

**BEFORE THE GOODYEAR CITY COUNCIL
GOODYEAR, ARIZONA
PETITION FOR MODIFICATION OF ASSESSMENTS**

**TO THE GOVERNING BODY OF MCDOWELL ROAD COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT IN THE CITY OF GOODYEAR, ARIZONA:**

The undersigned hereby certify that they are all people who have an interest in lots subject to assessment within the McDowell Road Commercial Corridor Improvement District in the City of Goodyear, Arizona (the "District"):

- (1) That the undersigned hereby request that the following assessment numbers:

Original Assessment No.	Original Assessment Amount
3	\$1,088,213.89

- (2) be modified in the following manner, to wit:

Assessment No.	Amount Assessments Bear After Modification
3-01-001	\$ 995,678.45
3-01-002	<u>\$ 92,535.44</u>
	\$1,088,213.89

Attached to this petition and marked Exhibit "A" is a true and correct copy of the description of the property owned by the undersigned.

Attached to this petition and marked Exhibit "B" is a legal description of the property for each respective assessment set forth above as modified in accordance with this request.

Attached to this petition and marked Exhibit "C" is a true copy of the amended portion of the assessment diagram with respect of the assessment set forth above.

The undersigned acknowledge that, upon approval by the Goodyear City Council, the corrected assessment shall be binding on the undersigned.

Wherefore the undersigned hereby request that the Goodyear City Council modify and correct the assessment numbers set forth in Paragraph (1) to read in the manner set forth in Paragraph (2) hereof and direct the Superintendent of Streets of the City of Goodyear to note the modification on his record of Assessment, together with the date the modification is made.

The owners and other parties with an interest in the applicable assessed parcels request and have no objection to the reallocation of the assessments by the Mayor and Council as set forth in the application and expressly waive the notice, hearing and other requirements of A.R.S. Section 48-594.

OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY

ASSESSMENT NO. 3-01-001
3-01-002

<u>Scott Nelson</u>	<u>9/11/18</u>
Owner or person claiming interest in property	Date
_____	_____
Owner or person claiming interest in property	Date
_____	_____
Owner or person claiming interest in property	Date
_____	_____
Owner or person claiming interest in property	Date
_____	_____
Owner or person claiming interest in property	Date
_____	_____

NOTE: ALL PERSONS CLAIMING AN INTEREST IN THE PARCEL(S) MUST EXECUTE THIS PETITION INCLUDING MORTGAGE AND LIEN HOLDERS.

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me, the undersigned notary public, by the following named persons acting in the following named capacities:

Scott Nelson, Sr. Vice President

DATED this 11th day of September 2018



(Seal)

Morgan Sullivan

Notary Public

THE MARKET AT ESTRELLA FALLS LLC
an Arizona limited liability company

By: WESTCOR GOODYEAR PC LLC,
an Arizona limited liability company,
its managing members

By: 

Title: Sr. Vice President

ESTRELLA FALLS LLC
an Delaware limited liability company

By: ESTRELLA FALLS JV, LLC,
an Delaware limited liability company,
its member

By: _____

Title: _____

ESTRELLA FALLS LAND, LLC
an Delaware limited liability company

By: ESTRELLA FALLS JV, LLC,
an Delaware limited liability company,
its member

By: _____

Title: _____

New Assessment Number	Assessor Parcel Number	2018 FCV	New Assessment Amount	Ratio
3-01-001	508-01-871 508-01-873 508-01-874	\$4,483,344.00 ⁽¹⁾	\$995,678.45	4.50 ⁽²⁾
3-01-002	508-01-872	\$439,944.00 ⁽¹⁾	\$92,535.44	4.75 ⁽²⁾

- (1) According to the latest information available on the Maricopa County Assessor's Office website, the parcels as part of this modification of assessment have been assigned new parcel numbers and are reflected herein. However, the full cash values are still listed as pending. These parcels are currently undeveloped so the anticipated 2018 FCV are anticipated to be low until such time that they are developed. Comparable developed parcels within the Market at Estrella Falls have had 2018 FCV with \$17 per square foot valuations. In order to demonstrate the value to lien ratio as part of this modification of assessment, a conservative estimate of \$8/SF will be utilized (allowing for some variation in land
- (2) use in accordance with the applicable zoning standards). A Ratio was calculated utilizing the calculated 2018 FCV noted above.

EXHIBIT A
DESCRIPTION OF PROPERTY

ASSESSOR PARCEL NUMBER: 508-01-871

LOT 2A OF "RE-PLAT OF LOT 2 OF THE MARKET AT ESTRELLA FALLS", ACCORDING TO BOOK 1396 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSOR PARCEL NUