) that the United States will acquire a total of 667,724 acre-feet of CAP water for federal purposes. The United States will complete unfinished CAP construction work related to the water supply system and regulatory storage stages of CAP at no additional cost to CAWCD. Of the \$1.646 billion repayment obligation, 73% will be interest bearing and the remaining 27% will be noninterest bearing. These percentages have been fixed for the entire 50-year repayment period, which commenced October 1, 1993. CAWCD is a multi-county water conservation district having boundaries coterminous with the extenor boundaries of Arizona's Maricopa, Pima and Pinal Counties. It was formed for the express purpose of paying administrative costs and expenses of the CAP and to assist in the repayment to the United States of the CAP capital costs. Repayment will be made from a combination of power revenues, subcontract revenues (i.e., a greements with municipal, industrial and agricultural water users for delivery of CAP water) and a tax levy against all taxable property

within CAWCD's boundaries. At the date of this Official Statement, the tax levy is limited to \$0.14 per \$100 of net a ssessed limited property value, of which \$0.14 is currently being levied. (See Arizona Revised Statutes, Sections 48-3715 and 48-3715.02.) There can be no assurance that such levy limit will not be increased or removed at any time during the life of the contract.

Does not include the obligation of the Maricopa County Flood Control District (the "County Flood Control District") to contribute \$70 to \$80 million to the CAP. The County Flood Control District's sole source of revenue to pay the contribution will be a d valorem taxes on real property and improvements.

- (b) Proportion applicable to the District is computed on the ratio of net assessed limited property value as calculated for Fiscal Year 2022/23 for the overlapping jurisdiction to the amount of such valuation which lies within the District. If the assessed value within the District increases at a faster rate than the overlapping jurisdictions, the amount of overlapping debt allocated for payment within the District will increase.
- (c) Does not include the Bonds. Does not include special assessment revenue bonds or general obligation bonds expected to be issued by the District in the future.

Source: 2022/23 Net Assessed Limited Property Valuations sourced from the Finance Department of the County and State and County 2022 Abstract of the Assessment Roll, Arizona Department of Revenue.

DIRECT AND OVERLAPPING NET ASSESSED LIMITED PROPERTY VALUE AND TOTAL TAX RATES

Overde maine Inviediation	2022/23 Net Assessed Limited	2022/23 Combined Tax Rate Per \$100 of Net Assessed
Overlapping Jurisdiction	Property Value	Limited Property Value (a)(b)
State of Arizona	\$78,405,598,978	None
Maricopa County	51,575,018,189	\$1.2473 (c)
Maricopa County Community College District	51,575,018,189	1.1894
Maricopa County Fire District Annual Levy	51,575,018,189	0.0082 (d)
Maricopa County Flood Control District	51,575,018,189	0.1592 (e)
Maricopa County Special Health Care District	51,575,018,189	0.2488
Maricopa County Library District	51,575,018,189	0.0505
Central Arizona Water Conservation District	51,575,018,185	0.1400 (f)
West Maricopa Education Center	19,300,490,996	0.1538
Buckeye Union High School District No. 201	952,234,728	2.9459
Liberty Elementary School District No. 25	380,322,967	3.8069
City of Goodyear	1,293,848,816	1.7350
The District	147,663,249	1.3000

⁽a) Represents the combined tax rate includes the tax rate for debt service payments and the tax rate for all other purposes such as maintenance and operation and capital outlay.

- (d) The County is mandated to levy a tax annually in support of fire districts in the County.
- (e) Does not include the personal property a ssessed valuation within the County.
- (f) Includes only the assessed valuation located within the County.

Source: State and County 2022 Abstract of the Assessment Roll, Arizona Department of Revenue and Maricopa County 2022 Tax Levy, Maricopa County – Finance Department.

⁽b) All levies for library districts, hospital districts, fire districts, technology districts, water conservation districts and flood control districts are levied on the net full cash assessed value.

⁽c) Does not include the "State Equalization Assistance Property Tax" which in Fiscal Year 2022/23 has been set at \$0.0000 and is adjusted annually pursuant to A.R.S. § 41-1276.

TABLE ONE ESTIMATED DEBT SERVICE SCHEDULE*

			Estimated
			Annual
Maturity			Debt Service
(July 1)	Principal	Interest (a)	Requirements
2023		\$ 139,514	\$ 139,514
2024	\$ 84,000	310,030	394,030
2025	90,000	304,150	394,150
2026	95,000	297,850	392,850
2027	100,000	291,200	391,200
2028	110,000	284,200	394,200
2029	115,000	276,500	391,500
2030	125,000	268,450	393,450
2031	135,000	259,700	394,700
2032	140,000	250,250	390,250
2033	150,000	240,450	390,450
2034	165,000	229,950	394,950
2035	175,000	218,400	393,400
2036	185,000	206,150	391,150
2037	200,000	193,200	393,200
2038	215,000	179,200	394,200
2039	230,000	164,150	394,150
2040	245,000	148,050	393,050
2041	260,000	130,900	390,900
2042	280,000	112,700	392,700
2043	300,000	93,100	393,100
2044	320,000	72,100	392,100
2045	345,000	49,700	394,700
2046	365,000	25,550	390,550
Total	\$4,429,000	\$4,745,444	\$9,174,444

⁽a) Interest column reflects total interest payments for each fiscal year; interest will be paid semi-annually on January 1 and July 1, commencing on July 1, 2023. The July 1, 2023, interest payment will be paid by capitalized interest. Interest estimated at 7.00%.

^{*} Preliminary, subject to change.

Reviewed and accepted by: ESTRELLA NORTH LLC, a Delaware limited liability limited company

By: Estrella Partners, LP, a Delaware limited partnership,

its Sole Member and Manager

By: Goodyear EMR GP, LLC, a Delaware limited liability company, its General Partner

> By: EMR Harvard LLC, an Arizona limited liability company, its Administrative Member

> > By: Harvard Investments, Inc., a Nevada corporation

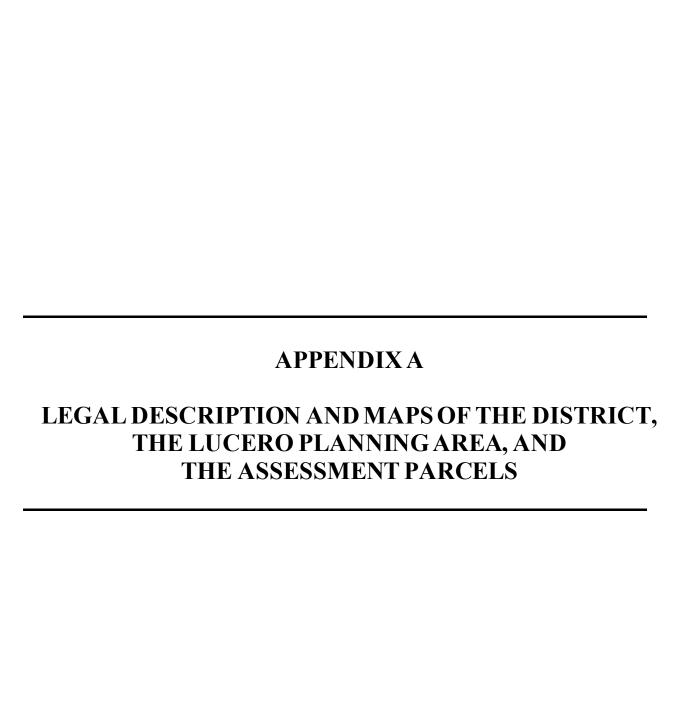
its Manager

By: ____/

realic.

Name: Debbie Williams

Title: Asst. Treasurer



APPENDIX A-1 LEGAL DESCRIPTION AND MAPS OF THE DISTRICT

LEGAL DESCRIPTION ESTRELLA - LEGAL 3

PARCEL 1

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

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

Thence South 00°20'21" West (measured), South 00°20'03" West (record), along the East line of said Section 1, a distance of 2,710.50 feet (measured), 2708.61 feet (record) to the East Quarter Corner of said Section 1;

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

Thence South 00°28'03" West (measured), South 00°28'10" West (record), along the East line of said Section 12, a distance of 2,641.29 feet (measured) 2641.01 feet (record) to the East Quarter Corner of said Section 12:

Thence South 00°13'23" West (measured), South 00°13'30" West (record), continuing along the East line of said Section 12, a distance of 2,646.70 feet to the Northeast Comer of said Section 13;

Thence South 00°07'53" West, along the East line of said Section 13, a distance of 2,644.87 feet to the East Quarter Corner of said Section 13;

Thence South 00°13'33" West, continuing along the East line of said Section 13, a distance of 2,617.62 feet to the Northeast Corner of said Section 24;

Thence South 00°13'33" West, along the East line of said Section 24, a distance of 2,653.28 feet to the East Quarter Corner of said Section 24;

Thence South 00°17'47" West, continuing along the East line of said Section 24, a distance of 2,643.64 feet to the Northeast Corner of said Section 25;

Thence South 00°08'16" West, along the East line of said Section 25, a distance of 2,640.90 feet to the East Quarter Corner of said Section 25;

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Thence South 00°12'04" West, continuing along the East line of said Section 25, a distance of 2,633.25 feet to the Northeast Corner of said Section 36;

Thence North 89°13'00" West, along the North line of said Section 36, a distance of 1,624.40 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter

Thence South 00°31'11" West, along the West line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 36, a distance of 332.14 feet to the Southwest Corner thereof;

Thence South 89°15'58" East, along the South line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of said Section 36, a distance of 325.17 feet to a point on the East line of the Northwest Quarter of the Northwest Quarter of said Section 36;

Thence South 00°28'07" West, along said East line, a distance of 995.59 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence North 89°24'51" West, along the South line of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 1,304.25 feet to a point on the North-South mid-section line of said Section 36;

Thence South 00°40'22" West, along said North-South mid-section line, a distance of 3,968.88 feet to the South Quarter Corner of said Section 36;

Thence North 89°36'54" West, along the South line of said Section 36, a distance of 2,638.53 feet to the Southeast Corner of said Section 35:

Thence North 89°36'09" West, along the South line of said Section 35, a distance of 2,633.38 feet to the South Quarter Corner of said Section 35;

Thence North 89°34'19" West, continuing along the South line of said Section 35, a distance of 2,644.84 feet to the Southeast Corner of said Section 34;

Thence North 89°29'43" West, along the South line of said Section 34, a distance of 2,637.81 feet to the South Quarter Corner of said Section 34;

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

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

Thence North 00°21'07" East, along said East line, a distance of 564.43 feet to the East Quarter Corner of said Section 33;

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

Thence North 37°50'26" West, along said Northeasterly right-of-way line of "Rainbow Valley Road," a distance of 6,709.50 feet to a point on the East-West mid-section line of said Section 28:

Thence South 89°27'48" East, along said East-West mid-section line, a distance of 4,600.62 feet to the West Quarter Corner of said Section 27;

Thence North 00°28'09" East, along the West line of said Section 27, a distance of 2,657.12 feet to the Southwest Corner of said Section 22:

Thence North 00°14'06" East, along the West line of said Section 22, a distance of 2,630.12 feet to the West Quarter Corner of said Section 22:

Thence South 89°51'29" East, along the East-West mid-section line of said Section 22, a distance of 1,319.81 feet to the Southeast Corner of the West Half of the Northwest Quarter of said Section 22:

Thence North 00°11'40" East, along the East line of the West Half of the Northwest Quarter of said Section 22, a distance of 2,641.50 feet to the Northeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North 89°24'39" West, along the North line of the West Half of the Northwest Quarter of said Section 22, a distance of 1,321.54 feet to the Southwest Corner of said Section 15;

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

Thence North 01°27'57" East (measured), North 01°27'59" East (record), continuing along the West line of said Section 15, a distance of 2,614.84 feet (measured), 2614.86 feet (record) to the Southwest Corner of said Section 10;

Thence North 02°27'13" East (measured), North 02°27'17" East (record), along the West line of said Section 10, a distance of 2,633.92 feet (measured), 2,633.92 feet (record) to the West Quarter Corner of said Section 10;

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

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

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

Thence South 89°31'04" East (measured), South 89°31'03" East (record), along the North line of said Section 11, a distance of 2,649.70 feet (measured), 2,649.92 feet (record) to the North Quarter Corner of said Section 11;

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

Thence North 00°39'36" East (measured), North 00°39'46" East (record), along the West line of said Section 1, a distance of 2,606.21 feet (measured), 2,606.59 feet (record) to the West Quarter Corner of said Section 1;

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

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

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

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

Containing 10,067.869 Acres more or less.

PARCEL 2

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

Beginning at the Southwest Corner of said Section 34;

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

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

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

Containing 35.902 Acres more or less.

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PARCEL 3

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

Beginning at the Southwest Corner of said Section 28;

Thence North 00°08'04" East, along the West line of said Section 28, a distance of 2,641.56 feet to the West Quarter Corner of said Section 28;

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

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

Thence South 89°51'39" West, along the South line of said Section 28, a distance of 2,632.04 feet to the Point of Beginning.

Containing 97.276 Acres more or less.

PARCEL 4

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

Beginning at the East Quarter Corner of said Section 32;

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

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

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Thence South 89°39'25" East, along the North line of the South Half of the North Half of said Section 32, a distance of 5,241.38 feet to the Northwest Corner of the South Half of the Northwest Quarter of said Section 33;

Thence South 89°59'09" East, along the North line of the South Half of the Northwest Quarter of said Section 33, a distance of 2,644.85 feet to a point on the North-South mid-section line of said Section 33;

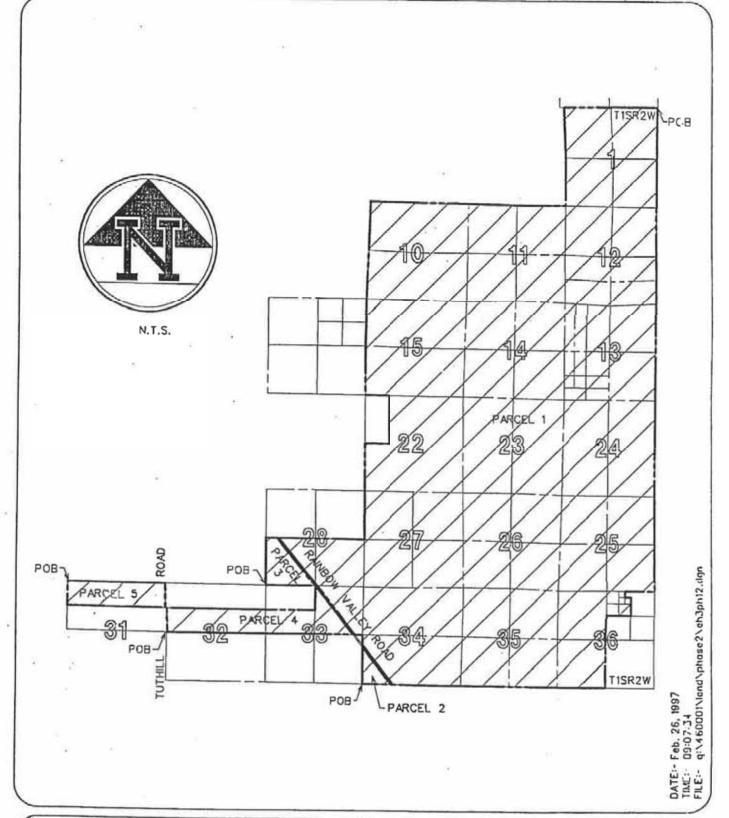
Thence North 00°31'52" East, along said North-South mid-section line, a distance of 1,310.78 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road";

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

Thence North 89°49'56" West, along said East-West mid-section line, a distance of 4,723.13 feet to the Point of Beginning.

Containing 303.465 Acres more or less.

Containing 10,504.512 Acres total more or less.



EXHIBIT

ESTRELLA - LEGAL 3

JOB NO

46002501 SHEET

COE & VAN LOO PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

1 of 1

4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831

EXCEPT the following parcels, legally described as follows:

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

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

EXCEPTION PARCELS:

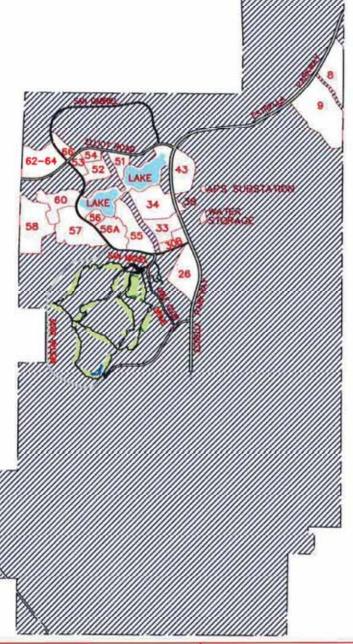
- A) ESTRELLA PARCEL 8, ACCORDING TO BOOK 318 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.
- B) LOTS 22, 23, 24, 28-32, 38, 39, 75, AND TRACTS A, B, C, & D OF ESTRELLA PARCEL 9, ACCORDING TO BOOK 318 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, AZ.
- C) SUNCHASE AT ESTRELLA PARCEL 33, ACCORDING TO 451 OF MAPS, PAGE 21, INSTRUMENT NO. 97-0697454 RECORDS OF, MARICOPA
- D) ESTRELLA PARCEL 34, ACCORDING TO BOOK 329 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.
- E) ESTRELLA MOUNTAIN RANCH PARCEL 43, ACCORDING TO BOOK 482 OF MAPS, PAGE 50, INSTRUMENT NO. 98-0938131 RECORDS OF MARICOPA COUNTY, ARIZONA.

 F) ESTRELLA PARCEL 51, ACCORDING TO BOOK 325 OF MAPS, PAGE 41; AND AFFIDAVIT OF CORRECTION RECORDS OF MARICOPA COUNTY, ARIZONA.

 C) ESTRELLA PARCEL 55 ACCORDING TO BOOK 325
- G) ESTRELLA PARCEL 55, ACCORDING TO BOOK 325 OF MAPS, PAGE 42, AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-475003 RECORDS OF MARICOPA COUNTY, ARIZONA.
- H) ESTRELLA PARCEL 56, ACCORDING TO BOOK 329 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.
- I) ESTRELLA PARCEL 56A, ACCORDING TO BOOK 419 OF MAPS, PAGE 42 IN INSTRUMENT NO. 96-0488725, RECORDS OF MARICOPA COUNTY, AZ
- J) ESTRELLA PARCEL 57 AMENDED, ACCORDING TO BOOK 329 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.
- K) ESTRELLA PARCEL 58, ACCORDING TO BOOK 321 OF MAPS, PAGE 31; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89—303317, RECORDS OF MARICOPA COUNTY, ARIZONA.
- L) ESTRELLA PARCEL 60, ACCORDING TO BOOK 321 OF MAPS, PAGE 30; AND AFFIDAMT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-336248, RECORDS OF MARICOPA COUNTY, AZ.
- M) SUNCHASE AT ESTRELLA PARCELS 62-64, ACCORDING TO BOOK 438 OF MAPS, PAGE 42 IN INSTRUMENT NO. 97-0236401, RECORDS OF MARICOPA COUNTY, ARIZONA.
- N) SUNCHASE AT ESTRELLA PARCEL 66, ACCORDING TO BOOK 442 OF MAPS, PAGE 03 IN INSTRUMENT NO. 97-0339182.
- O) PARCEL 308, IN INSTRUMENT NO. 89-0098746 RECORDS OF MARICOPA COUNTY, AZ.
- P) PARCEL 308, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474763, RECORDS OF MARICOPA COUNTY, AZ.
- Q) PARCEL 38, IN INSTRUMENT NO. 88-571563 RECORDS OF MARICOPA COUNTY, AZ.
- R) PARCEL 38, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474764, RECORDS OF MARICOPA COUNTY, AZ.
- S) PARCEL 53, IN INSTRUMENT NO.90-387712 RECORDS OF MARICOPA COUNTY, AZ
- T) PARCEL 53, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474765, RECORDS OF MARICOPA COUNTY, AZ.
- U) NORTH LAKE & SOUTH LAKE, IN INSTRUMENT NO. 90-538581, RECORDS OF MARICOPA COUNTY, AZ

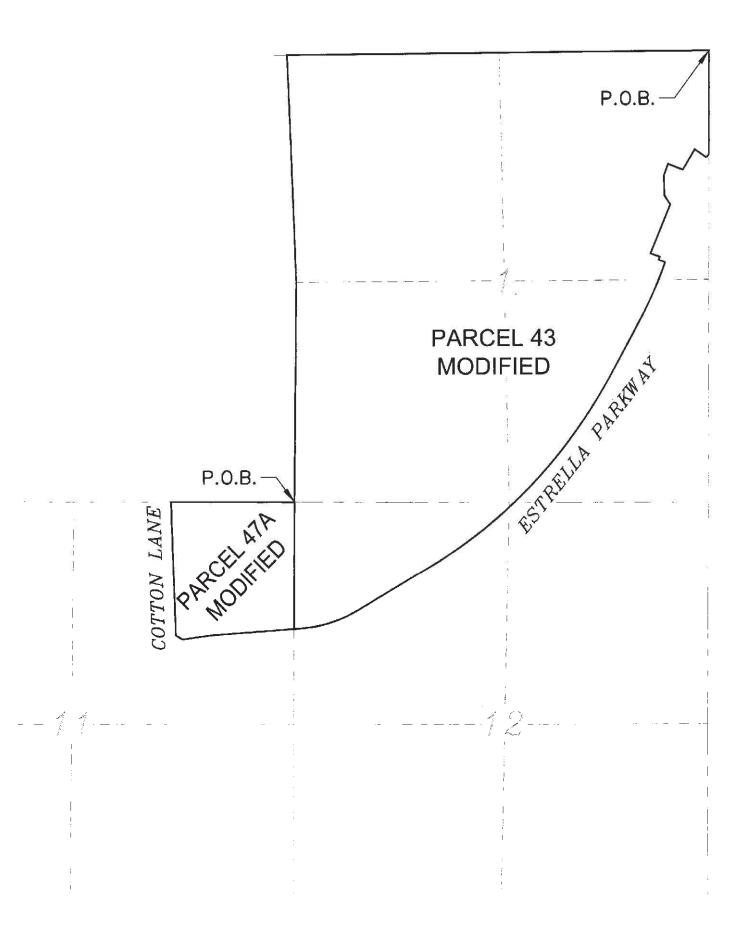
- V) LAKES COMMON AREA, IN INSTRUMENT NO. 94-474760, RECORDS OF MARICOPA COUNTY, AZ.
- W) LAKES COMMON AREA, IN INSTRUMENT NO.
 94—481850, RECORDS OF MARICOPA COUNTY, AZ.
 X) PARCEL 54 (BALLFIELD), IN INSTRUMENT NO.
 97—0911325, RECORDS OF MARICOPA COUNTY, AZ.
 Y) APS SUB—STATION, IN INSTRUMENT NO. 88—618019,
 RECORDS OF MARICOPA COUNTY, AZ.
 Z) ESTRELLA PARCEL 52 AMENDED, ACCORDING TO BOOK 512
- OF MAPS, PAGE 31, INSTRUMENT NO. 99-0878298, RECORDS OF MARICOPA COUNTY, ARIZONA.
- AA) PARCEL 26 ACCORDING TO BOOK 508 OF MAPS, PAGE 38, INSTRUMENT NO. 99-072948, RECORDS OF MARICOPA COUNTY, ARIZONA.
- 88) LAND DESCRIBED AS TAX PARCEL 400-03-022N AND ANY OTHER REAL PROPERTY INCLUDING RIGHTS-OF-WAY OWNED BY THE CITY OF GOODYEAR OR ANY OTHER GOVERNMENTAL AGENCY.

CC) LAND DESCRIBED AS TAX PARCEL 400-52-211R.





APPENDIX A-2 LEGAL DESCRIPTION OF THE LUCERO PLANNING AREA





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

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

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

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

THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,222.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST OF WHICH THE RADIUS POINT LIES SOUTH 53 DEGREES 36 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 1.665.00 FEET:

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

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

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

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

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

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

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

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

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

THENCE SOUTH 19 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 39,46 FEET;

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

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



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

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

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

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

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

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

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

THENCE NORTH 02 DEGREES 11 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,694.67 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;

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

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

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

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

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

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

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

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

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

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

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

THENCE SOUTH 81 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 171.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COTTON LANE AS DESCRIBED IN DOCUMENT 2006-1679431, RECORDS OF MARICOPA COUNTY, ARIZONA;

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

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

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

SAID PARCEL CONTAINS 2,278,265 SQUARE FEET OR 52,302 ACRES, MORE OR LESS.



APPENDIX A-3 LEGAL DESCRIPTION OF THE ASSESSMENT PARCELS

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

Parcel	Date	Book	Page	Recording Number
11.E	07/28/22	1685	49	20220604927
11.F1	07/28/22	1686	6	20220606048
11.H	11/30/21	1632	39	20211273397
11.11	07/28/22	1685	48	20220604835
11.12	07/28/22	1685	47	20220604806

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS

TESTING THE MARKET LA RELABANCE LIBERATOR DESIGN AS OBSERVED MARKET SERVED WHICH THE SERVE

STRELLA NORTH LLG, A DELANARE LANTO LUABLIYY COMPANY, AS OWNER, HERBY DEDICATES, GRANTS, AND DOMEST OF OF GOODSTAR, HI FIE, ALL STREETS AS SHOWN ON SAID FAME, PLAT AND WILLDED IN THE WANNESS DESCRIPED HERBAR.

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FINAL PLAT FOR

ESTRELLA - PARCEL 11.E

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

DEDICATION ACKNOWLEDGMENT

COUNTY OF MARICOPA

STATE OF ARIZONA

DEDICATION (CONTINUED)

REMBINES THE CITY TOP THE COSTS THE COTY NOUSES IN DOME SO. THE ACCESS LASSEMED (5) GENCATIO HERSON NIN WHI THE LAND, AND ARE BROWNED UNIVERSELY AND ALSOMOSE IN WITHERST OF THILL TO ALL OF PART OF THE COSTS EASIEMENT MEALS).

IN WINDS WHOSEN ESPELLA WERE LLC, A SELANCE LMITD LABELTY COMPAY, AS ONNES; FAS FRESHITY ON CANDED IN WAIR TO BE TAKEN AND AN ONE SEARCH TESTED BY THE SPALMER OF THE LABERTA DATA THE PROPERTY AND AN OF $\overline{M}_{\rm AM}M_{\rm AM}$, AND $\overline{M}_{\rm AM}M_{\rm AM}$. AND $\overline{M}_{\rm AM}M_{\rm AM}$

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COODIGAR EAR OP, LLC, A DELAWINE LIMITED LIABILITY COMPANY COURTAL PARTINER ESTRELLA PARTNERS, LP, A DELANARE LIMITED PARTNERSHIP SOLE MEMBER AND MANAGER EMR HARVARO LLC, AN ARZONA LINITED LIABILITY COMPANY ADMINISTRATIVE, MEMBER ESTRELLA NORTH LLC, A DELAWNE LIMITED LIABILITY COMPANY

INVESTMENTS, INC., A NEVADA CORPORATION Asst. TREASURER Ummer

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COVER SPEET, REY MAP AND APPROVALS.
LOT & TRACT NELLS, STE DATA, LEGAL DESCRIPTION, NOTES & LEGEND
CARKE, AND LINE TABLES, LOT AND SHAPT VISIBLITY DETAILS.
PLAT SPEETS

FAX ASSESSORS PARCEL NUMBER

SHEET INDEX

PARCEL # 400-04-723A

ESTRELLA NORTH LLC
17700 N PACESTTER WAY, SAFE 10
SCOTSCALE, AZ 85255
TEL. (480) A88—1118
COMTACT: W BINSLIN
EMAL: TBRISLANGWARNAGONVESTNEN

ACKNOWLEDGMENT FOR RATIFICATION

WY COMMISSION EXPINES JANUARY ILY, 2023 Bath Hargan Park Haran

BUTOR WE WE IS TOUGH

COUNTY OF WARL COPA STATE OF CLESSAGE

07/15/2022 DATE

IN WITHESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

HOSON PEAN CONSULANTS/HUITI-ZOL 5000 N. 40TH STREET, SURE 100 PHOENE, ARCINA 850R TEL (602) 252-8384 FAL (602) 252-8384 COHACI, 307 X. 510KE RIS EMAL, 45TONE-0HITI-ZOLINES.COM

SURVEYOR

PROPERTY OWNER

VICINITY MAP
SECTION 1, IIS, RZW
NOT TO SCALE

COS 81 7 JANUA EDMUR 7. 18 2023

PENZS OF TUSH & CONTRINE INTERSECTION OF SAN WOLLD, ROUD LEPATURE - LOCKWART GOORS OF A THE EST QUARTE ELEVATION - STORM M. LTS, R.2M. ELEVATION - TOTAL M.

BASIS OF BEARING

SURVEY BENCHMARK

LENDERS CONSENT AND SUBORDINATION CECC & WILLIAM TOWNSON BONNESS WO

THE UNIVERSITY AND AND AND THE STATE OF THE THE PROBLEMEN FOR REPORTED WHEN STATE OF THE UNIVERSITY AND THE STATE OF THE S

THE AREA PLATED HERGON LES WITHIN THE DOMESTIC WATER SPRINCE AREA OF THE CITY OF COUNTERS, MHCH DESONATED AS HANNO AN ASSURED WATER SAPRLY PURSUANT TO ARAZONA REVISED STATUTE SECTION 45-578.

CERTIFICATE OF ASSURED WATER SUPPLY

APPROVED BY THE MAYOR AND CITY COUNCY, OF THE CITY OF GOODYEAR, ARIZINA THIS CO. STULY 3022.

APPROVAL

THE WEST LINE OF THE WASHINKEST GUNSTEN OF SECTION 1, TOWIGHER 1 SOUTH, RANGE 2 WEST OF THE CR. AND MAJ THE WESTING WASHINKES A EMBRY OF SOUTH CRITICAL "LEST OF SEATINGS), SETHETS YETCHON GLA MANAGATI AT THE WISHINKEST CORDER OF SALO, SECTION 1 AND THE FOUND GLA MANAGATI LINE LAST QUARTES CORNERS OF SALO, SECTION 1.

ACKNOWLEDGMENT COUNTY OF MARKCOPA STATE OF ARIZONA

MESTERN ALLIANCE BANK, AN ARIZONA, CORPORATION

The forecase historyment was accommond before we has $\frac{18}{10}$ day of $\frac{70/p}{100}$, $\frac{20.2^2}{100}$, $\frac{1}{100}$ and $\frac{$ IN WINESS WEREOF, I HEREINTO SET MY HAND AND OFFICIAL SEAL

DAT 07/16/22 Boyle Hanger Buffer Hanger WY COMMISSION EPPES JANUARY 16, 2023

ESTRELLAPARI1E-6-1-1-M-

N895238T 249027 TRACT A*

SHEET 5

OFFICIAL RECORDS OF
MARICORE COUNTY RICHER
2022664937 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING



SURVEYOR'S CERTIFICATION

LOT AT STORE A KAN ENGENING HE SHOULD BE SHOUL



HUITT-ZOLIARS

ESTRELLA - PARCEL 11.E SHEET 1 OF 6 FINAL PLAT AREA 28.847 AC

SEE SHEET 2 FOR LOT & TRACT ARRA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

SECTIONAL / BOUNDARY & KEY MAP

11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRICE TO, PARCEL 11.E.

NOTE

ARZONA RLS. 37401 ARZONA RLS. 37401

GENERAL NOTES

- AND SECURIONAL OF REPUBLICATION OF RESULTING THE OFFICE AND SECURIOR BY THE OTHER SECURIOR AND SECURIOR BY A SOCIETY OF ADDRESS AND SECURIOR BY THE OTHER SECURIOR AND SECURIOR BY THE OTHER SECURIOR WAS SECURIOR BY THE OTHER SECURIOR WAS CONTRAFFED WAS CONTRAFFED. WHICH SECURIOR BY THE CONTRAFFED AND SECURIOR WAS SECURIOR BY THE CONTRAFFED AND SECURIOR WAS SECURIOR BY THE OTHER BY THE OTHER SECURIOR BY THE OTHER BY TH
- NO STRUCTURES OF AN UN OBJULLE FOR CONSTRUCTUR OR A CHORD WARNING WERT HE UITH'S CASILABITYST OF ANY UITIES, CHANLE PARK, SASS, AND WOO, ME OR ROUNALES SCTION FOR EXPENSION IN COTY OF COOTIES 48 ALL, INT REFERENCE IN SECURIOR STRUCTURES AND FOR THE CONTRACT STRUCTURES AND FOR THE STRUCTURE OF CONTRACT AND FOR THE STRUCTURE OF T
- AN STREATHER OF ANY KIND STANLE CHARGENIZED, AND IN MEDICATION SALLE BE ALKERITE MAY BE SET BY CHARGENIZED TO GROWN WITHEN ON OR OURS MAY CROMANDE EXCEPT WHICH INDUCED OSSINGTON OF DAYS THE FIRST THE FIRST WITH A FEW OFFICE WAS ANY CROWN WITH OFFICE AND STANLES ON OR UNDER THE TAKE OFFICE AND OFFICE DAYS MAY THAT DAYS AND STANLES ON OR UNDER THE STANLES OF THE STA
- MEROPERATS MEE WIRK A CITY ROOT-OF-MAY, TRACT OF EXCENSIT THAT WELL BE MANTAKED IN THE SELECT OF THE SPECIAL OF THE SELECT SERVICE, TO THE TRUCKNE EXCHANGES THAT MALLOF, BIT ARE NOT THAT TO SECRET USETTING THAT SERVICE, NOT SPECIAL SERVICE, BONGEN, THIS BAYS, BUS BAYS, STEET USETTING SPECIAL SPECIAL
- THE DEVELOPER SHALL MANTAIN AND WARRANTY ALL MAPONEMENTS FOR A PERIOD OF TWO YEARS BECANNING MAEDATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- CURRACT TRE MATTERACE, AND MEROLATT PERSON, THE CRACLEGYST SHALL BE RESPONSED F. TORI MANTARRIO ACCUALITY PROTECTION TO ALL MPROGRADISTS, ANY DAMAGD IMPROVADRY SHALL BE MACDINITY REPARED OF REPLACED AT THE DEPLACEMENT SPECTAGE.
- MANTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO STREET SMEETING. APPLICATION OF SEALANT ON ALL OBACKS AND JOINTS AND APPLICATION OF A SEALANT ONER ALL ASPHALT PANEMBRITS.
- AT THE TERMINATION OF THE MUNICIPAING AND MARRARTY PERCO. ALL MPROVEMENTS SHALL BE UNDAMAGED, AND SHALL MEET OTY STANDAROS.
- LANDSCAPED AREAS MIL EE MANTANED IN THE PUTINE BY THE CITY OF COCONTAN SHALL BE CLEARLY INDIVIDED ON THE APPROAD SHAKS AND AS SAREAT IN THE FALLOWING REQUIREMENTS. THESE AREAS MAY MALLOR RETENTING HEASH, PARCS, RETENTING HEASH, PARCS, PARCS, PARCS, AND STREET CANTEN MEDIAN LANDSCAPING. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR WARRANTY PERSON, THE MANTENANCE, AND WARRANTY PERSON SHALL CONTINUE UNTIL, THE MAPPONEMENTS MEET CITY APPROVAL.
- THE ECREDOPES SAUL MANTAN AND WASSANTY ALL PLANTED AREAS INCLUDING ISRUATION SYSTEMS FOR A PERSOL OF TWO YEARS BEGINNING MANEDATLY AFTER THE CITY ISSUES THE MOTIFICATION OF APPROVAL.
- CLIBNG THE MANTENANCE, AND MARKANT PRINCE, THE OPERCHAPS SAULI, BE RESPONSED. FOR WANTENANG AGGUATE PROTECTION TO ALL MESES, ANY DAMAGED PLANTING NO. (OF REPORTION SYSTEMS SAULI RE MANTENETY REPARED NF SPEAKED N.T THE OPERCHAPSETS DEPORTS.
 - MATERIANIC SHALI BICLUE COMTINGOS OFSACIONS OF WATERIO METORO, REJONA, OF DEAD PLANT MATERIAL MORRING, ROLLING, SPRANDE RESCI AND PETE CONTROL, RE-SEEDING, REPLACEMENT MO ALL OTHER MEASURES TO BOSINE GOOD MORALL GROWTH.
 - WHICH THE TURY HAS ESTABLISHED SHIPOSHY ROOT STRUCTURE AND IS AN APPROXIMATE HEIGHT OF 1-INDES, WHINN SOM, LEICH MAEDITILY TO A 2-INCH HEIGHT AND SHALL BE MONED THEREATTRY AND FIZULDES BY SAFE MAEDRAIS TO A HEIGHT OF 2-INCHES.
- AT THE TERMINATION OF THE MUNICIPALICE AND INFORMATIVE PERCO, ALL THEY AREAS SHALL BE DEPORTED. Y VOID OF BARREN SPORTS, LARGER, MAN 3-MODES BY 3-MODES.
- IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE BING OF THE TING YEAR PEDROD. THE MANNEDIANGE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCLAPING MEETS CITY APPROVAL.
- STRUCTURES WHIN SOFT VISIBLE L'EGLEGNEN WELL EL LIMETO TO A HEODY OF 3 LEEL, LUGGONNEW WHIN STRUCTURES WHIN SCHALIN WILL EL LIMETO TO GROUND CIVER, FLOWERS AND GRAVIEL LESS HAMA 2 FETT (KURREN) HE GRADEL WAD OFF THE STRUCTURES NOT LESS THAN 7 FEET JABOOK THE ORDINOL. TREES SHALL (KURREN) HE GLADEL LESS THAN 8 FEET JAPON.
 - THE HOWDOWER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER WANTENANCE AND REPUR OF ALL FACULES ASSOCIATED WITH STORM WATER MANAGAIENT ON A PROPERTY,
- RECORDING SECTION TO SECTION THE OWN WAS ASSETTED BAT MAY RE-TRACE TO SECTION TO SECTION TO SECTION THE OWN T
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
- ALL LOT CORBERS SYALL BE MONAMENTED WITH HALF—BICH REBAR WITH CAP, TAD OR OTHER MONIMENTATION AS DESCRIBED BEARING THE REDISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. THE CITY OF COODIEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MANTENANCE OF PRIVATE UTILITIES, PRIVATE FACULIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT. g zi.
- MAINTENANT, OF EASIMENTS THAT US WITHIN THE BOUNDARRESS OF A SUBONISON LOT SHALL BE THE RESPONSIBILITY OF THE HOMSOMBER'S. 2
- MANTENHICI, OF LANGGLARN, THAT LES WITHIN THE TRINKT YIND OF A SINGE FAULY RESCIDING SHALL BE. THE REPOYNEBILITY OF THE MANDEWING WILLS ON THIS ON THIS PLAIT. BIS INCLUDES LANGSCAPPIN WITH THE ROBELLOGENEY, PROVIDE STREET TRACE TAINOUT PUE. 2
- ALL COOMER LOTS AND ALL LOTS ABUTTING AN ARTERNAL STREET ARE LIMITED TO SINGE-STORY STRUCTURES. (LOTS 28, 27, 44, 45, 57, 58, 67 AND 68), NOTED WITH AM "+ ". ź
 - DENEMN'S ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FLIRTHEST FROM THE STREET INTERSECTION, (LOTS 20, 27, 44, 45, 57, 58, 67 AND 68), NOTED WITH A "\$" 2
- AT EMITSSEDIDAS (TREET-MAY NUESSEDIDAS) THE MON-LUMIG SMAZ SIZE OF THE HOUSE SHALL BE POSITIONED ON THE LOUD IN MODEL TO NOTO INCLINED IN MICHOLAND SHALL BE ASSESSED TO NOTO INCLINED IN MICHOLAND SHALL BE ASSESSED TO NOTO MICHOLAND SHALL BE ASSESSED TO SHALL MODEL MICHOLAND SHALL BE SHALL B 蝉
- Wertoll contractor to install semen backtow preventor in lots. (4–6, 11–16, 32, 40, 41, 50–55, 61–65, 80 and 86–89), noted with A $^*\!\!f$ 17.
- A. STATE ALL PROPOSED STATELLA MASTERN MANDE STATEL MANDE MERIT (FLET & FLEXAL) SPRONDED ON LEXT A. STAT, ALL HOMES CHORENETED ON BLEDGE PAIGE BEIGH AT EDIVINION OF SELECT STEEN THE RESILLATION OF AN HOMEDIAL HOME PRESSURE RESIDION OF VALCE BESSED ON HER TIE & ROOMER SEGOL, WITH A T.*
 - DODGY AS ONGEWISE DOMESSAY PROVIDED IN THE DEPAILMENT AMERICAL TO THE PROPERTY WERK SUCH TRATIC SOULS. ARE WASHITZED.

HIAT PORTION OF A PARKEL OF LAND DESCHRED IN DOCUMENT # 2007-0668161 OF THE MANDON DOCHATT RECORDER VING WITHIN SECTION 1, TOWNSHOT SOUTH, RANKE 2 WEST OF THE CLICA AND BALL FINEN MEMOLAN IN MANECORA COUNTY, AREON, WENC WORE, PARTICULARLY DESCHRED. AS LOLDING.

COMMENCING AT A FOUND GOVERY, LAND GFFCE (GLQ) SAASS CAP LOCATED AT THE INCRIMIEST CORREST GAS SAND SCEPION 1, FROM WHOM A FOUND GLO BRASS CAP LOCATED AT THE WEST GLARFTER CORREST SAD SCEPION 1, BEARS SOUTH GATTOP EAST (BASS OF BEARNIN), A DISTANCE OF TESTAFFER. HENCE ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, SOUTH 0211'09" EAST, A DISTANCE OF 1,394.31 FEET, TO THE TRUE POINT OF BECONNING.

HIGH OF STATING SAID NEST LINE OF SAID MORTHWEST QUARTER OF SECTION 1, HORTH 8752/41 EAST, A DISTANCE OF 710.71 FEET.

HENCE SOUTH 0212'55" EAST, A DISTANCE OF 578.15 FEET,

HENCE SOUTH SYST22" EAST, A DISTANCE OF 62,165 FEET. TO A POINT ON THE WIST LINE OF A 20 PEET ROUT OF WITH ESSUADIAL AS DESCROOED NO DOCUMENT FISHEN-COSSYSTAN OF THE WARGON COUNTY FECUNDS (MPS).

HENCE, ALONG THE SAID MEST LINE OF SAID EASENEDY, SOUTH 1878'50" WEST, A DISTANCE OF 211.87 FEET, HENCE, ALONG THE SAID WEST LINE OF SAID EASDNOTI, SOUTH 21'28'39" WEST, A DISTANCE OF 522.12 FEET.

HENCE ALONG SALD WEST LINE OF THE NORTH-MEST QUARTER OF SECTION 1, MORTH CIZHT'09" MEST, A JOSTANCE OF 963.01 FEET, TO THE FRUE POINT OF BECANNING. THENCE, NORTH 48332'26" MEST, A DISTANCE OF 1,121.84 FEET, TO A POINT ON SAID MEST LINE OF THE MORTHWEST QUARTER OF SECRION 1; HENCE DEPARTING SAID WEST LINE OF SAID EASEMENT, SOUTH 471516" WEST, A DISTANCE OF 1947 FEET.

CONTAINING 1,256,594 SQUARE FEET OR 28.847 ACRES, MORE OR LESS.

ELECTRIC.	- ARZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
CAS	- SOUTHWEST CAS
WATER	- CITY OF GOODYEAR
SEMER	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
POLICE	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
201	- CID OF WOODERS

NOTE ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA	SAREA
AREA OF LOCAL STREET ROW	4.75
PLUS AREA SUBDIVIDED INTO LOTS	14,18
AREA SUBTOTAL (4,75+14,16 = 18.91)	18.91
APPLY 15% OPEN SPACE FACTOR	0.85
ADAUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	22.26
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	85
DINDED BY ADJUSTED CHOSS AREA	22.25
ADAUSTED GROSS DENSITY (92/22.26 = 4.13)	4.33
EDU CALCULATION	
NUMBER OF DWELLING UNITS	92
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (92 x 0.82 = 75.44)	75.44

SITE	SITE DATA	
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,256,594	28.847
STREET BOW	206,938	4.751
NET AREA	1,049,653	24,095
LOT SIZE (MN)	\$2,4120	0,
TOTAL NUMBER OF LOTS	92	
AREA SUBDIVIDED INTO LOTS	118,818	14,160
AVERAGE LOT SZE	8,704	0.154
CROSS DENSITY	3.19 DU/AO8	ACRE
OPEN SPACE	432.842	9.937
# OF GROSS AREA IN OPEN SPACE	34.4	
EXISTING ZONING	P.A.D.	

PUBLIC UTILITY EASTMENT

PARKWAY

SCHT-OF-WAY

SADIUS

			TRACT AREA & USE TABLE	
RACT NAME	AREA (SF)	TRACT NAME AREA (SF) AREA (ACRE)	350	OMERSHIP AND MAINTENANCE RESPONSBULTY
TRACT "A"	266,369	6115	OPEN SPACE, LANDSCAPE, DRANACE, EMERICANCY ACCESS EASEMENT, WATER UNE EASEMENT "M.E", PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	88,315	2.027	OPDN SPACE, LANDSCAPE, DRANAGE, PUE.	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNEY ASSOCIATION
TRACT "C"	42,389	0.973	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNEY ASSOCIATION
TRACT TOT	35,748	0.821	OPEN SPACE, PARK, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

Mark (Mort) Mark (Mar) Ma	101	AREA TABLE	ABLE		LOT AREA TABLE	BLE		LOT AREA TABLE	ABLE		LOT AREA T	TABLE		3	TABLE
20 700 200	AREA (SF)	_	AREA (ACRE)	L07 NO.	APEA (SY)	AREA (ACRE)	LOT NO.	AREA (ST)	AREA (ACRE)	LOT NO.	AREA (SF)	AREA (ACRE)	LOT NO.	AREA (SF)	AREA (ACRE)
221 7500 2016 40.91 6.399 20.46 59 6.240 20.143 781 6.347 22.1 7500 2016 41.91 6.399 20.46 59 6.240 20.143 781 6.347 22.1 7500 2016 41.91 6.399 20.46 61.91 6.240 20.143 61.91 6.347 22.1 7500 2018 41.91 6.399 20.46 61.91 6.240 20.143 61.91 6.347 22.1 6.240 20.143 61.91 62.40 20.143 61.91 62.40 20.143 61.91 62.40 20.143 61.91 62.40 20.143 61.91 62.40 20.143 61.91 62.40 20.143 62.40 20.143 61.91 62.40 20.143 62.40 20.143 62.40 20.143 62.40 20.143 62.40 20.143 62.40 20.143 62.40 20.143 62.40 20.143 62.40 20.143	6,359		0.146	20	7,010	0.161	- 65	6,358	0.146	\$. 85	6,240	0.143	111	6,347	0.146
221 7,000 0,161 0,209 0,146 0,0 0,240 0,143 0,541 0,547	6,268		0.144	21.1	7,010	0.161	1 # 0#	6,358	0.146	25	6,240	0.143	181	6,347	0.146
231 7000 0.016	6,241		0.143	122	7,010	0.161	1 4 14	6,358	0.146	09	6,240	0.143	- 82	6,347	0.146
25 ** 7,000 0,165 0,455 0,456 0,456 0,457 0,45	6,240		0.145	23	7,010	0.161	42.1	6,358	0.146	15	6,240	0.143	8	6,347	0.148
25 * 1 6,856 0.155 44 * 1 6,558 0.146 65.9 6.47 6.250 0.145 6.250 0.145 6.240 0.145 0.145 6.240 0.145 0.14	6,240		0.143	24.1	7,010	0.161	- 5	6,358	0.146	62 # 1	6,240	0.143		6,347	0.146
0.255 27 * 1* 6.355 0.146 45 * 1 7,418 0.170 66 * 1 6.510 0.143 6.315 6.315 6.315 0.215	7,032		0.161	25 **	6,685	0.153	* . #	6,358	0.146	63 # 1	6,240	0.143	1 28	6,347	0.146
0.286 22 * 1 * 4.287 0.146 441 7,48 0.170 66 1 8,78 0.164 6.240	1,128		0.255	18 . 92	6,335	0.145	46 . \$	7,418	0,170	1 49	6,240	0.143	1.58	6,315	0.145
0.146 281 6.387 0.146 471 7,448 0.170 661 6,378 0.197 651 6,388 6,488 0.146 6,481 7,448 0.170 667 6,487 0.197 667 6,488 0.146 6,487 0.146	12,279		0.282	27 . \$. 1	6,297	0.145	1 94	7,418	0.170	1 # 59	7,151	0.154		6,240	0.143
0.143 291 6,286 0.146 491 7,488 0.170 67-\$1 6,537 0.197 68-\$1 10,878 0.197 68-\$1 10,878 0.197 68-\$1 10,878 0.197 68-\$1 10,878 0.198 68-\$1 10,878 0.148 0.143 0.144 0.244 0.144 0.244 0.144 0.244 0.144 0.244 0.1	6,347		0.146	28.1	6,367	0.146	1.21	7,418	0.170	- 98	8,578	0.197	1 58	9,182	0.211
0.143 30.1 6.387 0.146 44.1 7.478 0.170 66+ § 1 6.354 0.146 67.9 6.354 6.240 0.143 3.11 6.387 0.146 20.4 6.70 0.144 6.70 0.144 6.25 0.146 6.70 6.25 6.25 0.143 3.1 6.387 0.146 20.4 6.240 0.144 771 6.354 0.146 87 6.240 0.144 3.24 6.387 0.146 20.4 6.240 0.143 771 6.354 0.146 87 6.240 0.145 3.24 6.250 0.143 3.24 6.240 0.143 771 6.354 0.146 87 6.240 0.146 3.24 6.240 0.143 3.24 6.240 0.143 771 6.354 0.146 87 6.240 0.147 3.24 6.250 0.143 3.24 6.240 0.143 771 6.354 0.146 77 0.148 3.24 6.250 0.143 0.145 3.24 0.145 0.145 0.149 3.24 6.250 0.143 0.143 3.24 0.145 0.145 0.149 3.24 6.250 0.143 0.143 0.145 0.145 0.145 0.140 3.24 6.250 0.143 0.145 0.145 0.145 0.145 0.140 3.24 6.250 0.143 0.145 0.145 0.145 0.145 0.140 3.24 6.250 0.143 0.145 0.145 0.145 0.145 0.140 3.24 0.240 0.144 0.145 0.145 0.145 0.145 0.140 0.140 0.145 0.145 0.145 0.145 0.145 0.140 0.140 0.145 0.145 0.145 0.145 0.145 0.140 0.145 0.145 0.145 0.145 0.145 0.145 0.140 0.145 0.145 0.145 0.145 0.145 0.145 0.140 0.145 0.145 0.145 0.145 0.145 0.145 0.145 0.140 0.145 0.145 0.145 0.145 0.145 0.145 0.145 0.140 0.145 0.145 0.145 0.145 0.145 0.145 0.145 0.145 0.140 0.145	6,240		0.143	29 +	6,366	0.146	- 84	7,418	0.170	18. 49	8.578	0.197	8	10,876	0.250
0.143 3.1 6.387 0.146 2.9 1.5 0.145 0.145 0.145 0.145 0.146 0.145 0.	6,240	33	0.143	30.1	6,367	0.146	+69	7,418	0.170	88 * \$1	6,354	0.146	87.41	6,240	0.143
C143 X2 # 1 6,387 O146 S1 # 1 6,240 O144 X71 6,354 O146 S6 # 6,240 O145 O146 O145 O146 O145 O146 O145 O146 O145 O146 O146 O145 O146 O	6,240		0.143	15	6,367	0.146	9 05	6,710	20154	1 69	4,354	0.146	8	6,240	0.143
0,142 3,11 6,387 0,146 32,1 6,340 0,143 71 6,354 0,146 89 6,340 6,34	6,240	-	0.143	32 # 1	6,367	0.146	51.4	6,240	0.143	100	6,354	0.146	- 58	6,240	0.143
0.145 341 6.325 0.145 554 6.240 0.145 771 6.334 0.146 87 6.450 87 6.	6,240	- 3	0.143	33.4	6,367	0.146	1 7 75	6,240	0.143	- 12	8,354	0.146	8	6,240	0.143
0.149 35.1 6.240 0.143 51.41 6.254 0.143 77.1 6.254 0.140 77.1 6.254 0.140 77.1 6.254 0.140 77.1 6.276 0.143 77.1 6.276 0.143 77.1 6.276 0.143 77.1 6.276 0.145 77.1 6.276 0.145 77.1 6.276 0.145 77.1 6.276 0.145 77.1 6.276 0.145 77.1 6.276 0.145 77.1 6.276 0.145 77.1 6.276 0.145 77.1 6.277 0.145 77.1 6.277 0.145 77.1 6.277 0.145 77.1 6.277 0.145 77.1 6.277 0.145 77.1 77.1 6.277 0.145 77.1 77.1 6.277 0.145 77.1 77.1 6.277 0.145 77.1 77.1 77.1 77.1 77.1 77.1 77.1 77.1 77.1 77.1 77.1 77.1 77.1 77.1	6,240		0.143	7	6.323	0.145	33.4	6,240	0.143	121	8,354	0.146	54	6,240	0.143
0.66	6,505	15.	0.149	+ 12	6,240	0.143	3	6,240	0.143	131	6,354	0.146	85	6,360	0.146
0.161 371 6,240 0.143 551 6,240 0.143 751 6,302 0.161 0.161 0.145	7,010		0.161	36 +	6,650	0.153	8	6,240	0.143	74.1	6,759	0.155			
0.161 38 6,279 0.144 52 6 1 8,40 0.147	7,010		0,161	37.1	6,240	0.143	-58	6,240	0.143	- 52	6,302	0.145			
	7,010	Т	0.161	38	6,279	0.144	20.00	6.740	1710	76.1	6.347	0.146			

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEBRUL EMERGEN'Y MANAGENT AZDICY (FEMA) 7,000 RISHAME PAIT.

M. PRING HOMES GAUGISSASS, EFFECTIVE DATE OCTOBER 16, 2013, SIGN PORTIONS OF THE STE TO

M. WHITE STORY Y (SALED) AND 200E 'N.

CORNER LOTS AND LOTS ABUTING AN AFREAL STREET ARE LAWITS TO SWIZE—STORY STRUCTURES, SEE NOTE 14. (LOTS 28, 27, 44, 45, 57, 54, 67 AND 68)

THE WATCH LINE CENTERINE

LOT UNE

VEHICULAR NON-ACCESS EASEMENT WATER LINE EASONENT SDEWALK EASEMENT

SWE ME

-- - ROHT-OF-WAY UN - EASSAINT UNE - BOUNDARY LINE

LEGEND

A LETTER OF JUAP REMSON (LOMR) REQUEST HAS BEEN SUBJITTED PER CASE, \$21-09-1809P, ALL FINESED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

LOTS AT T-MITERSCRONG (*BHRET-HAVY RITERSCRONG), THE MON-LUNG SHALL SEE TO PROSINGE ON THE LOT IN OBSER TO ANDO HALLUCKET RITERSCRONNIO LINNG AND ALEAS, SEE NOTE 16. (LOTS 1, 7, 8, 25, 81 AND 84).

WITH 1/2" REBAR W/CAP RI UNLESS OTHERWISE NOTED

SURVEY MONUMBYT (FOUND, AS NOTED)

ZONE "Y (SHUKEN) IS DETHELL BY FELLA AS FILLIONES, MELS, OF 0.72X ANNULL, CHANGE, OF PROCESSION STATE, OF YELLY STATES, THEN YELLY FOR THE REPAIRED, REPERFOR LESS THAN 1 FOOT OF WITH REPAIRED, REPORTED BY LIKES FROM 1% ANNULL CHANGE, FLOOD (100-YELR) FLOOD.

ZONE, A* IS A SPECIAL FLOOD HAZAND AREA (STHA), AREAS SUBLECT TO NUMDATION BY THE I-PERIODIT ANNUAL CHANGE FLOOD EVENT, NO BASE FLOOD ELEVATIONS (BPES) DETERMINED.

DRIVEMAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SDE OF THE FURTHEST FROM THE STREET INTERSECTION, SZE NOTE 18, (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)

(SEE DETAIL SHEET 2) CALCULATED MONUMENT CENTERUNE MONUMENT

6

A CONDITIONAL LITTER OF MAP RETISSON (CLOMP) REQUEST HAS BEEN SUBMITTED TO FEMA IN COMMANDIA WITH THE REPORTED DIAGNOR AND DEABANCE PLANS FIRE CLOSE, (201-09-CHARC ONE) CONSTRUCTIO, AND "AS-BILL" PLANS HARE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LITTER OF A LITTER OF THE WASON (CLOMP) REGOLST.

OFFICIAL RECORDS OF MALCORD CONTROL OF STEPREN RECORDS 2022664927 07/28/2022 11:34 BOOK 1685 PAGE 49 ELECTRONIC PROCHOING ESTRELLAPARIIE-6-1-1-M-

DOWTHACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (4-57 AND 62-88) VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. SEE NOTE 17. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89)

> MARICOPA COUNTY RECORDER PLANNED AREA DEVELOPMENT

CENERAL LAND OFFICE MAP OF DEDICATION

8 804 90 DV0 PKWY 25 W/H

A SO

100 min

ESTRELLA - PARCEL 11.E FINAL PLAT

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND AREA 28.847 AC SHEET 2 OF 6 LEGEND. SEE SHEET 3 FOR LINE & CHRVE TABLES

HUITI-ZOLIARS

11E/2014/0MC,8/118004012-Lb03'9MB	silo/01 - Porcel	/1-18-004 Eath	sineorte/18/Phoenix



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	BUILDING		я <u>т</u> Т	888	ETAIL 98	
_	30.e	is pi	10 ≥ 30d 9	271	PICAL 52' x 120' LOT DETAIL	1.5
22	10.0 r	ъ год .	8/M 52, 52,		AL 52' x	×
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NOTES *SETILACIS AND DEPLICAMENT STANDARDS PER THE LUCERD PAD, AMENDED **18' OR 21' SETILACE FOR 3' DIFFERENTIAL.

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SIGHT VISIBILITY EASEMENT N.T.S.

NATIONAL RECORDS OF MACHINE RECORDER
STREEMS HIGHER
2022064527 07/25/202 11:34
BOOK 165 PARE 49
ELECTRONIC RECORDING

ESTRELLAPARIIE-6-1-1-M-yorkm

FINAL PLAT	ESTRELLA - PARCEL 11.

HUITT-ZOLLARS
50014 dits later, shat 100 | Proprio, April 20018
Colon 4,001 later (2,0018)
which distances

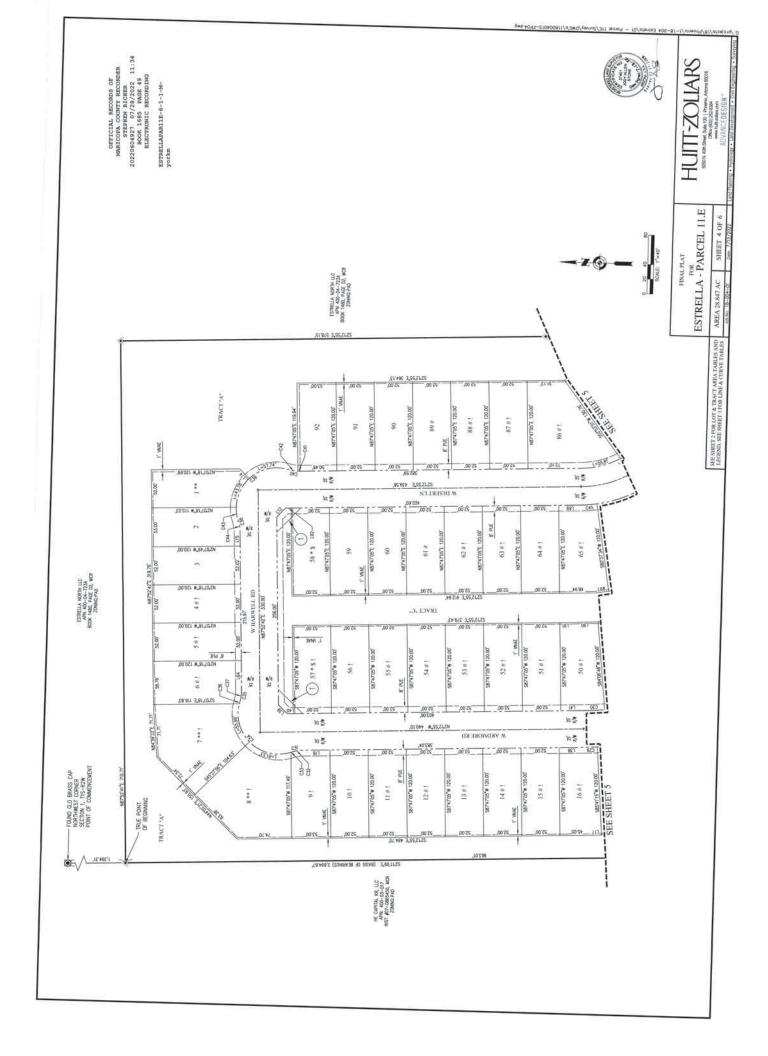
1.E SHEET 3 OF 6 Our 7/13/2022

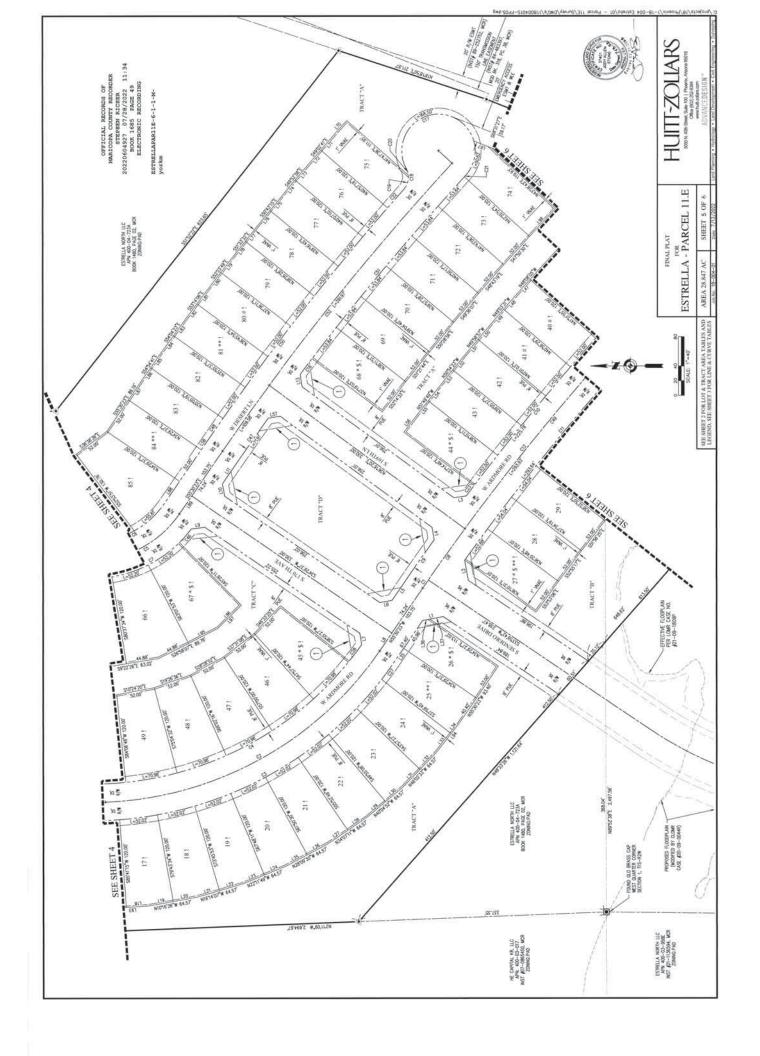
AREA 28.847 AC
SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LICURND, SEE SHEET 3 FOR LINE & CURVE TABLES

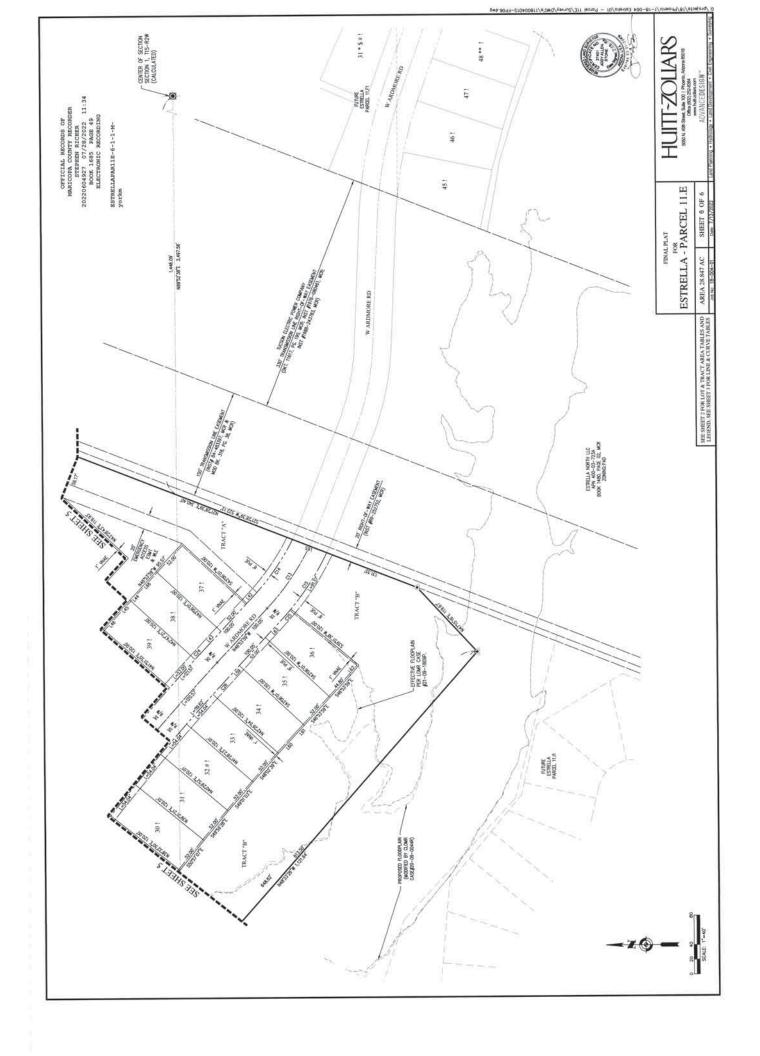
96	96	BEARING	CURVE NO.	RADIUS	OUF DELTA	CURVE TABLE	8	-	CURVE NO.	RADIUS	DELTA	CURVE TABLE	HIDNGTH	CHD BEARING
13.44° NSS 428.05° S28	+	N5522710*W S2851'39'E	C20	25.00	22.48.20	30.58	3.89	N7204'46"W S7256'22"W	6 8	50.00	174510	15.49	15.43	WT0'00'9TS
448.47 528	-	S28751,39*E	153	3,505.00	*60,200	2.20	2.20	N47723'01"W	623	55.00	12572444	120.39	97.75	W47710'06*W
397.34		\$2824'51'E	C22	3,555.00	0.32,36	33.71	33.77	N48'46'23"W	C40	50.00*	1745'10"	15.49	15.43	N6'39'40'E
130.067	7.0	528751'39'E	523	3,225,00	75,810	17.77	17.77	N5254'43"W	170	50.00	253,04	2.52	2.52	NO'46'23"N
107.63° NZ	-	N2815139*W	525	3,225.00	018'40"	17.51*	17.51	N470319*W	C42	50.00	1452'06"	12.98	12.94	N8706127E
145.37 52		52731'42'E	523	375.00	37425	21.20	21.20	W-11,15,84N	043	55.00	19739'15"	18.87	18.77	87957'09"W
99.34° NS4		NS423703*W	953	3,175.00′	0.38,07	36.12	36.12	N4713'33"W	644	50.00°	17*45'10*	15.49	15.43	879'00'07'W
6X.02' NS		N5476'48"W	527	500.000	330,08	30.56*	30.56°	\$53°45'19'E	3	170.007	709'31"	21.24	21.23	SS.47.40°E
347.12 NA		N4929,05*W	C28	450.00	3:32/14*	27.78	27.78	SS2'50'40'E	C46	170.00″	876'41"	24.56	24.54	S48.42,03,E
412.97 NS	F	NS03743*W	853	500.00	205,30	18.30	18.30	S275'50'E	C47	3,505.00	170732	71.91	71,91	NS435'07'W
465.83 ^T N	1	NS17047587W	030	450.00	3.40,18	28.84"	28.83	SADYOSE	648	3,555.00	0.35,43	36.93	36.93	W5572'32'W
102.77	+	\$5570'31'E	2	30.00	17*45'10"	15.49	15.43	S1105'30'E	642	3,200,00	6.49.40	383.34	381.12	W_05,9L05N
93.38		355 bg 33 T	C32	50.00′	174510"	15.49'	15.45	S11705"30"E	85	3,555.00	700'18"	434.64"	434.37	M52700147W
11216 1	1	W.10,05,55M	ccs	55.00	027,00	0.43	0.43	518744°35°E	8	3,505.00′	5.45,28	352.23	352.097	NS074"4"W
76.97 N	-	W5254117W	5	55.00	125:35'56"	120.57	97.84	S42'49'54"W	252	3,530.00	8108'27"	501.55	501.13	WS126'10"W
81.36° S71	-	N,80,50.4S	cos	20,000	17.4510	15.49′	15.43	N8374'45'W						
TO OT	t	- and and a second	350	SK AN	195,550	187	289	WTCM/NTW						

		7			LINE TABLE			LINE TABLE	- 6		LINE TABLE	100
DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	TIME NO.	BEARING	DISTANCE
28.41	121	WTG74'DIN	32.26	197	N212/55"W	30.86"	191	S46753'59'E	17.25	181	\$5374'06'E	26.88
27.9%	723	N1674'07'W	32.26	142	N4655759*#	13.56′	162	SS076"22"E	14.00	182	\$5374'06'E	26.66
17.16	123	WZZZJI, 48,JM	32.28	143	N4653759*#	34.49	163	N4655359*#	30.80	1.83	\$54.04,23,E	26.88
17.29	124	W_59,31,22N	32.28	141	N4712'39"W	30'6	1.64	S8752'42'W	40.81	184	\$\$4.04,23,E	26.88
37.35	83	N287930*W	32.28	145	N4712'39"W	26.97	165	N2128'39'E	50.17	1.85	35454'41'E	26.88
16.80	128	NZ879'30"W	32.28	1,46	N48'08'05"#	26.97	991	N4653359*#	43.57	987	S\$454'41'E	19.09
15.81	un.	N34D711*W	32.28	147	N48'08'05"#	26.97	167	N2179'39'E	25.62	187	\$\$530,53E	34.16
29.51	128	W34D7117W	32.26	148	N48735'31"W	76.97	997	\$972726°E	18.14	1.88	N55'30'Z3"W	36.67
18.78	129	N40704'52"W	32.28	149	N4933337W	76.97	691	3272'SSTE	30.80	1.89	\$5530'23'E	79.51
17.12	130	N40D4,25,M	32,26	150	N4978757	28.97	170	S4872724°E	26.86	130	3,50,9LS	38.57
37.14	133	N4672233*W	32.25	151	N49587511	76.97	L71	\$4970741°E	26.88	167	\$27,2755	15.43
16.98	(32	N4672737W	32.28	152	NS0'54'23"W	26.97	777	\$49.02,41,£	26.88	192	\$27,255°E	7.80
16.79	133	NS200'15"W	32.28	153	NS0'54'23"W	26.97	173	S49322587E	26.88	193	N418'45'W	43,63
18.00	1.34	NS20015*W	18.96	20	N.21,48,48,M	26.97	174	S49752'58'E	26.88	194	WS2T00'15"W	51,24
19,14°	9	\$55.30'23'E	21.45	155	NS1,48,48_W	26.97	527	\$50743715°E	26.88	195	\$2638'07'E	44.88
37.34	178	W10'45'21"W	26.6	957	N52*45'14"W	26.97	176	SS07431ISTE	26.88	957	S44337497E	44.88
11.35	133	W10'45'21"W	18.49*	137	S978'31'E	16.85	123	\$51.33,32,E	26.88	163	S44232,48,E	44.88
32.28	138	\$272'55TE	33.70	158	N55'30'23"W	15.07	178	\$51'33'32'E	26.88	138	S4702'34'E	52.00
32.28	ñ	3,45,69,24%	16.96	651	N4625339W	17.25	173	S\$273,49TE	26.88			
32.28	140	W_252,ZZN	8.20	160	S4713'56'E	34,76"	087	SS22548T	26.887			

	ਲ	CURVE TABLE					B.	CURVE TABLE					COUR	CURVE TABLE		
RADRUS	DELTA	ARC LENGTH	CHD LENGTH	CHO BEARING	CURVE NO.	RADIUS	DELTA	ARC LENGTH	HIDNETH DIO	DHD BEARING	CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHO LENGTH	CHD BEARING
3,200.00	01476°	13.46	13.44	NSS22510*W	613	25.00′	4709'23"	20.58	20.00	N72'04'46"W	C37	50.00	1745'10"	15.49	15.43	NB374'43"W
475.00	537729	441.80	426.05	\$28'51'39'E	020	25.00	22.48.20	9:50	9.89	5725622°W	638	50.00	174510*	15.49	15.43	W_10,00.6/S
200,000	\$377729	465.05	448.47	\$28751"39"E	53	3,505.00"	_60,20.0	2.20	2.20	N47723'01"W	623	55.00	12524'44"	120.39*	97.75	N4770'06"W
450.00	52,23,52	411.53	397.34	\$2824751TE	225	3,555.00	0.32,36	33.71	33.717	N48'46'23"W	040	50.00	17745'10"	15.49	15.43	3,04,60,8N
145.00	\$377.29	134.87	130.067	\$2875179°E	523	3,225.00	75,810	17.77	17.77	N5254'43"W	170	50.00	253,04	2.52	252	NO'46'23"N
120.00	537729*	111.61	107.63	N28'51'39"W	22	3,225,00"	018'40"	17.51*	17.51	W4773719"W	CAZ	50.00	1452'06"	12.98	12.94	N8706127E
170.00	50'37'35"	150.21	145.37	\$2731'42'E	55	375.00"	37423	21.20	21.20	N48'31'11"W	C43	55.00	19'39'15"	18.87	18.77	87957'09"W
3,200.00	146'43"	99.34	99.34	NS437017W	80	3,175.00	0.39'07"	36.12	36.12	N4713'33'W	110	\$0.00	17*45'10*	15.49"	15.43	W_70,002878
3,225.00	10701	63.02	63.02	N5476748"W	223	200.00	330,08	30.56*	30.56"	S53'45'19"E	CAS	170.007	709'31"	21.24	27.23	SS.47.40°E.
3,225.00	\$10,15	347.29*	347.12	N4939'05"W	873	450.00	3:32/14"	27.78	27.78	SS250'40'E	C46	170.00″	876'41"	24.56	24.54	S48'42'09'E
3,175.00	72728	413.26	412.97	NS037'43"W	600	500.000	205,302	18.30	18.30	SZYSSOFE	C47	3,505.00	'25'0L'I	71.91	71.91	NS435'07'W
3,200,00	821'57	467.24	466.83	MSTD478FW	030	450.00	3.40,18	28.84	28.85	SADSOSE	648	3,555.00	035'43"	36.93	36.93	W5572732'W
350.00	1655703*	103.14	102.77	\$5520'31'E	153	30.00	17'45'10"	15.49'	15.43	\$110530TE	643	3,200.00	6.49,40	38:36	381.12	W_05,8L05N
325.00	16.31,08*	93.70	93.38	\$55.50.33.E	COS	50.00	17.45'10"	15.49'	15.43	3,00,90,10	953	3,555.00	700'18"	434.64"	434.57	W5270014*W
375.00	1772'03"	112.58	112.16	MSS-30'01"W	CCC	55.00′	027,00	0.43	0.43	S19"44"35"E	5	3,505.00′	5.45,58	352.23	352.097	NS074'41"W
3,505.00	02827	76.97	76.97	N5254117W	Ť	35.00	125:35'56"	120.57	97.84	S42'49'54"W	252	3,530.00	8108'27"	501.55	501.13	MS126'10"W
50.00°	25105'51"	219.12	81.36	W,80207S	SSS	20'00,	174510"	15.49′	15.43	N8374'45'W						
200					91.0	100.00				The second second						







COUNTY OF MARICOPA STATE OF ARIZONA

SINCE HE HERE PRESENTS

HAT STRELLA NOTH LIC, A ROLAWRE LIANTO LIMBLITY COMPANY, AS OWIGH, HAS SEGNOTED UNCER THE TAMES TOTALLY A PARKET, HAS SEGNOTED UNCER THE ALLA ON LISTED TOTAL A PARKET, HAS SEGNOTED UNCER THE ALLA ON LISTED TOTAL AND LISTED TOTAL UNCERNITHER. COLORIS AND CONTINUES OF THE COLORIS AND CONTINUES OF THE COLORIS AND LISTED TOTAL UNCERNITHER. TO NOWN BY THE WARRET, THE FORM BY THE COLORIS AND LISTED TO THE FORM BY THE WARRET.

ESTRELLA KORTH LIC, A CRUANAC LANTO LUARUTY COMPAYC, AS OMRE, HETEDY CODONIES, COMPIES, AND CONFESS TO THE COTY. OF COCONICAS, IN FEE, ALL STREETS AS SHOWN ON SAG FAM. PLAT AND INCLUDED IN THE PREJACES DECORRED.

ESTRILA KORT LA CALLANGE LIND LUBERTO CONTRA PARA EN ELALOS AL ESTRILA KORTAN PARA CONTRA PARA ALTERNA SERVICIONE CONTRA PARA PARA EN ESTRILA LE ALTERNATA L'ANTI-L'AND ROCCIONA ALTERNA PROSE SERVICIONE DE PROSE DE L'ARCE À RESERVA L'ANTI-L'AND ROCCIONA ALTERNA SERVICIONE DE SERVICIONA DE L'ARCE À RESERVA L'ANTI-L'AND ROCCIONA ALTERNA PARA CONTRA L'ANTI-L'ANTI

SYBDIA WORTH LLC A DELANGE LEWITH DARRITY GARRY, AS FORTH ASSETS DELANGES TO FOUND OF CONTROL OF CO

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STERRING WHICH, A DURWING WHITE UNBERTHING SHEET RECLARES THE THE WASHINGTON WHITE WHITE THE WINDS WE WASHINGTON WHITE THE WASHINGTON WHITE WASHINGTON WASHINGTON WHITE WASHINGTON WASHINGTON WHITE WASHINGTON WASHINGTO

COOTAM FOR ILC, DA LONG WELL BURDT COMPAN, CORRESPONDED TO FELD OF COOTAM FOR THE CONTRACT OF THE CONTRACT OF

IN WINESS WERGO, CERTELLA METH LLC. A DICLAMPE LIMITOL LIGHLITY COMPANY. AS ONE'S, HAS PERSIMPLO CAUSED ITS MAN TO BE ATTENTED BY THE SHARING OF THE UNDESPONDED OFFICES PERSUMPO DICKY MININGERIES THE LIGHT COMPANY. AND THE SHARING OFFICES WERROAMD DICKY MININGERIES THE LIGHT COMPANY. AND THE SHARING OFFICES WERROAMD DICKY MININGERIES THE LIGHT COMPANY. AND THE SHARING OFFICES WERROAMD DICKY MININGERIES THE LIGHT COMPANY.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY

ESTRELLA PARTHERS, LP, A DELAWARE LIMITED PARTHERSHIF SOLE WEMBER AND MANAGER

OCCOPTAR DAR CP., LLC, A DELAWARE LIMITED LIABILITY COMPAN GENERAL, PARTINER EUR HARVARD LLC, AN ARZONA LIMITED LIABILITY COMPANY ADMINISTRATIVE MEMBER

HARVARD INVESTMENTS, INC., A NEVADA CORPORATION MANAGER. PRENT TREASURENZ anner

FINAL PLAT

ESTRELLA - PARCEL 11.F.

ESTRELLAPARI1F1-5-1-1-M-Sotor A PORTION OF SECTION 1, TOWNSHIP I SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION ACKNOWLEDGMENT

COUNTY OF MARICO P.A. STATE OF ARIZDAM

PRINCE AT IN E. S. DAY OF JULY AND STATE ACCESSORY TO BE THE ACCESSORY OF A STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY. AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY. AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY. AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY. AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY. AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY AND STATE ACCESSORY.

THE LEGEROSCORY AS GENERAL VIEW AS CATENAR CENT PORT DESCRIBED WE PREPARE VIEW WITH MEDIFF BLAZE VIEW AS IN THE CELLINA ME SECRECE OF THIS SUBVISION THAT HAS NO THE MEDIFF BLAZE VIEW AS IN THE LEGEROSCORY AS IN THE VIEW OF THE PROPERTY CANCERD, MA THE OFFICE OF THE PROPERTY OF THE VERSION OF THE SECRET WAS DESCRIBED AS SHOWN ON THE SECRETARY AS IN THE SECRET VIEW OF THE VERSION OF THE SECRET WAS DESCRIBED AS IN THE THE SECRET OF THE PROPERTY SHOW CONFIDENCE OF THE SECRET WAS DESCRIBED AS IN THE THE SECRET WAS DESCRIBED AS IN THE SECRET WAS DESCRIBED AS IN THE SECRET WAS THE THE SECRET WAS DESCRIBED AS IN THE SECRET WAS THE SECRET WAS DESCRIBED AS IN THE THE SECRET WAS THE WAS THE SECRET WAS THE SECRET WAS THE THE SECRET WAS THE SECRET WAS THE SECRET WAS THE THE SECRET WAS THE SECRET WAS THE SECRET WAS THE THE SECRET WAS THE SECRET WAS THE SECRET WAS THE THE SECRET WAS THE THE SECRET WAS THE

LENDERS CONSENT AND SUBORDINATION

IN WINESS MEREOF, I HEREINTO SET MY HAND AND OFFICIAL SEAL

Buth these Buth Adors WY COMMISSION EXPRES. JANUARY 16, 2025

07/15/2022 DATE

THE MEDISORY DLY AUTHOR DESIGNATION OF THE VALUES AFFERS THE ADDRESS AND THE ADDRESS AFFERS THE RECORDING OF THE PRESENCE AFFERS THE RECORDING OF THE SHALL FOR "STREAM AND ADDRESS AND AFFERS AND ADDRESS AND ADD RATTFICATION & CONSENT KNOW ALL UGN BY THESE PRESENTS.

ACKNOWLEDGMENT FOR RATIFICATION

country or Maricopa STATE OF CAPILLETON C.

APPROVED BY THE MAYOR AND CITY COUNTIL OF THE CITY OF COCONTAR, ARIZONA THIS 11 DAY OF CITY OF

APPROVAL

UT COMUSSION EXPRES JANUARY 14, 2023

ATTEST: (DRILL) TO LECK CONDEN)

MAYOR (JOSEPH BIZZLIO)

BW

A COET 1 A DOLD . PRODULLY AMENDE BODGE ME. THE UNDESCRION HOTHER, REPORT WINDS WITH STREAM STREA BETONE WE THS 18th DAY OF I LEBLY

IN WITNESS WIESEOF, I HERELINTO SET MY HAND AND OFFICIAL SEAL MOTHER FORMER









ESTRELLA - PARCEL 11.F1 AREA 17.513 AC SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES FOUND GLO BRASS CAP-SOUTHEAST CORNER SECTION 1, TIS-RZW POINT OF COMMENCEMENT SECTIONAL / BOUNDARY & KEY MAP

AND AROMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E.

NOTE PARCEL 11.51

STEPHEN RICHER 20220606048 07/28/2022 02:26 BOOK 1686 PAGE 6 ELECTRONIC RECORDING OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER

VICINITY MAP SECTION 1, TIS, R2W NOT TO SCALE

SURVEYOR

PROPERTY OWNER DEVELOPER

2/10/2

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

ATHORIZO REPESSIONALINA STRUGH A, STARFHOW UTCH MEXINERS ACKNOWLEDGMENT

DATE

WAY, SUITE 100 ESTRELLA NORTH LLC
17700 N PACESETTER WAS
SCOTTSDALE, AZ 65256
TEL (460) 348-1118
CONTACT: THE BRESLIN BRESLIN
EMALE: TBRESLINGHARVARG

HOSRN RYM CONSULMITS/HUTT-ZO 5950 M. AOTH STRETT, SUITE 100 PHOEMS, ARTICAN ROTIO TEL. (802) 252-8384 FAX. (802) 252-8385 GANALE, 2021 A. STORE RIS EMALL, ASTONE ON TIT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

SHEET INDEX

MRCE # 400-04-7234

THE TORGONG INSTRUMENT WAS ADMONITORED BEFORE WE THIS 18, DAY OF JULY BY SHARM AN ARROW OF SHARM OF SH

COUNTY OF MARICOPA

STATE OF ARIZONA

IN WITHESS MACREDE, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

Bith Clus

Say Hoffer Ser

DATE Jely 18, 2002

THE VILLEGIOF GOOD BAND ASTA - GENSTANT

NWE RIGHT WILLS

CORE SEET, SIT DATA, KTY MAP AND APPROVALS
GERRAL, MISTEL, UI & RIGHT TABLES, LICEON AND LECA, DESCRIPTION
BENEAUSEN STATE, ALONE MAY, EDY TABLE, ASSOCIATION NOTE
AND LIKE & CAREF TABLES
FALT SEETS. SEET 4-5

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LES WITHIN THE DOMESTIC WATER SERVICE, AREA OF THE CITY OF GOODPEAR, WHICH DESIGNANTED AS HANNE AN ASSURED WATER SUPPLY PURSUANT TO AREXINA REVISED STATUTE SECTION 45-576.

SITE	SITE DATA	
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	762,880	17.513
STREET ROW	152,321	3.497
NET AREA	610,559	14,016
LOT SIZE (MIN)	60'x120"	,0
TOTAL NUMBER OF LOTS	28	
AREA SUBDIVIDED INTO LOTS	480,765	11.037
AVERAGE LOT SIZE	8,289	0.190
OROSS DENSITY	331 DU/AGRE	ACRE
OPEN SPACE	129,794	2.980
X OF GROSS AREA IN OPEN SPACE	17.0 X	×
ENSTING ZONING	P.A.D.	

BASIS OF BEARING

THE EAST UNE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHO 1 SOUTH, OLD AND OAST DRIVEN HAVING TO REPROVE OF ADMINISTRATING TOWNSHO SAUS SECTION THE SOUTHEAST CORNER OF SAUS SECTION BY CHARGE OF SUCH SECTION TO SHOUSE OF SHOU

SURVEYOR'S CERTIFICATION

LOUR A STORM, A POR MEGRADO AND SHAPPEN WE SETTLE OF ALROWS, DO HESTER CORP. THE STORM ALTO HESTER, A DESTER CORP. THE WEST PROPERTY AS THE ALTO THE ALL SHAPPEN WAS THE WAS THE ALL SHAPPEN WEST SHAPPEN WAS THE ALL SHAPPEN WAS ALL SHAPPEN WAS THE ALL SHAPPEN WAS THE ALL SHAPPEN WAS THE ALL SHAPPEN WAS ALL SHAPPEN WAS THE ALL



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FINAL PLAT

SHEET 1 OF 5

GENERAL NOTES

- THIS CRELOWENT IS WHEN THE STRVET, MEX. OF THE CITY O COONTEAN WHICH INS BETA RESIDENCED A COONTEAN WAS ASSESSED. THE THE CITY OF COONTEANS COONTEANS WHITE STRAFF IN STRAFF WAS SOMEWHITH THE ACT SOMEWHITH THE CITY WEREIGNESSOR IN THE CITY WEREIGNESSOR IN THE CITY WEREIGNESSOR IN THE CITY WEREIGNESSOR IN THE CITY WAS ASSESSED. WHITE SEAD WAS THE CITY OF THE CITY OF
- NO STRICTURES OF ANY RIGH SHALL BE CONSTRUCTED OF PLACED WITHIN OR DATE THE UTILITY EXCENDERS OF THE TOTAL STREAM HER PRODUCE THE OTHER CHANGES OF CONSTRUCTION SHALL HAVING ASSESS THE PRODUCE STREAM HER PRODUCE STREAMS OF STREAMS OF PRODUCE STREAMS OF ST
 - NO STREATING OF MY NEWS SULF, DE CONSTRUCTION AND NO VESTIGATION SOLAL OF A FAULTION WHE HE OF STREAM WHICH OF OR O'CES AND TO READING STREAM STREAM OF O'CES AND THE TIME TO STREAM WHICH OF O'CES AND THE TIME TO STREAM STREAM
 - MAPPOLIDENTS MACK WITHIN A COTT ROUT-GF-MAY, TRACT OF ELGENORY THAT MELL BE MUNITARD IN THE PROCESSOR OF THE APPOLISHED TO THE PROCESSOR OF THE PROCESSOR OF THE PROCESSOR OF THE PROCESSOR OF THE SOURCE OF THE SOU
 - THE DEVELOPER SHALL MANTAN AND WARBANTY ALL IMPROVEMENTS FOR A PERIOD OF THO YEARS BECANNING MANEXIATELY AFTER THE CITY ISSUES THE NOTFICATION OF APPROVAL FOR THE PROJECT.
- OTHENGTRE MANTENAGE, AND INFRONTING PRODUCTION OF DELEGINGS SALE, BE RESPONSIBLE TOR-MANTENERS ACCOUNTER PROTECTION TO ALL MEMOREMENTS, ANY DALAKEDS IMPROVEMENT SHALL BE MANTENED YESPARED OF REPLACED AT THE DEPLACEMENT SPORTS.
- MANNEDANIC SMALL INCLUDE, BUT IS NOT LIMITED TO STREET SMEEDING, APPLICATION OF SEALANT ON ALL CRACKS AND JOINTS AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAYSACHTS.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMINATED AND SHALL MEET CITY STANDARDS.
- LANISCAPED AGESS WILL GE MANTARED IN THE FUTURE BY THE CITY OF OCCOPICAR SHALL BE CLEARLY DESCRIBED ON THE APPOSICED PLANE AND ARE SUBJECT TO THE FUTURING REQUIREMENTS. THESE ARESA MAY INCLUDE RETIREMENT AND STREET CHAIRS MEDIAL MAGINGAL PROSECUPING. F ALL MARKONEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TIMO YEAR WARRANTY PERIOD THE MANTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- THE DEFICIORES SHALL MARTAIN AND WARRANTY ALL PLANTED AREAS INCLIDING BRIGATION SYSTEMS FO A PRISOD OF THE TASKS BEGINNING AMEDIATLY AFTER THE CITY ISSUES THE NOTHICATION OF APPROVA FOR THE PROPERTY.
- DERING THE MANITURNES, AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONDED. FOR MANITARIES AREQUITE PROTECTION TO ALL ARESE, AND PAULAGO, AND AND AND AND REPORTED SHALL BE MADENIATY REPARED ON REPLACED AT THE DEVELOPER'S DEPRINE.
 - MANTENANCE SHALL INCLUEE CONTINUOUS OPERATIONS OF WATERONG, MEDING, REDUCIAL, OF DEAD FLANT TRANSILL, NORMEL, ROLLING, SPANTAN BACETS AND PERT CONTROL, RE-SEEDING, REPLACEMENT WAS ALL OHER MEASURES TO DESIDE GOOD MINALL ROOWTH.
 - WICH THE THRF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE, AND IS AN APPROXIMATE HEIGHT OF F-NOVES, MONING STALL EIGHN MACHANITAT TO A S-HICH REIGHT AND SHALL BE MONED THEREATTR WAS BROUGED IN SATE MOSEMENTS TO A HEIGHT OF 2-RICHES.
- - AT THE TRANSMEND OF THE MARTHANICS AND NARBANTY PERSON ALL THIS JABLAS SHALL BE ALLYE, "HEALTH", TOUR MARCA SHALL BE CHAPLETLY VOD OF BANKEN SYNOL BE CHAPLET THAN S. HEALTH", THEAS SHALL BE CHAPLETLY VOD OF BANKEN SYNOL SHARSH THAN S-HEAKES OF SHALL SHARKS.
- STRUCTURES WITH SEAT VISBULY EJUSZJOHS WILL BE LANDS TO A FEDIT OF 3 FEST; LANDSJUNIO WITHN SOAT VISBULY EJUSZJOH OF WITHN SOAT VISBULY EJUSZJOH WILL BE LANDS TO RONNE CHOEFS AND GRANT EJSS THAN 2 FEST TANNERS, HIGHAR WAY OF RESS THAN 1 FEST AND THE SOAT THE COUND. THEIS SHALL NOT BE FALSD LESS THAN 3 FEST AND THE SOAT WE SHALL WHITH WOR BE FALSD LESS THAN 8 FEST AND THE SOAT WE SHALL WOTE BE FALSD LESS THAN 8 FEST AND THE SOAT WE SHALL WE WANTED AND THE SOAT WAS AND THE SOA IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERSON, THE MAINTENANCE AND WARRANTY PERSON SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- THE HONDOWER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPERTY.
- ARE RECORDED SEAT TO ATTEMPT WOSE, WANTON, COST, AND ALL OTHER TITLEST, THAT MAY BE CAUSED TO OFFICE THE ATTEMPT WAS REPLY AND ATTEMPT OF THE ATTEMPT OF THE
 - ALL NEW OR PELOCATED UTLITTES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
 - ALL LOT CORREYS SHALL BE MONIMENTED WITH HALF-INCH REBAR WITH CAP, TAG OR OTHER WONLMENTON AS DESCRIBED BEARING THE RESPONSIBLE FOR THEIR PLACEMENT. THE CITY OF COCOPEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MANIFORANCE OF PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACULTIES OF LANDSCAPED AREAS WITHIN THIS DEVELOPMENT. 9 0 z,
- MANTENANCE OF EASTMENTS THAT LE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEDIMERY'S. 12
- MARTENACE OF LANGSLANES THE TREATMENT OF A SHORT YARD OF 1 SHOLE FAMILY RESIDENCE SHALL RE. THE REPORSELLIY OF THE HALKENINGEN WILES OFFERWER NOTED ON THIS PLATE. THIS HALLIDES LANDSCHANG WITH THE REDIT-OF-WAY, FROM IE. STREET THACE AND OFFER. 13
- ALL CORNER LOTS AND ALL LOTS ABUTING AN ARTERIA, STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 1, 11, 31, 32, 32, 39 AND 44), NOTED WITH AN "+". DEPERATS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET WITESECTION (LOTS 1, 11, 31, 22, 37, 39, AND 44) NOTED WITH A "\$". 2

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- A I T-HITDSCTRONS (THREE-WAY INTERSCTRONS) THE NINH-LYNNG SAUZ SOE OF THE HOUSE SHALL BE SYSTEMBLE OF HE (LI) HE NODED TO ANDE HAADLANT INTRUSION HYD LYNNG AREAS (LUTS 14, 15, 73, 73, 73). 16
- Notice with a ${\cal F}_{-}$ 17
- The Proposition States Assessment assessment as the Proposition of the
- EXCEPT AS OTHERWISE EMPRESSAY PROVISED IN THE DEPOSPMENT FOR LUCKNO, DEPOSPED SHALL CONSIDERLY ALL TRAFFIC SIGNALS WITHIN AND/OR ADJACENT TO THE PROPERTY WERN SLOY TRAFFIC SCHALLS WERN SHALL WERN SCHALLS WITHIN AND THE PROPERTY WERN SCHALLS WAS REVORANTED.

MAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCLARDIT # 2507-0548161 OF THE MARCORA COUNTY MODELS LYNN WHITE SCENTIN 1, TOWNS OF 1507-0548161 OF THE GLA AND SALT RIVEN MEDIDAN MARCORA CARRY OF THE GLA AND SALT RIVEN MEDIDAN MARCORA OCCUPIENT, ANTICALLE SIDEM MARC PARTICLARY DESCRIBED AS PALLONE.

LEGEND

THIS PROJECT WILL BE INCORPORATED RITO THE EXISTING MILAGES AT ESTRELLA MOLUNTAIN RANCH COMMUNITY ASSOCIATION.

FLOODPLAIN

HOME OWNERS ASSOCIATION

THENEX (EZRATING SAUD EAST LINE, NORTH 68"45"54" WEST, AUSTRAIX, OF "JOBAS PIETET TO A POINT ON THE WORTHWEST ROAT-OF-MAY LIBE OF HEISDE ONEY, BRING THE EDRIWING OF A NON-LINKESHT CIRRET TO THE FOURT OF GESTION OF 48500 TEET, ALSO BRING THE TIME FORM TO "BESTIMENING." COMBIDION AT A CÓPEAL LAND GFTOC (QLO) BRASS CAP TOND AT THE SOUTHELST CORREST OF SAG SCETCH I, THOW MICH A COLO BASS OF VOTION AT THE LIST GALGETE CONFER OF SAG SCEDIN I BLASS STORM O'TH OF SAGI, A DISTANCE OF SAMIN FEET, SAU DIE BEND THE EAST LINE OF THE SOUTHELST ZUMITER OF SAU SCETCH I AND THE BASS OF BEABRO OF THIS DISSORPTION. PHENCE ALONG SAD EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, NORTH O' 14" 06" EAST, A NISTANCE OF 1,784,05 FEET.

THENCE SOUTHWESTERLY, ALONG SAID CLIFYE, THEOLOGY A CENTRAL ANGLE OF 06" 29" 27", AN ARC DISTANCE OF 52,60 CLIPNE HAVING A CHORD OF SOUTH 43" 16" 22" KEST, A DISTANCE OF 52,65 FEET; COLUMNIC SAD RIGHT-OF-WAY OF HILSDE DRIVE THE NEXT FIVE COURSES.

FLOODPLAIN DATA

THENCE SOUTH 46" 31" 05" WEST, A DISTANCE OF 68.56 FEET.

HENCE SOUTH 89" 03" 39" WEST, A DISTANCE OF 29.47 FEET, HENCE SOUTH 46" 29" 58" WEST, A DISTANCE OF 50.30 FEET, HENCE SOUTH I' II' SS" EAST, A DISTANCE OF 28.91 FEET.

HENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 43" 29" 14" MEST, A DISTANCE OF 35.45 FEET, HENCE NORTH 57" 22" 37" WEST, A DISTANCE OF 97.07 FEET,

DEDICE NORTH 71" 16" 18" WEST, A DISTANCE OF 482.50 FEET, THENCE MORTH 84" 30" 49" WEST, A DISTANCE OF 200.22 FEET, HENCE MORTH 57" 26" SI" NEST, A DISTANCE OF 130.11 FEET, THENCE NORTH 58" 44" 22" MEST, A DISTANCE OF 57.04 FEET, HENCE NORTH 68" 17" SO" WEST, A DISTANCE OF 58,52 FEET,

CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS, SEE NOTE 17, (2-16, 28-32, AND 37-56).

PLANNED AREA DEVELOPMENT

940 PKWY PUBLIC UTILITY EASONENT

5

PARKMAY

ELECTRC - ARTON PIBLIC SENAIC (APS)
LIZEPHORE - COTINET UNIVOCOMMUNICATIONS
COURT
- COT COMMUNICATIONS
NUTRY STATES
- TOT OF COOTINET
RELABACE WITH - PRIVILE
RELABACE WITH - PRIVILE

UTILITIES

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

PACHT-OF-WAY

RADIUS

HENCE NORTH 70" 15" 58" NEST, A DISTANCE OF 479.61 FEET, HENCE NORTH 72" 46" 48" MEST, A DISTANCE OF 57.07 FEET,

HENGEN WIRTH 75' 47' 13" WEST, A DISTANCE OF 88.8) FEET, TO A POINT ON THE ELIST LINE OF THE TUDGON ELISTED FOWER COMMENT XXX RECORDED. NO DISTANCE IN SOCIAL LINES OF THE WARROOM POINT RECORDED (SPECIAL PROCEDURE).

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL SIREET ROW PLUS AREA SUBDIMIDED INTO LOTS AREA SUBDIMIDED INTO LOTS

EDU DENSITY CALCULATION

CANDED BY ADJUSTED GROSS AREA ADJUSTED GROSS DENSITY (36/17.04 = 3.40) EDU CALCULATION

DAISTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)

NBOLY 15% OPEN S

HENCE DEPARTING SAID EAST LINE, SOUTH 68" 30" 27" EAST, A DISTANCE OF 99.02 FEET, HENCE ALONG SAID EAST LINE, NORTH 21" 29" 33" EAST, A DISTANCE OF 230.79 FEET;

HENCE NORTH 25" 40" 08" EAST, A DISTANCE OF 311.48 FEET; HENCE NORTH 32" 26" 50" EAST, A DISTANCE OF 78.48 FEET,

HENCE NORTH 66" 03" 50" EAST, A DISTANCE OF 64.32 FEET, HENCE NORTH 44" 39" 56" EAST, A DISTANCE OF 48.90 FEET,

HENCE SOUTH 69" 59" 25" EAST, A DISTANCE OF 63,60 FEET, HENCE NORTH 88" 10" SS" EAST, A DISTANCE OF 88.30 FEET, THENCE SOUTH SI' DA' II" EAST, A DISTANCE OF 42.95 FEET,

THENCE SOUTH 48" 07" 43" EAST, A DISTANCE OF SO.81 FEET; HENCE SOUTH 70" 15" 58" EAST, A DISTANCE OF 218.91 FEET THENCE SOUTH 38" 04" 53" EAST, A DISTANCE OF 68.67 FEET

NUMBER OF EDUS REQUIRED FOR PROJECT (58 X 1.00 = 58.00)

ALMBER OF DWELLING UNITS EQUIVALENT EDU FACTOR FOR 2-3 DU/AC (1:00 PER DU)

THENCE SOUTH 60" 59" 46" EAST, A DISTANCE OF 80.91 FEET, THENCE SOUTH 35" SO" SO" EAST, A DISTANCE OF 110.42 FEET HENCE SOUTH 13" 40" S4" EAST, A DISTANCE OF 148.11 FEET,

HENCE SOUTH 57" 45" 10" EAST, A DISTANCE OF 128,43 FEET, SHENCE SOUTH 7" 08" 37" EAST, A DISTANCE OF 153,65 FEET, HENCE SOUTH 67" 39" 05" EAST, A DISTANCE OF 44.71 FEET, HENCE SOUTH 61" 19" 00" EAST, A DISTANCE OF 57.68 FEET. HENCE SOUTH 16" 52" 46" EAST, A DISTANCE OF 60.67 FEET,

HENCE SOUTH 60" 38" 07" EAST, A DISTANCE OF 34.19 FEET; HENCE SOUTH 66" 06" 36" EAST, A DISTANCE OF 56.38 FEET, HENCE SOUTH 71" 16" 18" EAST, A DISTANCE OF 113.56 FEET, HENCE SOUTH 69" 35" 28" EAST, A DISTANCE OF 48.55 FEET, HENCE SOUTH 49" 58" 23" EAST, A DISTANCE OF 52.39 FEET, 10 THE TRUE POINT OF BECOMBING CONTAINING 762,879,78 SQUARE FEET, OR 17,513 ACRES MORE OR LESS.

GROVEMAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIZE OF THE FARTHEST PROM THE STREET INTERSECTION SEE NOTE 15. (LOTS 1, 11, 31, 32, 37, 39 AND 44) 1013 AT 1-ATDESCEDONS (THREE-MAY ANDESCEDONS) THROUGH SALLS BE POSTIONED ON THE LOT IN ORDER TO ANDE INCLUDENT INFOSCEN INTO LINNO AREAS, SEE NOTE: 16, (LOTS 14, 15, 28, 27, 48, 49, 56, 48, 56). CORRER LOTS AND LOTS ABUTTING AN WERSALL STREET ARE LIMITED TO SWGZE- STORY STRUCTURES. SEE NOTE 14. (LOTS 1, 11, 3), 32, 37, 39 AND 44) VERTICAL CONTRACTOR TO INSTALL SEMER BACKTLOW PREVENTOR IN LOT. SEE NOTE 17. (9, 14-15, 28-31, 39-40) VEHICLEAR NON-ACCESS EASEMENT WATER UNE EASONENT SDEWALK EASEMENT SWE ME SET BOUNDARY MONIMENT WITH 1/2" REBAR W/CAP RIS 37401, UNLESS OTHERWISE NOTED MARICOPA COUNTY RECORDS NDICATES UNE OF SIGHT (SEE DETAIL SHEET 2) - CALCOLATED MONUMENT CENTERLINE MONUMBNT CENERAL LAND OFFICE MAP OF DEDICATION - - - ROST-OF-WAY LINE SURVEY MONUMENT (FOUND, AS NOTED) - EASONDIT UNE - BOUNDARY LINE ---- WATOR UNE - CENTERUNE - LOT LINE 9 85 8 6 THE TEDSIAL INGENERALLY WANGOMENT AGRICY (PENA) FLOOD INSERVICE RAIT. WAS (FRAIL) MARGING GOTTES FIFTCHING DATE OCTUBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIFE MATERIAL COME, 37 (SAUDED) AND ZOME 37. A CONDITIONL LETTER OF MAP REDISON (CLOUR) REDUSEST HAS BEEN SEBATED TO FDAN IN CONNECTION WITH THE PROSODD CHAUGH, REDUSEN PROVISE, PER CASE, RED -ON-CHAE, ONCE MOOFFRICTED AND "A-S-BLILT" PLANS HAVE BEEN PREDINGED, A SEBATTAL WILL BE MADE FOR A LETTER OF MAP REVISION (CLOUR) RECOLUST. ZOME Y (SHUED) IS DETRIED BY FELLINGS MERIS OF 0.22 ANNUAL CHAINZ OF TOWNS OF THE TOWNS OF THE TOWNS OF THE CHAINZ FOOD WHY ARRAYE REPING OF 1825 HAM! I TOO OF WHY DRAWING MEDIS USS HAM! I SOUNDE WIET, MED MERIS PROTECTED BY LEVES FROM IX ANNUAL CHAINZ FLOOD (100-PERF FLOOD). A LETTER OF MAP REVISION (LOUR) REQUEST HAS BEEN SUBMITED PIR CASE (22-09-1809). ALL FINISHED FLOORS WILL BE GLEVITED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL. "ZONE A" IS A SPECIAL FLOCO HAZARD AREA (SPIAI), AREAS SLRECT TO INJURITION BY THE 1-PERCENT ANNUAL CHANCE FLOCO EVENT, NO BASE FLOCO ELEVATIONS (SPES) DETERMINED.

STEPHEN RICHER 20220606048 07/28/2022 02:26 BOOK 1686 PAGE 6 ELECTRONIC RECORDING OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER

ESTRELLAPARILF1-5-1-1-M-



- 1	SHEET 2 OF 5	AREA 17.513 AC	TRACT AREA TABLES, AND LINE & CURVE TABLES TRACT AREA TABLES.
	s ao c ranna	ADEA 17 513 AC	SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT &
	ARCEL II.FI	ESTRELLA - PARCEL II.FI	
	FOR	PI.	

FINAL PLAT

HUITT-ZOLIARS

			TRACT AREA & USE TABLE	
SACT NAME	AREA (SF)	TRACT NAME AREA (SF) AREA (ACRE)	350	OWERSHIP AND MAINTENANCE RESPONSBILLTY
BACT 'A"	42,451	0.975	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
BACT "B"	43,529	0.999	OPEN SPACE, LANDSCAPE, DRAWARE, SEWER, PUE	OPEN SPACE, LANDSCAPE, DRAWARE, SEMER, PUE HE VILLAGES AT ESTREILA MOUNTAN COMMUNITY ASSOCIATION
TRACT "C"	10,964	0.252	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "0"	1,542	0.035	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "E"	31,307	0.719	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

1 62.00 0.189 461 107 10	ľ	LOT AREA TABLE	ABLE		LOT AREA TABLE	ABLE	37	LOT AREA TABLE	BLE	_	LOT AREA TABLE	ABLE
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	LOT NO.	AREA (SF)	AREA (ADRE)	LOT NO.	AREA (SF)	AREA (AORE)	LOT NO.	AREA (SF)	AREA (ACRE)	LOT NO.	AREA (SF)	AREA (ACRE)
	*	8,504	0.195	16.1	8,622	0.198	148.15	8,220	0.189	- 99	7,968	0.183
1,	2.1	8.504	0.195	11	10,639	0.244	32 . \$1	7,200	0.165	125	7,330	0.168
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	10	8,504	0.195	18	10,838	0.244	n	7,200	0.165	* 89	7,200	0.165
1,000 0,179 20 7,000 0,179 35 7,000 0,179 35 7,000 0,179 35 35 35 35 35 35 35 3	7	7,982	0.183	19	7,875	0.181	*	7,200	0.165	* 69	7,200	0.165
1,	-	7,800	0.179	20	7,800	0.179	35	7,200	0.165		7,200	0.165
1	. 9	8,637	0.158	17	7,800	0.179	×	7,200	0.165	51.1	7,200	0,165
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	7.1	8,410	0.193	. 22	8,229	0.189	37 . 15	8,288	0.190		7,200	0,165
1 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,		7,800	0.179	23	10,161	0.233	R	8,365	0.192	- 23	7,200	0.165
1, 1, 1, 1,	- 6	8,190	0.188	- 24	12,530	0.288	30 . 8 4	7,723	0.177		7,200	0.165
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	101	8.504	0.195	22	14,972	0.344	04	8,245	0.189		7,904	0.181
21 03,447 0.238 27 ** 7,800 0.179 421 7,200 0.185 591 10,258 0.238 28 # 1 7,800 0.179 441 # 1 7,901 0.185 29 # 1 7,800 0.179 441 # 1 7,901 0.185 199 441 # 1 7,901 0.179 20 # 1 7,800 0.179 451 8,686 0.199	*. 11	8,458	0.194	38 #	12,719	0.292	1.09	7.200	0.185	· 95	7,641	0.175
33 1 10,238 0,238 28 4 7,800 0,179 4,3 1 7,200 0,185 89 4,4 1 7,513 0,048 20 4 1 7,800 0,179 4,4 1 7,501 0,189 4,5 1 8,688 0,199	121	10,347	0.238	27 **	7,800	0.179	42.1	7,200	0.165		7,200	0.165
29 # 1 7,913 G.182 29 # 1 7,800 G.179 44 # 1 7,200 W.179 45 I 8,888	13.	10,236	0.235	28 4	7,800	0.179	184	7,200	0.165	88 **	7,200	0.165
** # 1 7,801 0.179 30 # 1 7,800 0.179 45 1 8,686	:		0.162	284	7,800	0.179	. .	7,200	0.165			
	:	100	0.179	30 1	7,800	0.179	-94	8,686	0.199			

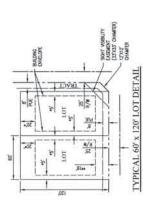
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OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER STEPHEN RICHER 2022066648 07/28/2022 02:26 BOOK 1686 PARE 6 ELECTRONIC RECORDING

ESTRELLAPARIIF1-5-1-1-M-Sotor

CURVE TABLE	Н
none and age	UELIA ARL LENGIN
URVE NO. RADIUS	
CURVE	
39 S6429'44'E	
ARC LENGTH OHD LENGTH 112.35 112.09	2 2
DELTA	* Parations
RADRUS	
	CURVE NO.
deal despess	OHD BEARING
	CHD LENGTH
1	ARC LENGTH
	DELTA
	RADIUS
	CURVE NO.

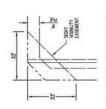
UNE TABLE	SLE LINE TABLE	UNE TABLE	UNE TABLE					LINE TABLE			UNE TABLE			LINE TABLE	
BEARING LINE NO. DISTANCE BEARING LINE	LINE NO. DISTANCE BEARING	LINE NO. DISTANCE BEARING	DISTANCE BEARING	BEARING	1	š	INE NO.	DISTANCE	BEARING	LINE NO.	DISTANCE	BEARING	UNE NO.	DISTANCE	BEARING
S46'31'05"W L17 63.60" S69'59'25"E	117 63.60"	117 63.60"	63.60		S69'59'25'E		133	73.59	S6375'27'E	1.49	16.38	N237755W	997	70.67	S3804'53'E
S89135'39"W L18 42.95" S51104'11"E	118 42.95	118 42.95	42.95	-	\$51.04,11,£		53	73.59	\$567572°E	150	62.85	N22720'55°E	997	115.10	S717618E
S46729'58"W L19 50.81' S48'07'43"E	119 50.81	119 50.81	180'81		S480743°E		135	36.80	\$50.35197E	121	54.67	K22720'55'E	197	56.81	3,10,61,195
3727E 120 68.67 \$3604'53"E	120 68.67	120 68.67	68.67	-	\$38.04.27.E		136	52.39	S4958'23'E	152	36.25	N50736'05"W	897	58.197	N66TD3'50'E
N43'29'14"W L21 80.91' 560'59'46"E.	121 80.91	121 80.91	16'08		36079'46'E	-	(37	6.65	N49'40'13"W	153	57.31	N5870678*	169	82.41	N8810'53°E
N572237"# (22 110.42 S3530'S0'E	122 110.42	122 110.42	110.42		\$3550'50"E		138	32.25	W5726'51"W	124	35.10	NE0738'07"W	027	49.67	S480743E
NS726'51"W L23 149.11" S13'40'54"E	173 149.11	173 149.11	149.11	-	S13'40'54"E		65'1	20.19	WS726'51"W	155	36.24	N6739'05"W	173	18.06	\$13'40'54'E
NS6'44'22"W (.24 60.67 S16'52'46"E	124 60.67	124 60.67	60.67	-	S1652'46'E		140	30.07	W782'8TOTN	156	50.79	N4551736'E	727	60,00°	55979725T
N6817'50"W LZ5 153.65' S708'37"E	153.65	153.65	153.85		S708'37'E	-	141	30.07	\$23,40,08,M	157	78.52	N4654'04'E	173	45.77	N6973618"#
N72'46'49"W L25 44.71' S67'39'05"E	128 44.71	128 44.71	44.71		\$6739'05"	6.5	142	66.64	S29733'09"W	158	21.44	N19*44'02"E	174	41.05	SSIDKITE
37.00°E 132 57.68° 56.19°00°E	127 57.68	127 57.68	57.68	-	56179'00"	w	143	53.79	N13'40'54"W	159	17.54	N68"42"05"E			
\$8830'27'E L28 129.43' \$5743'10'E	L28 129.43°	L28 129.43°	129.43	-	\$57.43'10"	w	144	6.48	N492128*W	160	19.44	S2274'25'W			
N3226'50'E 129 34.19' S60'36'07'E	129 34.19	129 34.19	34.19		56078'07	347	547	3.94	S4859'09"E	191	106.16	S708/37°E			
N44*39*56*E L30 56.38* S68*08*38*E	782 96 36	782 96 36	56.38	-	S88708'36"	84	947	16.76"	S7514'34"W	162	76.65	N32'26'50'E			
N66'D3'50'E L3! 113.36" S7116'18'E	131 113.56	131 113.56	113.56	-	5717678		143	14.46	N12434"W	163	77.86	\$61,00,00°E			
N8810'53'E L32 46.55' 569'35'28'E	150 ME (1)	(A) TE (A)	36.55	-	\$59,15,28	20.	148	17.54	W.S074385	164	76.67	N447397567			



NOTES

• SETILACES AND DEVELOWENT STANDARDS PER
THE LUCERO PAD, AMERICA

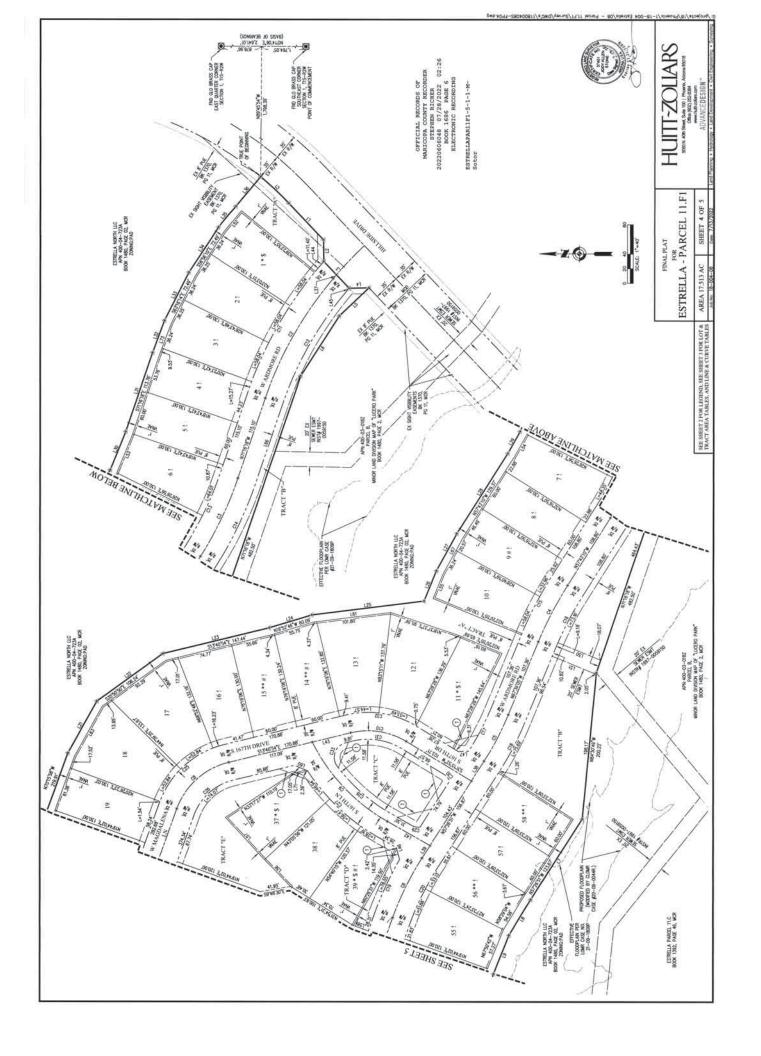
•• 16" OR 21" SETILACY FOR 3" DEPERENTIAL.

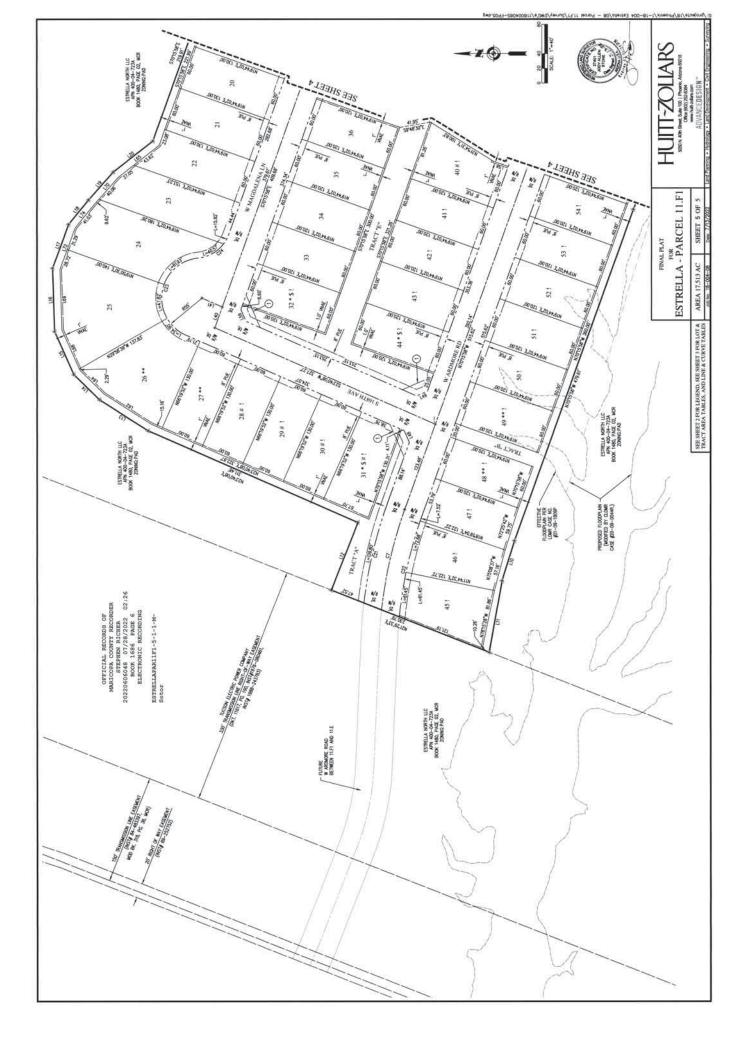




HUIII - COLA SEGUENTE SEGUENTE

	ESTRELLA - F	FINALPLAT FOR SSTRELLA - PARCEL 11.F1	H
SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT &	AREA 17,513 AC	SHEET 3 OF 5	A
KACI AKEA TABLES, AND LINE & CORVE TABLES	Job No: 18-004-08	Date 7/13/2022	Land Planning . Hydrology .





CIVIL ENGINEER

BASIS OF BEARING

VICINITY MAP

SW 1/4 SEC 1. TIS. R2W

OFFICIAL RECORDS OF MALCOPA COURT RECORDER
STEPHEN RICHER
20211273397 11/30/2021 04:35
BOOK 1632 PAGE 39
ELECTRONIC RECORDING ESTRELLAPARIIH-4-1-1-M-Yorkm

DEDICATION STATE OF ARIZONA

KNOWN ALL MEN BY THESE PRESENTS. COUNTY OF MARICOPA

WHEN STREAM, ANY PATH LLA, ALE ANNOEME LANDERS, TO CORROY, CONTROLL SOURCE ASSERBINGTONED DESCRIPTION OF STREAM, AND STREAM OF STREAM, AND STREAM, AND

WARE, HEREBY DEDICATES, GRANTS AND COMPEYS TO THE CITY OF GOODYEAR THE "CITY", IN FEE. THE STREETS (RM) SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

OWNER HEREIT GENCHES 10 THE CITY FEDETILIA WOH-GOLLISTS EDWANGE EDSEMENTS ON DREA, ADDOSS AND UNDER MANAGEMENT AS MAN THE CONTRIVENT OF ADDRESS THE CONTRIVENT OF THE CONTRIVENT OF THE CONTRIVENT OF ADDRESS THE CONTRIVENT OF THE CONTRIVENT OF ADDRESS THE CONTRIVENT OF THE CONTRIVENT

OWNER HERRY RESINSE HIS HEAT OF COKENATO. "FRAME STOCKED, ON WARTHIN HOUSE/HE CON INCIDENT HIS PROBLEM."

AND IS BERRIES WHICH HE PLAID, UTLITY ESSENDES STREETS NOT PROSES ON THE RESERT OF CONNER, HE SCROCCHTON AND IS BERRIES AND HES STREET OF TO THIS HE WAS THE THIRD THE PLAID THE PLA

COMEST RECENTS TO THE CITY FOR USE R THE CITY WAN THE PERMITTES. A WAR-GOLLIGHT AND PERPETUAL RECENT RECENTS EXCERTED HER CITY FOR USE OF THE CITY RECENT RE HEREN THE CTY SEQUEL HAND THE PROCESS THAT THE CHANGE AND THE SHORT AND THE CHANGE AND THE SHORT AND CHANGE AND THE CHANGE AND THE SHORT AND CHANGE AND THE CHANGE AND THE SHORT AND THE SHORT AND CHANGE AND THE CHANGE CHANGE AND

OWER HEREN DELAKES ALL TRACTS NOLLIES WITHIN THE PREMISES DESCREED HEREN AS COMMON AREAS FOR THE TLACKING THE CHARLING MULTICACKES FOR THE PROPERTY OF THE MEMBERS OF THE FULL MANUAL PROPERTY OF THE CHARLING STATES OF THE FULL MANUAL PROPERTY OF THE CHARLING STATES OF THE FULL MANUAL PROPERTY OF THE CHARLING STATES OF THE PROPERTY OF THE CHARLING STATES OF THE PROPERTY OF THE PROP

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WY COMMISSION EXPRES JOHNLOTY 6, 2005 ADB. Kattel Karne The President NOTINET PUBLIC SANDIA E GNOTO THIS 17th DAY OF A LOVE IN DOC 2021, BY 1770 NORTH PACESETTER WAY, SUITE 100 SCOTTSAALE, ARZONA 8258 PHONE, 1460, 3481118 EAML, THRISLINGPHANDOMESTMENTS COM CONTACT, TANOTHY P, BRISLIN COUNTY OF MARICORA) 18. OWNER/DEVELOPER LAND SURVEYOR PUBLIC UTILITIES STATE OF ARIZONA SHEET INDEX FOUND AS NOTED WITH RLS TAG OR CAP EGEND SHEET 4 ESTRELLA PARCEL 11.H A PORTION OF THE SOUTH HALF OF SECTION 1. AND THE NORTH HALF OF SECTION 12. TOWNSHIP 1 SOUTH HANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, GOODYEAR, MARICOPA COUNTY, ARIZONA. TRACTB HILLSIDE DRIVE FINAL PLAT AN HAUREN WAY TRACTC 56 57

RATIFICATION AND CONSENT

BY: GOODYEAR EMR GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS: GENERAL PARTNER BY: ESTRELLA PARTNERS, LP. A DELAWARE LIMITED PARTNERSHIF ITS: SOLE MEMBER AND MANAGER. ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY THESS WHEREOF ESTREILA NORTH LLC, A DELAWARE L PARY, AS OWNER HAS HERLAND CAUSED ITS NAME TO E TO BE A TIESTED BY THE SIGNATURE OF THE UNDERSHI CHEED THES (THE) DAY OF NOVEMBROAN

DEDICATION (CONTINUED)

BY: EMR HARVARD LLC, AN ARIZONA LIMITED LIABILITY COMPA ITS: ADMINISTRATIVE MEMBER BY: HARVARD INVESTMENTS, INC., A NEVADA CORPORATION ITS: MANAGER

COUNTY OF MARICORA) 58.

KNOW ALL MEN BY THESE PRESENTS:

ACKNOWLEDGMENT OF DEDICATION

THE SUTTING REGISENTALINE

NAME Timothy P. Brislin

IN WITNESS WHEREOF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY THIS ITE DAY OF A LO VE MADE TAZE

WAS ACKNOWLEDGED SEFORE METHIS 17 TOXY OF

COUNTY OF MARICOPA

AUNITY ASSOCIATION, AN ARIZONA THE VILLAGES AT ESTRELLANDONTAN PANCE

BY LINK THINK

WAVE EXPLAINT

THE STRELLAND

THE STRELLAN

NY COMMISSION EXPRES TALLARY, 8, 2025



ACKNOWLEDGMENT OF RATIFICATION

OF THE VILLAGES AT ESTRELLA

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 13 THY

BY BANNON GEOMPHAN.

OF SEPTEMBER 2021

ATTEST COLOR IN " C. 425

APPROVAL

GENERAL LAND OFFICE (GLO) BRASS CAP STAMPED TIS RZW 82 ST S11 S12 : ELEVATION=1005.12.

CTY OF GOODYEAR E CTY OF GOODYEAR E APS CENTURY UNG SOUTHWEST GAS E COXAMANCATIONS

BENCHMARKS BRASS CAP FLUSH AT INTERSEC



HECKED BY

JOB NUMBER WP# 195073 CAD TECHNICIAN

OF

NOVEMBER 22", 2021 THIS IS TO CERTIVE THAT HE AREA PAINTED HERECON IS APPROPRIOR BAND LES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODVEAR. WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH AREA 6.51%

Sumeernoran

CERTIFICATION

Lideases, since for vido, but at sociousis, but effect ricentry with an inspirise plant since in cludes as of the vido of the control of the

REGISTERED LAND SURVEYOR MASG2 WOOD, PATEL & ASSOCIATES, INC. 2051 WEST NORTHERN AVENUE - SUITE 100 PHOEND, ARIZONA 85021

Докуш	
-M-I-I->-HITMV4TTTRALISAL	

BEEN DESIGNATED AS HAVING AN	ROUNDWATER A FEE BASED ON ITS PRO	The Expression	ODYEAR	940	NTER.		¥	SS			240			20	×								5.75			-		2				n	w		ž,	83	*			196	3401	G-COOPLA	-	SSI III SOMM
NOTES NORSE PRECIDENT SWINN THE SERVICE AREA OF THE CITY OF GOODDEAR WHICH WE BEEN DESIGNATED AS HAVING AN ASSURED WITH SURPLY TO AREA SHEED THE SINGEOTHER SINGE WHITH SURPLY ASSURED WHITH TO AREA SHEED THE SURPLY TO AREA SHEED THE SHEED TH	DESCRIMITANTS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARZIONA OF REPLENSHMENT DISTRICT (CAGRO), PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED.		A VALUE SE ASPILIT PANNIG GREEN AND WHEN DE PROMOTIE REMOVALE SECTION TYPE FENCING THE CITY OF GOODY EAST SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REMOVING BEING FOR PRECIDING ANY OSSTRUCTIONS.	PAYING OR PLAYTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCT UTILITY FACILITIES.	I, NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE FLAVIED OR WILL BE ALLONED TO GROW WITHIN, ON OR OVER ANY DRAWAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER.	THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACULTES ON OR UNDER THE LAND OF THE DRAINAGE EMBENT.	MAROVEMENTS MADE WITHIN A CITY RIGHT OF WAY, TRACT OR EASEMENT THAT WILL BE MANITANED IN THE FULURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING	REQUIREMENTS. IMPROVEMENTS MAY INCLIDE, BUT ARE NOT LIMITED TO, STREET SURFACES, CURBS, GUTTERS, SIDENY RAMPS, DRIVENIAYS, TURN BAYS, SUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.	A. THE DEVELOPER SHALL MANTAN AND WARRANTY ALL MIPROVEMENTS FOR A PERSOD OF TWO YEARS BECHANING MARDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.	B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTANING ADEQUATE PROTECTION TO ALL IMPROPEMENTS. ANY DAMAGED MORO/EMENT SHALL BE	AMEDIANELY REPARED OR REPLACED AT THE DEVELOPER'S EXPENSE. C. AMINTENANCÉ SHALL INCLUDE, BUT SINCH LAMIED TO STREET SWEEPING, APPLICATION OF SEALANT ON ALL STANDAT PAYMENTS. (SACKS AND DONTES AND APPLICATIONS A SEA ANT OFFIRM ALL ASPINAT PAYMENTS.)	 AT THE TERMINATION OF THE MANTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS. 	LEAST INFOOTBERLIE HAS A MARKET PERIOD SHALL CONTINE UNTIL THE WIPROVEMENTS MEET CITY APPROVAL.	UNDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARY Y IDENTIFED ON THE ARROYDED PLANS AND ARE SUBJECT OTHE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION OF THE ARROYDED	BASINS, FONDS, RUBH SAFAHARI, AND STREET LICHTEN RELIGION LANDSCLAPING. A. THE DEPELOPES SHALL MANTAN AND WARRANTY ALL PLANTED AREAS INCLUDING FROGATION SYSTEMS FOR	FERIOD OF TWO YEARS BEGINNING MANEDIATELY AFTER THE CITY ISSUES THE NOTFICATION OF APPROVAL. FOR THE FROMECT. IN INJUSTICAL THE MANITURATE AND MADDIAMY DEBINAN THE PLICE CHEEK CALLEL SE DECEMBER IS FOR	LOURS OF THE MAN TANNER FOR THE MAN TO ALL AFERS, ANY DAMAGE PLANTING AND OR RRIGATION SYSTEMS SHALL BE MANEDATELY REPLACED AT THE DEVELOPER'S EXPENSE. SHALL BE MANEDATELY REPARRED OR REPLACED AT THE DEVELOPER'S EXPENSE.	C. MANTENANÇE SHALL INCLUDE CONTRUCUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL. RESEEDING.	TENNALEMENT AND ALL OTHER REASURES TO ENGINE GOOD MONAVE GROWTH. D. WHICH THE THE PRESENTATION TO STRUCTURE AND IS AN APPROXIMATE HEIGHT OF 3 NOVES, MONAVIOR SALL BEGIN THE MONATORY TO A 2 MICH HEIGHT AND SHALL BE MONED THERE AT THE RAD	REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES. E. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREAS SHALL BE ALIVE.	HEATHY UNDMANGED, AND FREE OF INFESTATIONS, ALL AREAS SHALL BE COMPLETELY WID OF BARREN SPOTS LANGER THAN 3 INCHES BY 3 INCHES	WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.	6. STRUCTURES WITHIN SIGHT VESSEMENTS WILL BE LIMITED TO A HEIGHT OF 3 FEET, LANDSCAPING WITHIN SIGHT WAS SIGHT WISHEST IN VEIGHT OF 18 FEET, LANDSCAPING WITHIN SIGHT WITHIN IN VEIGHT LESS THAN 18 FEET MATHER, IN VEIGHT AND ANY TREES CALL AND THE BEST MATHER THE CONTINUE WITHIN SECTION AND TREES CALL AND THE BEST AND THE SECTION AND TREES CALL AND THE SECTION AND THE S	FEET APART	THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPERMANTENANCE AND REPAIR OF ALL FACULTIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.	THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOSE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY A MANUAL DUST IN THE BANK OF CAUSED BY A MANUAL DUST IN THE BANK	AD UNEXPLICATED AND BY THE WENDERFOLD BY ARRIVED FOR HAND AND ALL OF HAND AND EVERAL AND UNEXPLICATED AND UNIX ARRIVED FOR AND HAND AND ALL CAMBAGE THE CITY OF GOODING R, DEVELORER, AND HOMEBULDER FROM ANY LIABUTY FOR ANY AND ALL CLAMAS FOR FUTURE DAMAGES AND COMPLANTS OF ANY KIND TO	PERSONS OF PROPERTY THAT MAY ANGELAT ANY TIME IN THE FUTURE FROM THE OPERATION OF SOLD ANGAGE. INDAR A OVER THE AREA.		1	 THE CITY OF GOODPLEARS MOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF PRIVATE UTLITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT. 	 MANTENANCE OF EASINENTS THAT LE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE MONEOWERS. 	 MANTENACE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HAMEDWINESS OTHERWISE NOTICE ON THIS PLAT. THIS MOLLIDES LANDSCAPING WITHIN THE 		 ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (1, 22, 24, 27, 28, 31, 32, 50 AND 61) NOTED WITH AN "*" 	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION (1), 23, 34, 73, 73, 73, 73, 73, 73, 70, 70, AM AND MINISTED WITH A ST	M. AT TATTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SWALL BE POSITIONED O		 VERTICAL CONTRACTOR TO INSTALL SEWER BACKGLOW PREVENTOR IN LOT. (7, 11, 12, 19, 26-27, 56, 83, 64 AND 65). NOTED WITH 4 3" 	 PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (FLT.E. #164315) APPROVED ON JULY 25, 2017 AI MOMES CONSTRUCTED ON BILDING PLOS RANGED BILD ON AN ELEVATION OF BILD OFFET PECUSE THE ISSULATION OF 	AN NONDOLAL HOME PRESSURE REDUCING VALVE, BASED ON THE 11.H GRADING DESIGN, THERE ARE NO LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES.	19. EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEDIENT FOR LUCERO, DEVELOPER SHALL CONSTRUCTED IN THE RESPONSE A METAL TO A THE DEPOCED WASH SHALL TO ACTUAL SHALL AS A DEPOCED FOR THE PROPERTY OF THE THE PROP	WARRANTED.	
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LEGAL DESCRIPTION A MADE A LAND LYNNE LAND THE DATA AND SALT RYFET MEDIDAN NAMES OF VARIAN FROM STORY I AND SALT RYFET MEDIDAN NAMES OF	F DESCRIBED AS FOLLOWS: IN SECTION 1 A 2 S.INCH GENERAL I AND OFFICE BRAISE CAD STAMBED THE ROW SO STE	THE STATE OF THE PROTECTION OF THE STATE OF	HENCE ALONG THE SOUTH LINE OF SAID SECTION 1; SOUTH BYTON'S EAST, A DISTANCE OF 588,33 FEET, TO THE EASTERLY LINE OF THAT PROFILES AND ALONG THE CHANNEL OF	den na electror degrees i recondita de document nou recessor inferioren a como il recondo (montraro interport de Hence Leaving salo South Line, alcing salo enstrer, vine. North 21/2020° enst. a Distrance DF 1,005 08 FEET.	4008* EAST, A DISTANCE OF 84.29 FEET,	SP FEET,	HEIME NORTH 70°8010° EMST, A DISTANCE OF 50.02 FEET. HEIMENS WISH A AWAITAMISM CHIRASE	TYTEET, TO A YOUN OF RY EDBEJLIAN WITH A MONTANGEN CONVE. SHE FIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHINESTER.	WHOSE PADLUS BEARS SOUTH GYSTARF EAST, THROUGH A CENTRAL, ANCIE OF \$4*5474", A DISTANCE OF 44084 FEET, TO THE NORTHWEST COORREQ OF THE ROYAL CHANNEY FOR SENDEND GIVEN. AS SHOWN WE SETRELLAL. HALLSOE DRIVE & SENDERD DRIVE MAP OF FORTHWAYNE GOCORDAN IN SHOWS 41th ARCIE AND A SHOT OF CHANNEY OF DISTANCES OF SENDERD DRIVE MAP OF	DEDICATION, RECORDED IN BOOK 1310, FABER 11, MCA, AND A FORT OF CORRECOND CONVINCION. HENCE ALONG THE MEST RIGHT-OF MAY LINE OF SAID SENDERD DRIVE, SOUTHEASTERY ALONG SAID COMPOUND. CLIRVE TO THE	SOUTHWESTERLY, THROUGH A CENTRAL, ANGLE OF 7*4751", A DISTANCE OF 62.50 FEE	,70 FEET,	48 FEET.	THEIGE SOUTH 05"314" WEST, A DISTANCE OF 48 49 FEET, TO THE WESTERLY RIGHT-OF WAY LINE OF HILLSIDE	ID A POINT OF INTERSECTION WITH A NON-TANGENT CLRIVE. PS ENDARIO DRIVE, ALDING SAID WESTERLY RIGHT CEMINY LINE OF HILL ISOE DRIVE.	SOUTHWESTERLY ALONG SAID NOW TANGENT CURNE TO THE LEFT, HAVING A BAGIUS OF 735.00 FEET, CONCANE SOUTHEISTERLY, WHOSE RADIUS BEARS SOUTH 4/"102" (F" EAST, THROUGH A CENTRAL ANGLE OF 34"37" SI, A DISTANCE OF	13 HE	Section 1	SHET	HENCE SOUTH 2015347" EAST, A DISTANCE OF 24.54 FEET, TO A POINT OF INTERSECTION WITH A NICH TANSENT DURINE.	HENCE SOUTHWESTERLY ALONG SAID NOR-TANGENT CIRNE TO THE RIGHT, HAVING A RADIUS OF 485 02 FEET, CONCAVE NORTHMESTERLY MANCE SOUTHWESTERLY A PROFESSION OF 485 05 FEET TO THE PLONGES END.	MODELLE CONTROL MATERIAL DE 19, 1971; LANGERTON DE 1970; LANGERTON DE	THRINGE SOUTH AS 72'ST WEST, A DISTANCE, OF 123 SO FEET; THENES LEAVING SAID MESTELY RIGHT OF WAY THE, NORTH YE'SNOY WEST, A DISTANCE OF 290.49 FEET;	AL FEET,		28/EET,	THE POINT OF BEGINNING. 47	EL H	100 100 100 100 100 100 100 100 100 100	35 55	1	LOCAL STREET	12:12 TYPICAL 47" X 115" LOT DE	48.29% NTS	LUCCHU TAU 'SETBACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAG, AS AMENDED	** 18 OR 21' SETBACK FOR 3' DIFFERENTIAL						INSIGNITION AND DRAINING	LANGSCAPE, OPEN SPACE, PUBLIC UTLITT EASEMENT, INDIGNATION AND DIMINAGE	
7.11.550.55	CHORD MARCOPA COUNTY ARIZONA, MORE PARTICULARS, 424-15			191.09 THENCE LEAVING SAID SOUTH LINE ALONG SAID E	10776 THENCE LEAVING SAID EASTERLY LINE, NORTH 78"4008" EAST, A DISTANCE OF 64.23 FEET,	111.78 THENCE SOUTH 56*5501" EAST, A DISTANCE OF 28.57 FEET, 82.05	- 10		38.36 WHOSE RADIUS BEARS SOUTH 06"53"46" EAST, THR CORNER OF THE RIGHT-OF-WAY FOR SENDERO DR 215.50 PERFORMANCE RECORDED IN BACKET SENDERO DR	7 (5)		182.98 THENCE SOUTH 34"11"21" EAST, A DISTANCE OF 124.70 FEET, 18.76	91-96 THENCE SOUTH 26"-855" A DISTANCE OF 150-48 FEET THENCE SOUTH 34"-1121" EAST A DISTANCE OF BAILD FEET.	15.4.1 07.300 THENCE SOUTH 08"31"37" WEST, A DISTANCE OF 48	100		10.0.44 444.25.FEET, TO THE CURVES END. 121.0T THENCE GO 21785 FEET			153F CURP.E SOUTH 2015347" EAST, A DISTANCE OF 28			81.65 THEMAE SOUTH 43'327" WEST, A DISTANCE OF 32 THEMAE LEAVING SAID WESTERLY RIGHT OF WAY	73.44" THENCE SOUTH 82"55'43" WEST, A DISTANCE OF 87.44 FEET.	28.87 THENCE NORTH 77°2414" WEST, A DISTANCE OF 144.47 PEET.	THENCE	THENCE NORTH 11	204" ESTRELLA - PARCEL H REST SITE DATA TABLE	TOTAL CROSS AREA		3 5	TOTAL NUMBER OF LOTS TOTAL AREA SUBDIVIDED INTO LOTS	51.73* DENSITY (GROSS ACREACE) 73.79* ONSITE OPEN SPACE ALANDSCAPE	PERCENT OPEN SPACE LANDSCAPE	EXISTING ZONE			TRACTABEATABLE	IRACI AREA IABE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
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BLE	CHORD BEARING NEG 26/29/W	_		NON*1052'E NON*4352'E		N22*12567E		\Box	S27"2549"W			N08"4352"E	W-862228W	SST*2343°E			NZZ1Z90E			S86'06'26'E		1	N13*1915*W S25*5716*W	W-91-15-52S	N78°40'45'E	1		N25"20"52"E		W1230738N		S67*52*58*E	N33"31'08"W 887"52'14"E		400	-	18			E	0.7912	5.7046	5,4245	0.1104
	JS ARC	_	-	o 185.30	-	U 112.41	-	-	Ø 384Z	_	-	18.78	1000	7 15.49	_		121.78	-	-	0 1531	_	_	0 218.63° 00 66.50°	73.507	77.00	-	-	0 241.19	_	23.73		+	8 57.46 T 75.24		AREA TABLE	AREA SQUARE FEET	169,336			SQUARE FEET	2,48	248.465	280,283	4,810
	A RADIUS	-		11. 465.00		50 300.00 50 400.00	-	1	24 200.00	-		06" Z25.00° NF Z75.00°	200	107 50.007			225.00	-		W 225.00	1	-	16" 475.00"	228.00	25.00	-	-	23 2500	+	38.00	+	+	92.56° 43° 108.79			DO: NO ADA	RIGHT OF WAY		ľ		TRACTA	TRACTB	TRACTC	TRACTE
II 1	VE DELTA	+	\vdash	18"42"1"	\vdash	21"28'08"	-	1	1 11,0024	_		5 42"28'08" 6 3"54'48"	1	8 17*4510°	+		3 21'28'05		1	7 3*5354*			250'3144"	2 8*01*16*	3 70"3545			0 48°1729°		TSSSS 0		772517	4 90'00'0" 5 39"3743"			2 5		2 2	 			-	-	
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TABLE	T ACRES	0.1319	0.1431	0.1431	0.1382	0.1382	0.1331	0.1275	0.1273	0.120	LE	DISTANCE	20.02	27.19	25.73	14.60*	27.04	70.65	33.94	18.13	20,007	20.00	17.64	17.06	17.35	28.48	17.23	16.97	20.00	16.97	16.78	16.96			N OF AD	100	UBTOTAL	Line Line	(%)	CALCU	ROSS AREA		CULATI	82 FOR 4-6 (4)
LOT AREA TABLE	SQUARE FEET	5,745	5,969	6,235	6.020	6,020	5,799	5.552	5,546	200	LINE TABLE	-	N78*5819*E	N34"40"39"E	SS572415*W	S89*0633*W	NSK15030*W	N/8-4319-E	NB8*44'50"W	W48"1636"W	W30727988	S87*1222*W	S48*1618*W	S18*34WE	N73*40'D4'E	\$29"5755W	S11*1035'E 866'9637'W	WZZ200°ZZW	W2270757W	W-15:99:99S	N43"04'08"W	N46*16*45*E			CALCULATION OF ADJUSTED GROSS AREA	CAL STREET	AREA SUBTOTAL	(CONSTANT) ADJUSTED GROSS AREA	NVIDED BY 81	EDU DENSITY CALCULATION	DIVIDED BY ADJUSTED GROSS AREA	ASS DENSITY	EDU CALCULATION	EDUCALC - FACTOR OF 0.82 FOR 4-6 DUINC 0.62 EQUIV. DENSITY (67 x 0.82) 54.94
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	LOT AREA ACRES		0.1279			0.1200	1		0.1430		0.1241	0,1241	0.1278	0.1273	67213	0.1273	0.1273	0.1273	0.1273	0.1274	0.5274	0.1274	0.1403	0.1403	0.1383	0.1275	0.1576	0.1562	0.1287	0.1367	0.1409	0.1276	0.1273	0.1273	0,1273	0.1340				0.1290	1	1 1	\neg	0.2028
LOT AREA TABLE	SQUARE FEET A	T	5,976			5,751	t	H	6230	t	t		5,567	5,546		5,546	25.58		98'99	t	Н		6,045	t		Ť	7237	6.803	5,605		6,139	5,559		5,546		5,835	t	\Box		5,546	5.817	H	+	8,833
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	9	9	1012	1014	07	101	101	3	9 5	3 9	97	9	3 5	9	9 5	3 5	9	3	3 5	3 3	3	9	9 9	101	9	9	9 9	9	9 5	9	03	9	3 9	07	9	9 5	9	9	9	2 2	9	9	9	9 9

GOODYEAR, MARICOPA COUNTY, ARIZONA TAJ9 JANI3

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VICINITY MAP

SW 1/4 SECTION 1, T.IS., R.2W.

SHEET INDEX

COVERSHEET

DESCRIPTION NOTES.
DETAIL NOT TRAILES

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PLAN SHEET

A P

2051 WEST NORTHERS ARENUE. SUITE 100
PHOENIX, ARIZONA 85021
PHOLE (MZ) 335-8500
EMAIL EBOYLESWOODPATEL.COM
CONTACT: ETHAN BOYLE, P.E.

1770 NORTH PACESETTER WAY, SUITE 100 SCOTTSOALE, HELDOM 85256 PHONE (HSD) 346-118 EMAIL TBRESLINGBARARADONVESTMENTS COM CONTACT: TIMOTHY P. BRISLIN

PUBLIC UTILITIES

LAND SURVEYOR

CIVIL ENGINEER

OWNER/DEVELOPER

CITY OF GOODYEAR CITY OF GOODYEAR APS CENTLIFY LINK SOUTHWEST GAS COX COMMUNICATIONS

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AFBALE-SUITE 100
PRICHEL, RAIZONA, 80031
PRICHEL, GROSS MOCKOPATEL COM
CONTACT: GARDER, RIOS, KL.S.
CONTACT: GARDER, RIOS, KL.S.

HOMEOWNER'S ASSOCIATION

RATIFICATION

OFFICIAL RECORDS OF
MALODER RECORDER
STEPHEN RICHER
20226646435 07/28/2022 11:29
ELECTRONIC RECORDING

ESTRELLAPARIII1-4-1-1-M-Groofers

COUNTY OF MARICORA) DEDICATION

ONOWN ALL MEN BY THESE PRESENTS.

SSTRELLA MORTH LLC, A DELAWARE LIMITED LIABLITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, ALL THE STREETS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN

ESTRELLA MOTIFILICA I PELAMANE LAMITED LABELITY COLAMAY, AS OWIGH HEREBY DEDICATES, GAWITS AND COMPERS TO THE CONTYPE CONDUCTIVES COMPANIES AND LABEL THE ACREA THROUGH THE PAGE TO THE THROUGH CONTYPE CONTYP

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STREAL AGENILLA, LAGA MARGE LINGEL AND CARLO CANDER AND CANDER CANDER AND CANDER CA

WITHERS WHEREOF ESTRELA NORTH LLG, A DELANARE LIMITED LUBBLITY COMPANY, INCLUDING ITS HERS, SUCCESSORS, AND AND STOKES, OWNER, HAS HERBURYD CLASED ITS WANK TO BE APPRED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE THE RESERVED OFFICER THERBURYD CLIV, A LIMINAZED.

OF 3014 THIS DAY 15th

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ESTRELLA PARTNERS, LP. A DELAWARE LIMITED PARTNERSHIP ITS: SOLE MEMBER AND MANAGER

BY: GOCOYEAR EMR OP, LLC. A DELAWARE LIMITED LIABILITY ITS: GENERAL PARTINER

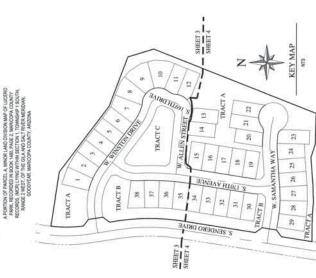
BY: EMR HARVARD LLC, AN ARIZONA LIMITIED LIABILITY COMPANY ITS: ADMINISTRATIVE MEMBER.

HARVARD INVESTMENTS, INC., A NEVADA CORPORATION

anney

NAME ARTHUR W. MELLON ALER TREASURER

ESTRELLA PARCEL 11.11 FINAL PLAT



SIATE OF ARGONA 184. COUNTY OF MARCONA NEW ACCOUNTS OF MARCONA NEW ACCOUNTS OF MARCONA NEW ACCOUNTS OF MARCONA NEW ACCOUNTS OF MARCONA NEW THE 15. DAY OF 30% SET

ARTHUR, W MELLOP, THE ASST, TREE SURER OF ESTRELLA NORTHLLC, A DELAWATE LIMITED LABILITY COMPANY, ON THER BEHALF NOTARY PUBLIC ZOHN HUSON BOYHL ALONDON

RATIFICATION AND CONSENT COUNTY OF MARICOPA

MY COMMISSION EUPRES JUNEARY 14,2023

THE BUCKSTORIO DLY ALTHOROZOO D'ET VALLOGES AL ESTRELLA MODATAN ANCH COMBINATY ASCOLATON, AN ARZONA NON-PROPIT STRIELLA PAREZEL LITI AND MITHES ACCORDINATOR OF THIS PLAT FOR STRIELLA PAREZEL LITI AND MITHES ACCORDINATOR OF THIS PLAT FOR RESPONSIBILITIES SET FORTH THEREIN. CNOW ALL MEN BY THESE PRESENTS:

N WITNESS WHEREOF, THE VILLAGES AT ESTRELLA MOUNTAN RANCH COMMUNITY ASSOCIATION, MAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER. THIS I'S DAY OF JULY 2022 HE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

WAR (62) TO No Sis (62) ort J. No Sis TITLE VILLED COMMUNITY PSTA - GOSTILAT

THIS IST DAY OF JULLY 2002 BY RODELY MODES THE PLESSED SULT MONTHAN REMOVE OR THE REMAINS NOTARY PUBLIC SOUNDIA EDMOND

OF THE VILLAGES AT ESTRELL

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC.

COUNTY OF MARICOPA

STATE OF ARIZONA

ACKNOWLEDGMENT OF RATIFICATION

PET THIS WITH TOWN ROCKERS THE WAR LASS AT STREET, A MONTH ARE NOW OWNERS AT STREET, A MONTH ARE NOW OWNERS AT STREET, A MONTH WAS AT STREET, A WAS AT STRE

ACKNOWLEDGMENT OF DEDICATION LENDER'S CONSENT AND SUBORDINATION

NY COMMISSION EXPIRES. TO A LOCATU 8.2025

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AUTHORIZED REPRESENTANTE
STELLOW A. STREAM COLUS
OTOM, A. STREAM COLUS 2/10/2 DATE



EDGED BEFORE ME THIS 18 DAY OF INY 2022 BY Street Stration is Vice President of Westernammer Bank an Absoracof THE FOREGOING INSTRUMBAT WAS ACROST COUNTY OF MARICOPA STATE OF ARZONA

NWINESS WEREOF, HERBIND SET MY HAND MID OFFICIAL SEM.
NOTARY PUBLIC BAILK HANGEN. BAILK ALM. O.

MY COMMISSION EXPIRES JANK ANY 114, 2023 SINGULAR SURVEY COMMISSION EXPIRES COMPANION EXPIRES COMMISSION EXPIRES COMMISSION EXPIRES COMMISSION EXPIRES COMMISSION EXPIRES COMMISSION EXPIRES COMMISSION EXPIRES COMPANION EXPIRES CO





ATTEST LANGE MORNOREN

Br: WAYOR DE PIZZA

or SULY

THE AREA PLATED HEREON LES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOOD'SEAT WHICH IS DESIGNATED AS HAVING AN ASSLIRED WATER SUPPLY PLIRSUANT TO ARZICHA REVISED STATUTE SECTION 45-578. CITY ENGINEER SUMEET MONTHY

SURPRIES SING FOR THE ALGORITHMS NOW HERED CERTIFY THAT AN AREGISTERED LAND
SURPRIES THE CARE OF MEATING MONTHS NOW HERED CERTIFY THAT HAS NOW HERE OF MEATING THE BIRD SO SOCREET AND ACCOUNT OF STORTH MEATING SETTING THE STORTH MONTHS SETTING THE STORTH MAY BE SOURPET AND ACCOUNT OF STORTH MEATING SETTING THAT THE GOODING THE CONTINUE AND SETTING THAT THE GOODING THE CONTINUE AND SETTING THAT THE GOODING THE CONTINUE AND SETTING THE CONTINUE AND SETTING THAT THE CONTINUE AND SETING THAT THE CONTINUE AND SETTING THE CONTI CERTIFICATION

STEED LAND SURVEYOR #48302 STEED LAND SURVEYOR #4830 O, PATEL & ASSOCIATES, INC. WEST NORTHERN AVENUE - SUITE 100 ENIX, ARIZONA 85021

HECKED BY

SAD TECHNICIAN JKP / CJG/WSB

JOB NUMBER WP# 195071 1 OF

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE

APPROVAL

WOOD	Wood, Parer & Associates, Inc.	Cot Exposery War Resource Let Serve Controller Newports	902 305 9000	men appropriate nom
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20	LOT AREA TABLE	ABLE	FO	LOT AREA TABLE	ABLE
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES	LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
1011	4,914	0.1128	LOT 33	4,371	0.1003
1012	4,907	0.1126	10134	4,321	0.1003
1013	4,447	0.1021	10T 35	4,584	0.1062
1014	4321	0.1003	10138	4,592	0.1054
1015	4371	0.1003	10137	4,604	0,1067
10T6	4,371	0.1003	LOT 38	4,819	0.1106
1,017	5,510	0.1265			
LOT8	5,236	0.1202		0.755250000	
				THE PARTY AND ADDRESS OF	

BEARING DISTANCE NOT-VARIET 28.28 NOT-VARIET 28.28		LINE TABLE	3LE
NAS-1597E NAS-1507E	· uz	BEARING	DISTANCE
N08'56'9'E N08'47'0'W N08'47'0'W N08'47'0'W N08'47'0'W	_	N53"54"59"E	28.28
N36*1700*W N36*1700*W N36*1700*W N35*3040*W		N08*5459*E	20.00
N36*1300°E N36*1300°E N35*3040°W N35*3040°W	m	W1030'30N	28.28
N36*13'00'E N06*47'00'W N53*30'40'W	4	N06*4700"W	28.64
LG NOS'4TOO'W SO.00 LG NSS'3040'W 28.15 LG WITTSSWW 46.29	-0	N36*1300/E	28.28
N53"30'40"W	10	ND6*4700*W	20'05
W7132567W	-	N53"3040"W	28.15
	-10	W71*3556*W	46.79

4,315 4,372

11 NEVERONO 11 NEVERONO 12 NEVERONO 13 NEVERONO 14 NEVERONO 15 NEVERONO 16 SECTION 16 NEVERONO 16 SECTION 16 NEVERONO 16 SECTION 16 NEVERONO 17 NEVERONO 18 NEVERONO 18 NEVERONO 19 NEVERONO 10 SECTION 16 NEVERONO 17 NEVERONO 18 NEVERONO 18 NEVERONO 19 NEVERONO 10 NEVERO 10 NEVERONO 10 NEVERONO 10 NEVERONO 10 NEVERONO 10 NEVERONO

4,558 5.042 4,738 4,371 4,396

> 10126 12101

4,997

101.21 10122 10123 LOT24 101 25

431 431

LOT 18 101 107.20

CHORD	3,68	224.51	110.83	175.31	132.45	36.71	15.43	97.80	29.082	89.49	15,45	97.77	4136	30.00	13.58	82.66	19.02	66.81	22.05	67.24	110.29	59'99	28.42	175.29	75.49
CHORD BEARING	W728787808	N00*0410TE	S00"22'99'E	W78*118*W	N78°32'47"W	3.92.90,19S	S78*13*6°E	N24"21"07"W	S21-2978W	NS9*01*11*E	W75725727W	N00*1749*E	\$13*13*2*W	36110824E	N08*28'35'E	W8815216W	N74"0215'E	NOS*4516*E	W8811958W	N-80-1909-W	\$87°36'44'E	\$65°29'25'E	W-31-52-508	N03*04'01"E	S14"4736"W
ARC	3.68	225.5r	111.09	180.087	135.84"	35.84	15.49	120.45	28.52	104.52	15.49	37.82	41.90	50.17	13.96	82.78	19.57	240.99	22.83	25.19	110.53	25 99	28.47	175.60	78.697
RADIUS	420.00	730.007	470.00	225.00	175.00	125.00	20006	55.007	20.00	200.55	50.00	910.00	75.00	175.00	910.00	450.00	25.00	50.00	25.00	200.00#	485.00	435.007	125.00	960.007	125.00
DELTA	0.3008	1774156	1373232"	45,2127	44"28"25"	16"25"35"	17*4510"	125,3025	32*4916	108"52"43"	17*4510	50,500.9	32.0037	16"2533"	0"5249"	10"3272"	44*4370"	276709727	52"1948"	3526.6	13"0326"	6.4848	13,03267	11,41,567	35,09.06"
CURVE	5	8	8	C13	410	95	510	213	613	613	88	123	223	623	624	625	923	car	628	623	8	153	253	633	83

THENCE SOUTH 17'04'19" EAST, A DISTANCE OF 91 80 FEET, TO THE WESTERLY UNG OF THAT CERTAIN EASEMENT RECIDED AS DOCUMENT NO. 1984-0483917, MOR.

THENCE SOUTH 81"1024" EAST, A DISTANCE OF 187.61 FEET;

THENCE SOUTH 52"55'38" EAST, A DISTANCE OF 280.48 FEET, THENCE SOUTH 69"21"11" EAST, A DISTANCE OF 179.20 FEET,

HENCE LEAVING SAID WESTERLY LINE, NORTH 88'25'08" WEST, A DISTANCE OF 103,71 FEET, HENCE ALONG SAID WESTERLY LINE; SOUTH 21'29'29" WEST, A DISTANCE OF 995.09 FEET;

HENCE NORTH 71"3356" WEST, A DISTANCE OF 45.29 FEET. THENCE SOUTH 85"51"30" WEST, A DISTANCE OF 46.54 FEET, HENCE SOUTH 85'06'00" WEST, A DISTANCE OF 47.81 FEET; HENCE NORTH 85" 53 VZ" WEST, A DISTANCE OF 55.87 FEET. HENCE SOUTH 88"4545" WEST, A DISTANCE OF 55.62 FEET

CORDER	~	22 11:	48	DING	-W-
COUNTY REC	HEN RICHES	07/28/202	685 PAGE	NIC RECORD	111-4-1-1
MARICOPA	STEP	20220604835	BOOK 1	ELECTRON	ESTRELLAPARIIII-4-

TBACK 10*

CALCULATION OF ADJUSTED

GROSS AREA

ESTRELLA - PARCEL I.1 SITE DATA TABLE

TOTAL GROSS AREA TOTAL STREET AREA

11:29

OFFICIAL RECORDS OF

HENCE NORTH 89'41'03" WEST, A DISTANCE OF 81.49 FEET, TO THE POINT OF BEGINNING

STORE

FYPICAL 47' X 90' LOT D	JETAIL
NTS	
NOTES SETBACKS AND DEVELOPMENT STANDAR	100000000000000000000000000000000000000

EDU CALC - FACTOR OF 0.82 FOR 4-6 DUINC 0.82 EOU'C, DENSITY (38 x 0.82) 31.16

EDU CALCULATION

21,283,94 SQ FT 0,49 AC 15,50% 116,020,16 SQ FT 2,68 AC 84,50% LUCERO PAG

EXISTING ZONING

ESTR TO TH TH	SETBACK DA CIC	THE WEST L SOUTH, RAN BEARING OF	BENC	GENERAL L GENERAL L ELEVATION
90 A	MYGLISS 81 105 105 105 105 105 105 105 105 105 10		WH SE	17 PICAL 4/ X 90 LO1 DE1AIL NOTES
	OS NW	LOCAL STREET	The Court	NOTES
REARLOTLINE	706 AN 170			

990 7.22

APPLY 15% OPEN SPACE FACTOR

(CONSTANT) ADJUSTED GROSS AREA

404.482.54 SQ.FT 8.29 AC 90,815.63 SQ.FT 2.09 AC 313,846.91 7.20 AC 4.209 SQ.FT 4,428 SQ.FT 50

AREA OF LOCAL STREETS PLUS AREA SUBDIVIDED IN

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS DIVIDED BY ADJUSTED GROSS AREA

178.544.69 SQ FT 4,05 AC 137.304.10 SQ FT 3.15 AC 33.85%

TOTAL AREA SUBDIVIDED INTO LOTS

ADJUSTED GROSS DENSITY

BASIS OF BEARING	THE WAST LANG OF THE GOLTHEST COUNTED FOR SECTION 1 TOWNSHIP 1 SOUTH HAVES WEST OF THE GULA MO SALT RINGS MERCIANA, HAVING A BEANNED OF NORTH TO DEGREES JA MANUTES 31 SECONDS EAST.	BENCHMARKS	AIL. BRASS CAP FLUSH AT INTERSECTION OF SAN MIGUEL & ESTRELLA PARKWAY. ELEVATION HOSS 37	GENEPAL LAND GFPCE (QLQ) BRASS CAP STAMPED T18 RGW SZ 81 811 S12 1831 ELEVATION=1005.12.
1	-	HVM S2.	LOT DETAIL	INT STANDARDS PER

AJY	JANI-

THIS DESCRIPTION OF WHITE STATEMENT OF THE CITY OF OCCUPACE MINCH HAS BEEN DESCRIPTION SHAMING AN EXEMPLIATE STATEMENT OF A RESEARCH TO A RESEARCH ON THE CITY OF OCCUPACE AS SESSION WITH SUPPLY EXEMPLIAN IS SUPPLYIFED IN PART OF THE CITY NEW MERGESSION IN THE CITY OF ACCUPACE AS CONDOMINED FREZ. BERNAMENT OF THE CITY OF STATEMENT OF THE SERVE OF THE STATEMENT OF THE BASED ON ITS PROD THE CITY OF THE CITY OF STATEMENT OF THE SERVE OF THE STATEMENT WAY BE ASSESSED A FEE BASED ON ITS PROD THE CITY OF THE CITY OF STATEMENT OF THE STATEMENT WAY BE ASSESSED A FEE BASED ON ITS PROD THE CITY OF THE CITY OF THE CITY OF THE CITY OF THE STATEMENT WAY BE ASSESSED A FEE BASED ON ITS PROD THE CITY OF THE CITY OF

NO STREATES OF ANY WAS ALL SECURATION OF A LOCATION HOUSE. THE CLITTLY ESSENCY STREATS STREAT UNITES, ASANT TANKNO, GARS, NAM FROOT, WHE OF REMOVABLE SECTION THE CENTER TENDAN FRE THO ROODINGS. SHALL NOT BE REQUIRED TO REPLACE OF HANDON, WE CONSIDER TO THE COLOR OF REPLACES AND ANY HANDON OF TANKNO HAND STREATS TO SERVICE OF HANDON, THE COLORS OF NAMEN WAS CONSIDERING THE OF RECORDING THE UNITED YALLINGS.

OROBERONA CHI THE SOUTHWEST COOREST OF SUBSTITION, A LEASTED, A LEASTED CREETEL, ALONG PETER ELGO, BROSS CHE, STOWNEST STEWN SS IS 11 ST 1911 WIN, FROM WHICH THE WEST QUARTER COPERED OF SUD SECTION, A LANCH ALLAMINA MOVE SATMEDT 11 STOW 14 SZ IS IN SE SHALD SOUTH BROSS MORTH OFF STATE CAST (BASSE OF BECARDING). A DISTAURANCE OF 2008 11 FEET;

HENCE ALONG THE WEST LING OF SAID SECTION 1, NORTH 00°18'31" EAST, A DISTANCE OF 1431.08 FEET,

ANAGE

THENCE LEAVING SAID WEST LINE, SOUTH 89"20/29" EAST, A DISTANCE OF 158.63 FEET, TO A POINT OF MITSECTION WITH A NON-TANGENT CLIRIVE AND THE POINT OF BEGINNING.

HERCE WOTHWERV, ALONG SUD NOW-TANGENT CURNE TO THE RIGHT, HAVANG A RADUS OF 420.00 FEET. CONCAVE EASTERY, HAWGE ROLLINGS BLOSS SOUTH BY TSIGN EAST, THROUGH A CENTRAL ANGLE OF 00°70/00". A 20°51/AA/CE * 50 FEET, TO THE CURNES BLOS.

HENCE NORTH 08"54"59" EAST, A DISTANCE OF 101.74 FEET,

AREA SQUARE FEET AREA ACRES 404,463 9.2852 9.2852 2.0802

90,636

RIGHT-OF-WAY

AREA TABLE

THENCE NORTH 53°54'56" EAST, A DISTANCE OF 28.28 FEET; HENCE NORTH 08" SHISP EAST, A DISTANCE OF 50.00 FEET; HENCE NORTH 36"0501" WEST, A DISTANCE OF 28.28 FEET,

APORTON OF PARCE, A MINCH LAND DIVISION MAP OF LUCERO PARK, RECORDED IN BOOK 1480, PAGE 2, MARGONA DULIN'S PAGE 1851, OF THE GUA MARGONA DULIN'S PAGEORISE, INCHIT, IT THAN BITIMES RECORDED IN SOUTH, RANGES PAGES, OF THE GUA AND SLAT FRIENDER PREDDULI, MARGONA LONDIN'S ARROWS, MORE BURTOLUKEY DESCREED AS FOLLOWS:

LEGAL DESCRIPTION

MPROBLENTS MOE WITHIN A CITY NON-CO-WAY, TOACT OR EASEMENT THAT WILL BE WANTAKED IN THE UTUJE BY THE CITY OF COOTIVES WHILE ACLES WHILE CALLES WHO TOER OLD WAS ADDRESS MEDICATION FOLLOWING THE CHARLEST WAND THE WAS ALSO THE THE WAS THE THE WAS ADDRESS WHEN AS SUB-WANTAKE, WANTS, DOWNERWYS, THEN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STREWIG. NO STREAMER OF ANY MOD SHALL CONSTRUCTED MOD ROCKETATION OF SHALL BE ANALTHOOD OF MILL BELL AND TO THE THE ANY OF STREAM THE ANY OF STREAM

THE CREAL CHEST SHALL MANTAN AND WARRANTY ALL MARGOEBENTS FOR A PERSOD OF TWO TEASS SHARMON AMADERIAL FOR THE THE TRESSES THE METERATOR OF APPORTURE OF THE TREST DOWNS THE MANTENANCE AND INVESSOR THE PROSECUT OF THE TREST OF SHALL BE MANTENANCE AND LIFE FROMETTOR TO LAM PROSECUES THE TWO MANDES AND SHALL BE MANTENANCE AND LIFE FROMETTOR TO THE INVESTMENT OF THE TREST OF THE T

AUGGOWED JASES THYKILL SE MARTHARDIN THE FUTURE BY THE CITY OF GOODDEAK SHALL BE CLEARLY DETHFED ON THE APPRINGED FOR AND AND HOLE SUBJECT TO THE FOLKING RECORDERINS THESE JASES MAY INCLUDE THE ETHORD SHASE, AMORS, RUTHTS-OF-HAIN, AND STREET CHETTER MEDIAN LANDSCAPING.

A. THE DEVELOPER SHALL MANTAIN AND WARRANTY ALL PLANTED AREAS INCLIDING IRRIGATION SYSTEMS FOR PERIOD OF TWO YEARS BEGINNING MANEDATELY AFTER THE CITY SISIES THE NOTHICATION OF APPROVA.

THENCE NORTH 53"3040" WEST, A DISTANCE OF 28.15 FEET, TO A POINT OF INTERSECTION WITH A MON-TANGENT CLINE. THERCE MORTHERY ALONG SAID MONTANGERT CURVE. TO THE RIGHT, HANNIG A RADIUS OF 470.00 FEET, A MONATE ESTETRY, NA ROOMER, EASTERLY, WINGER FANDIS BESS NORTH RESYSTE AS TO SHARKE LANGE TO A POST OF 19 YEAR? A SIGHT MAY BE OF 19 YEAR? A SIGHT WAS FEET, TO A POST OF MEDSECTRY WITH A NOW-WAGENT LINE.

HENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, CONCAVE WESTERLY, HEDUCH A CENTRAL ANGLE OF 17*4159", A DISTANCE OF 225.51 FEET, TO THE CURVES END.

CURVE TABLE

6,072

1019 LOT 10 107.11 1,07 12 LOT 13 101 14

6,051 4,500

HENCE NORTH 08"4700" WEST, A DISTANCE OF 26.54 FEET, THENCE NORTH 36" 1300" EAST, A DISTANCE OF 28,28 FEET; THENCE NORTH 08"4700" WEST, A DISTANCE OF 50.00 FEET.

THENCE NORTH 08°5459° EAST, A DISTANCE OF 248.34 FEET, TO THE BEGINNING OF A CURVE.

B. OTHER BURGET HAND WARRANT KEROL, THE DEFILICIOSE SHALL BE RESPONSE, FOR MULLICATURA CHARLOS AND MARRANT HAND THE PROPERTY PROMOTOR RESPONSE, FOR MULLICATURA CHARLOS AND MARRANT HAND THE PROMOTOR HAND THE MARRANT HAND MARRANT HAND THE MARRANT HAND THE PROMOTOR HAND THE MARRANT TO A FIGH HE MARRANT HAND THE MARRANT HAND MARRANT H

FIRACINESS MINK SOM VEGET L'ESELENT ES LE LIMED DA L'EGENT GET EST. L'EST SOM SE L'EST SOM SE L'EST SELENT ESÈCHENT SE L'EST TOUR CONTROL DE L'EST SIMA ? EET SAML/RES IN HEGT MACHON TIESS TAMA? EET SAML/RES IN HEGT MACHON TIESS TAMA? EET SAML NOT ER PLACED. LESS TIMA ! EET JAMA. FEET JAMA. FEET JAMA.

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MANTENANCE, AND REPAIR OF ALL FACULTIES ASSOCIATED WITH STORM WAITER MANAGEMENT ON A PROPERTY.

THE SECRECATE IS RESECT TO THE DEACH TOOK SERVICES, RESELVED AND LECTED SETEMS THAT WE CAUSED THE SECRECATE THE WAY SECURED THE SECRECATE OF THE SECRECATE OF THE SECRECATE OF THE SECRECATE OF THE SECRECATE ADMINISTRATION OF THE SECRECATE OF THE SECRECA

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).

ALL LOT CORNERS SHALL BE MONUNENTED WITH HALF-ANCH REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NAMBER OF THE SLIKNEYOR RESPONSIBLE FOR THEIR PLACEMENT

MANTENANCE OF EASEMENTS THAT LE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSBILITY OF THE HOMEOWIERS. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WALL NOT ACCEPT MANTENANCE OF PRIVATE UTLIFES, PRIVATE STREETS, PRIVATE FACILIFIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT. 헕

MANTENMOE OF LANGSCAPNO THAT LES WITHEN THE PROYT YARD OF A SINGLE FAMEY RESIDENCE SHALL BE THE RESPONDERLITY OF THE HOMEOWERE MALES OF THE PROYT YARD ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RESPONDERLITY OF THE STREET THACH AND ON PIE. 22

DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET MITERSECTION, (1, 1), 28, 20 AND 35) NOTED WITH A T: z

AT TANTERSECTIONS (THREE-WAY INTERSECTIONS) THE NOALLYING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (4, 26, 27 AND 38), NOTED WITH AN**** 12

SYSTEM OF METRICAL PARCEL IN SER WOCKELD, BOOK DO READ FROM THE WITTER THE STREET, APPLIES IN THE WOOKEN DAY OF METRICAL PARCEL IN IN SERVICES OF BOOK DAY OF METRICAL PRODUCTS. WHICH PRESIDE CHARACTER PRESIDENCE OF METRICAL PROGRAMMENT OF METRICA VERTICAL CONTRACTOR TO INSTALL SEMER BACKROW PREVENTOR IN LOT. (15. 16, 27, 28, 33 AND 34), NOTED WITH A "F"

EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEFICIOPMENT AGREEMENT FOR LUCKRO, DEVELOPER SHALL SOUTHALL TALL TRAFFIC SIGNALS WITHIN AND/OR ADJACENT TO THE PROPERTY WHEN SUCH TRAFFIC SIGNALS ARE WARRANTED.

PARCEL 11 E. SENDERIO ROAD NORTH AND ARDMORE ROAD ARE TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.11.

gi.

THECKED BY

CAD TECHNICIAN USB JAP / CJG/WSB JOB NOMBER WP# 195071

PP

BENCHMARKS

OT OF GOODING BOAS LOP FURSH TH RESISTENCY OF SAN MOBILE, RETIRELLA PROFONNY,
OTT OF GOODING BOAS LOP FURSH TH RESISTENCY OF SAN MOBILE, RESIRELLA PROFONNY,
OCHTURN CONTRACT OF CONTRACT LING OFFICE (R.G.) 19446S CAP STAMPED TIS FOW 82 ST ST ST ST
OCHTURNES TO AS ELEVATION 100.12.

WOOD

DEDICATION STATE OF ARIZONA COUNTY OF MARICOPA.

KNOWN ALL MEN BY THESE PRESENTS:

G. MOO REPAREM SECURITY EXPLORATION ENGINEER. THE APPROPERS OF ENTIRE AND ENGINEER, MANAMENIA MAINTAINER, AND CORREST BASEBOARD AND CONTRICT BETWEEN THE AND CONTRICT BASEBOARD AND CON

SERRILLA WORTHLICA TO ELAWARE, MAITED LUBGLITY COMPANY AG ONNERS, HEREBY REDUNCIES TO THE COCOTEDAR UNNESCRIBER AND MAN SES STREAMERS. STREAMERS STREAMERS AND MAN HAR FANNES AND MAN HAR FALL A RESIDENCE STREAMERS AND MAN HAR FALL AND SESSION THE REPORT OF THE CATEGORY OF THE PROPERTY OF THE CATEGORY OF THE CATEGORY OF THE SENSE AND SENSE AND THE SENSE AND SENSE AND THE SENSE AND THE SENSE AND THE SENSE AND THE SENSE AN

HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY) DRAINAGE EASEMENTS DEDICATED HEREIN RUN V INTEREST OR TITLE TO ALL OR PART OF TRACT A.

SCOTTSDALE, ARZONA BR25S
PHONE; (480) 348-1118
EMAIL: TBRCSLINGHARVARDINVESTMENTS COM
CONTACT: TMOTHY P. BRSS. IN LAND SURVEYOR
WOOD, PATEL AASSOCIATES, INC.
2001 WEST MOTHERING MENEL SAITE TO
PRICE RICH STATES AND THE TO
PRICE RICH STASS SOOT
EAST-CORNECT CARROCOPINE, COM
CONTACT CARRIES, RUS. 81.5. D NORTH PACESETTER WAY, SUITE 100 TTSDALE, ARZONA BS255 VE. (480) 348-1118 OWNER/DEVELOPER PUBLIC UTILITIES ACKNOWLEDGMENT OF DEDICATION OFFICIAL RECORDS OF NAME OF STEPHER RECORDER STEPHER RICHER 2022064806 07/28/2022 11:27 ELECTRONIC RECORDING ESTRELLAPARI112-4-1-1-M-TRACTB ESTRELLA PARCEL 11.12 FINAL PLAT 13 SHEET 3 KEY MAP

COVER SHEET DESCRIPTION, NOTES, DETAIL AND TABLES PLAN SHEET PLAN SHEET AND LEGEND

CIVIL ENGINEER
WOOD, PAPEL & ASSOCIATES, INC.
261 WRST MORHORM ARBUEL - SUITE 100
PROBEM, ARGONE 8021
PROPER (ERIC) 355-600
EMAL ESOLGEMONOPATEL COM
CONTACT ETIMN BOYLE P.E.

BASIS OF BEARING

SHEET INDEX

DEDICATION (CONTINUED)

IN WITHESS WESSOF STREELA NORTH LIC. A DELAWAGE LIMITED LABULIY COMPANY. MCLUBNG ITS HERS, SUCCESSORS, MO ASSORS, SO OWNER? NAS HEREMYD CAUGED ITS WAR TO BE AFFIZED MO THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDESSECORED. DAY OF JULY 154

RATIFICATION AND CONSENT

BY: ESTRELLA PARTNERS, LP, A DELAWARE LIMITED PARTNERSH ITS: SOLE MEMBER AND MANAGER

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: GOODYEAR EMR GP, LLC. A DELAWARE ITS. GENERAL PARTNER

BY: EMB HARVARD LLC. AN ARIZONA ITS: ADMINISTRATIVE MEMBER

THES 18 - DAY OF 5414 2022

ameen

ASST. TREASURER NAME ARTHE W. MELLOR

COUNTY OF MARICOPA

STATE OF ARABICOPA 188 Control of 1897 (Control of 1897) (Control

STATE OF ARIZONA

202 BY AKTHUR W. MELLOK THE

SULY

THE FOREGOING INSTRUMENT WAS ACKNOW

ACKNOWLEDGMENT OF RATIFICATION

OF THE VILLAGES AT ESTRELLA THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC THE BONOF THERE MAZES Sobert Alobis

ANY COMMISSION EXPRES TOWNORY B. 2025 NOTARY PUBLIC SANDER EDMERE

HOMEOWNER'S ASSOCIATION RATIFICATION

NOTARY PUBLIC BOYCH HELLEN BANK HELLEN

ASST. TREASURER.

NY COMMISSION EVPIRES January 16, 2023

EAR, ARIZONA ON THE 11 DAY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GO APPROVAL SOLY SOLY



THIS IS TO CERTEY THAT THE AREA PLATED HEREON IS APPROVED AND LES WITHIN THE DOMESTIN WATER SENIOE FAREA, AT THE CONFESTIN WHICH IS DESIGNATED AS HAVING AN ASSURED. SUPPLY IN ACCORDANCE WITH ARS 46-515. 7/26/11 DATE



THE UNGERSIONED DAY VUTNORIZED OF THE VILLAGE AT ESTRELA MOUNTAN WACHO COMMANINE ASSOCIATION, MACRON MANCHAST CORPORATION, HEERSP ATTIEST THE RECOGNATION OF THIS PLAT FOR TSTRELA MANCE: 112 MOD OATTEES, ACHOMINE DOES, AFFINGS AND RESPONSELTES SET FORTH.

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MARICOPA

GABRIEL S. RIOS, OF WOOD, PATEL & ASSOC



CHECKED BY

CERTIFICATION

THE VILLAGES Commundy ASTA - President

NAME ROBOLT J. NISIT

JOB NUMBER WP# 195072 OF

07	LOT AREA TABLE	ABLE		AR	AREA TABLE	BLE		
DT NO.	LOT AREA	LOTAREA		N	AREA SOUARE FEET	E FEET	AREA ACRES	
1	SULANC FEET	ACHES	BOUNDARY	NAV.	277,419		6.3687	
	5,073	0.1164	RIGHT-OF-WAY	S-WAY	38.043		0.8733	
215	8,176	0.1188						
07.0	5,166	0.1185			CUR	CURVE TABLE	BLE	
DT.4	4,568	0.1049	CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHOR
51.0	4,371	0.1003	5	28"3507"	480.007	239.48	-	100
9.10	4371	0.1003	8	18720111	460.007	153.61	\$58°3517E	152.96
11.	4.371	0.1003	8	180*00*081	7.42	23.31	S42"38"42"E	14.84
3T.8	4,371	0.1003	2	45"4347"	160,007	130.49	\$24°0125°W	128.91
910	4,371	0.1003	8	46"43'47"	\$6.00	40,78	\$24*0125*W	39.66
01.TO	4,371	0.1003	8	71"1105"	25.00	3106	S34*16'30'E	29.10
or tt	4,371	0.1003	13	249*4310*	20.00	217.92	NS4,88337E	82.06
27.12	4,371	0.1003	8	39,0436"	111.70	78.19	S18*52'8FE	74.73
27.13	5,250	0.1205	83	46.4347	100.00	81.56	S24"0125"W	79.32
11 TA	6.392	0.1468	010	18010000	27/2	23.31	WZ38KZW	14.84
21.15	4,597	0,1056	L	10000	THEN	Sill Sill Sill Sill Sill Sill Sill Sill	a ray and	Γ
3T 18	4.371	6,1003		EASE	MENT	CUK	EASEMENT CURVE LABLE	
	7.031	0.4003	CURVE	DELTA	RADIUS	ARC	CHORD BEARING	СНОКО
		00010	EC11	69109307	48.00	57.54.	N56"D4'46"E	52.48
21.18	\$170 W	0.1000	EC12	6870930*	28.00	33.80	N56*04'46*E	31.76
NT 40	4371	0.1003			9		CHANGE STATE	

TRACT AREA TABLE	3571	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, WATERLINE EASEMENT, EMERGENCY SERVICE VEHICLE. ACCESS EASEMENT AND DRAINAGE.	MEDIAN, DRAINAGE AND LANDSCAPE
TRACT	TRACT AREA ACRES	2.9839	1600'0
	TRACT AREA SOUARE PEET	130,240	386
	TRACT NO.	TRACT A	TRACTB

ŒD	0.87	2.50	3.37	0.86		386	I	NO		12	38	5.80			22	0.82	18.86		
CALCULATION OF ADJUSTED GROSS AREA	AREA OF LOCAL STREET ROW	PLUS AREA SUBDIVIDED INTO LOTS	AREA SUBTOTAL	APPLY 15% OPEN SPACE FACTOR	CONSTANT	ADJUSTED GROSS AREA	The second secon	ENIT DENETTY CALCULATION	EDU DENSITY CALCULATION	EDU DENSITY CALCULAT	NUMBER OF OWELLING UNITS	DWISER OF DWELLING UNITS	WYDED BY ADJUSTED GROSS AREA	ADJUST GROSS DENSITY		EDU CALCULATION	WAMBER OF DWELLING UNITS	EDU CALC - FACTOR OF 0.82 FOR 4-6 DUIAC	EQUIV. DENSITY (23 x 0.82)
	18	E.		<	-	4 6			12	-	٥	74		_	N				
	<	637 AC	0.87 AC	5.50 AC					250 AC	DUAC	I	3.00 AC		1.06 AC	194 AC				
RCEL I.2	4	AC.		PG PG	47.X90	4,230 SQ FT	4,728 SQ FT	23					47.09%		AC.	LUCERO PAD			

AVERAGE LOT SIZE
TOTAL NUMBER OF LOTS
TOTAL AREA SUBDIVED INTO LOT
DENSITY (GROSS ACREAGE)

ESTRELLA - PARCEL 1.2 SITE DATA TABLE

TOTAL NET AREA
LOT SIZE MINIMUM DIMENSIONS
MINIMUM LOT SIZE

PERCENT OPEN SPACE LANDSCAPE ACTIVE OPEN SPACE PASSIVE OPEN SPACE

ESTRELLAPARIII2-4-1-1-M-

MARICOPA COUNTY RECORDER
STERRIN RICHER
2022664466 07/28/2022 11:27
ELECTRONIC RECORDING

LENDER'S CONSENT AND SUBORDINATION

Lood Lumber U.A. STELLEY A. STREET CO. 2/10/2

ACKNOWLEDGMENT STATE OF ARIZONA DATE

202 BY Steven Strehlow COUNTY OF MARICOPA John



NOTARY PUBLIC ENHISMENT FLUGO ENTH ALANDON

WY COMMISSION EXPIRES JANUARY 14, 2027

LEGAL DESCRIPTION

A POSTURO OF PARCEL, A MINOS LAND DIVISION MAD OF LUCEND PARK, RECORDED IN BROOK HAS, PAGE 2.
MARIODA COUNTY RECORDS (MOS), LYNG WITHN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 7 WEST, OF THE GLA.
MAY GLA, I PRIER MERDIAN, MARIODA, COUNTY, ARDZAM, MORE PARTICLIAR? V DESCRIBED AS POLLOYNS.

LINE BEARING DISTANCE N47*23*18°E 15.16° S47"23"18"W 15.16"

LINE BEARING DISTANCE

0.1003

10722

LINE TABLE

0.1003

4,371 4,371 4371 6.962 4.371

LOT 20 LOT 21

3 3

L1 SOSTITSTW 28.63* L2 NA97344STE 28.63* L3 NITTIFFTEW 20.00 N89"3445"E 29.63" N11"16"16"W 20.00

LINETABLE

BEGINANIGAT THE SOUTHNEST CORRER OF SUID PURCES. AND THE SOUTHNEST CORRER OF SUID SECTION, A 2 TOWN CHEEREN LLAND OFFICE SUIS CALL OF MITHER TITS WATER 25 STI ST 1911 FROM WHICH THE INEST MULTIFLE CORRER OF SUID SECTION, A 2-ACH ALLIMANIA (OF STAMPED TIS ROW 14 SS IS RAS SHARED STAMPED THE THE THE ROW THE STAMPED STAMPED THE ROW THE THE THE ROW THE SOUTH STAMPED STAMPED THE STAMPED THE STAMPED STA

THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF SAID SECTION, NORTH 07/39/31* EAST, A DISTANCE OF 1301 A9 FEET.

THEMCE LEAVING SAID WEST LINES, MORTH 00'00'00" EAST, A DISTANCE OF 99 62 FEET, TO A POINT OF WITHERECTION WITH A MON-TANGENT CURVE.

THENCE SOUTHERLY ALCHO SAID NOWTANGENT CLIRKE TO THE LEFT, MANNO A RADIUS OF 489 50 FEET, CONCANE SEETEN IN HINDER RADIUS BEAKS NORTH RE"483F EAST, THROUGH A CENTRAL ANGLE OF 28YSOTY. A DISTANCE OF 288 FEET,

HENCE SOUTH 05'1151" WEST, A DISTANCE OF 29.63 FEET.

THENCE SOUTH 42"38"42" EAST, A DISTANCE OF 74.00 FEET;

THENCE NORTH 89"MAS" EAST, A DISTANCE OF 29.63 FEET, TO A POINT OF INTERSECTION WITH A MON-TANGENT CLIRVE.

THENCE SOUTHEASTERY ALONG SAID NON-TANGENT CHRNE TO THE LEFT, MAYANG ARQUISS OF 490 OF TEET, COMANUE WORTHEASTERY, MAGE SOUTHEAST WELFAST, THOUGHEASTERY, MAGE SOUTHEAST WELFAST, THOUGHEASTERY, CHRIST CETMAN SESSEMENT RECORDED IN COLOMENT NO. 1989-2025/19, MAG. AND A FONT OF METERSECTION WITH A MAGH FANGENT LIKE.

THENCE ALONG SAID WEST LINE, SOUTH 21"3001" WEST, A DISTANCE OF 744.54 FEET,

HENCE LEAVING SAID WEST LINE, ALONG SAID SOUTH LINE, NORTH 89"3010" WEST, A DISTANCE OF 45.48 FEET, 10 THE POINT OF BEGINNING. THENCE SOUTH 21'26'56" WEST, A DISTANCE OF 248.28 FEET, TO THE SOUTH LINE OF SAID PARCEL.



TYPICAL 47' X 90' LOT DETAIL MOTES. *SETBACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAD, AS AMENDED

WOOD Col Expressing Water Burners Construction Management SC135-B00

THE EPERCAMENT IS BITMANT THE SERVICE AREA OF THE CITY OF GOODIFIER WHICH HAS BEEN DESIGNATED AS HAWAGE AN ACOUNTED WITH THE ORDER Y PROGRAM TO ARE A SERVICED WHITH SERVICE AND ACOUNTED WHICH SERVICE AS EXPORTED TO A SERVICE OF THE THE CITY SERVICE AS EXPORTED TO A SERVICE OF THE THE CITY SERVICE AS EXPORTED TO A SERVICE OF THE CITY OF OF THE CIT NO STRUCTIORES OF ANY NAIO SHALL BE CONSTRUCTED OR FALACED WITHOU ONEST THE UTILITY EASEMBLYS EXCEPT.

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AMEGSAGD AREATHAT WIL BE MANTANED IN THE TUTURE BY THE CITY OF COCOTEAR SAILL BE CLEARLY DENTITED ON THE APPROVED PLANS AND ARE BUSINETTO THE FULL UNIVERSITY THESE MESSAMY INCLUCE. RETHITING MASS PAPES, FOOTISCH, AMAY, AND STREET CHITEN MEDIAL LANDSCAPPIA.

THE PERSON OF WANTENAND WHORATH ALP ANTED AREA IN ALLIDING REGISTERS FOR THE SPECIAL OF THE SECURITY OF THE SE

ESTRELLA PARCEL 11.12

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SPRECINES WHIM GON WELL ZERBENDEN EZERBENDEN EZERBENDEN

THE HOMEOWIERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MANTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.

THE SPECIAL SEASON TO SEASON THE TURBOWN TOOKS SHARKTOOK STAT AND ALL OTHER SEASON SHARK CLUSTON THE WAY SEE CLUSTON THE SEASON SHARK CLUSTON THE SEASON SHARK CLUSTON SHA

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).

ALL LOT CORNERS SHALL BE MONIMENTED WITH HALF-INCH REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SHRVEYOR RESPONSIBLE FOR THEIR PLACEMENT. 10

MANTENANCE OF EASEMBITS THAT LE WITHIN THE BOUNDANES OF A SUBDIVISION LOT SHALL BE THE RESPONSBILLTY OF THE HOMEOWINERS. THE CITY OF GOODFEAR IS NOT RESPONSBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF PRIVATE UTLITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED APEAS MITHIN THIS DEVELOPMENT.

£ 12 MANTENACE OF LANDSCHAND THAT LES WITHIN THE FRONT YAND OF A SINGLE FAME. RESOBNE SHALL BE THE RESPONSIBILITY OF THE FUNDERWARE MISS OF THE THE THE SINGLE THAT AND A THE STATE THIS MALLES THEET THAT AND OFF THE SINGLE THAT 12

DRIVEWAYS ON CORRER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 15, 16 MD 23) NOTED WITH A "\$"

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EXCEPT AS OTHERMISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEMENT FOR LUCERO, DEVELOPER SWALL COMBINING ALL TALKFIC SIGMALS WITHIN ANDOR ADJACENT TO THE PROPERTY WHEN SIGH ITALFIC SIGMALS ARE WARRANTED.

PARICEL 11 E, PARICEL 11 F1, SENDERIO DRIVE PHASE 2, SENDERIO DRIVE PHASE 3 AND ARDMONE ROAD ARE TO BE CONSTRUCTED CONCLURRENT WITH, OR PRIOR TO, PARCEL 11.12.

JOS NUMBER WP# 196072 CAD TECHNICIAN JKP / CJG / WSB CHECKED BY

OF

SHEET 2



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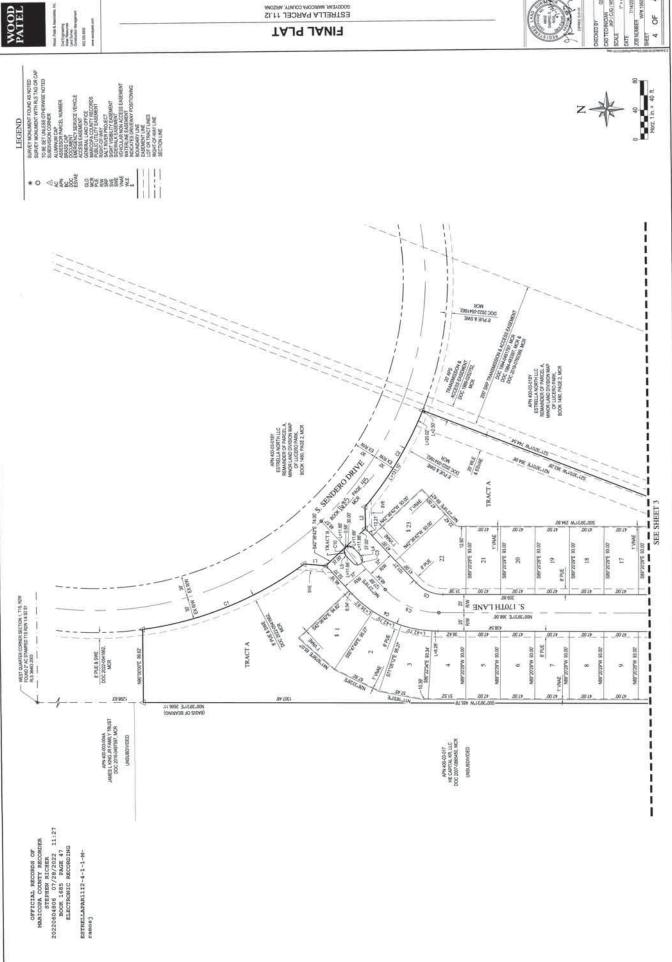
MARJOORA COMPY RECORDS
STEPHEN NICHER
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BOOK 1685 PAGE 47
ELECTRONIC RECORDING

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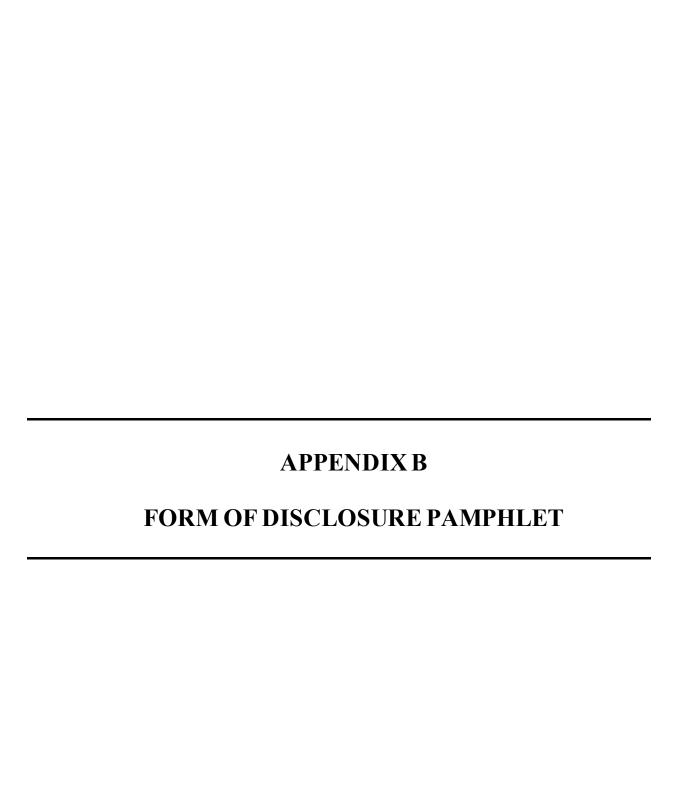
WOOD











Estrella Mountain Ranch Community Facilities District Lucero Assessment District No. 2 Form of Disclosure Pamphlet

Buyer(s):	
Lot:	_Parcel:
Date of Sale:_	
Homebuilder:	

General CFD Provisions

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

Ad Valorem Taxes of the CFD

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

Special Assessments of the CFD

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

INITIAL FINANCING'S COST TO HOMEOWNER

At the request of		, a	, the prior owner of P	arcel, the CFD has
formed a special as	sessment area (the	"Special Assessment A	rea") that includes Parcel_	for the construction
and/or acquisition o	f certain public imp	provements, i.e., constru	ection of	The CFD
has assessed Lot	_within Parcel	_in the amount of \$	(the "Assessment").	
The fellowing shows	a tha tatal ammual C	ED 40 w og in olyding 4h o	CED an austional and mainta	

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

	Estimated Annual	Estimated Annual	
Estimated	General Obligations and	Special Assessment	Estimated Total Annual
Home Price	Expense Payment (1)	Payment(2)	CFD Tax Payments (3)
\$350,000			
\$400,000			
\$450,000			
\$500,000			
\$550,000			

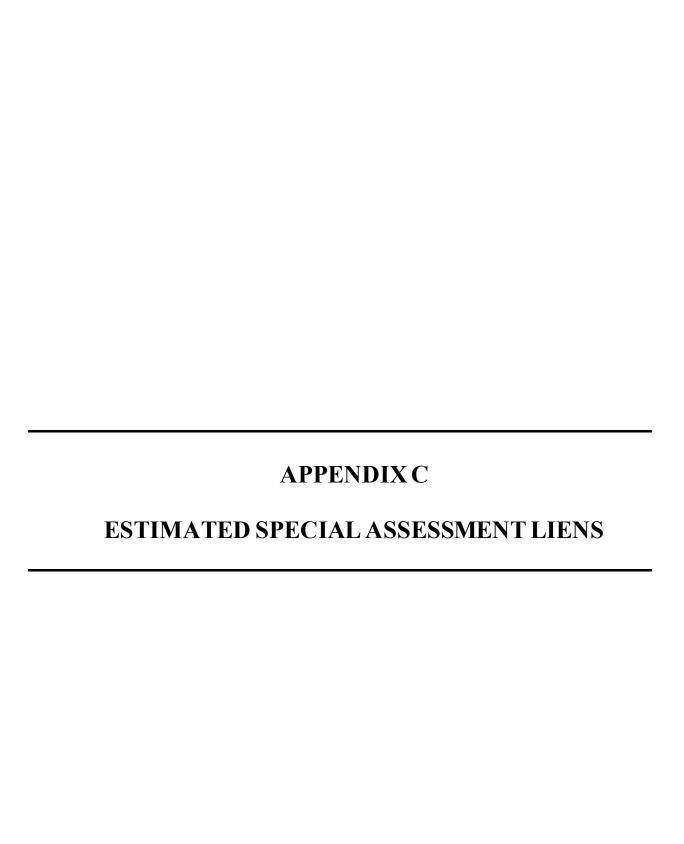
Footnotes:

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

Homeowner's Acknowledgments

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

Your signature below a cknowledges that your purchase contract and agree to its term	ou have received, read and understood this document at the time you have signed s.
[name]	[name]
[address]	[address]
Date:,20 Date:_	,20



ESTIMATED SPECIAL ASSESSMENT LIENS

	(A)	(B)	(C)	(D)	(E)	(F)	(G)
			=	=			=
			(A)·(B)	$(C) \cdot 10\%$			$(F) \div [(D) \div 100]$
	Lucero	Estimated					Estimated
	Assessment	Assessor's	Projected		Estimated	Average	Annual Special
	District No. 2	Limited	Limited	Projected	Avera ge	Annual	Assessment Debt
Unit	Avera ge	Property	Property	Assessed	Assessment	Assessment	Service per \$100
Type	Sales Price	Value Ratio	Value	Value	Per Unit (a)	Payment (b)	of Assessed Value
SFR	\$550,000	60%	\$330,000	\$33,000	\$16,000	\$1,419	\$4.3000

⁽a) Preliminary estimates based upon initial discussion with the District Assessment Engineer.

Source: Harvard.

⁽b) Assumes a 23-year a mortization period and 7.0% interest rate.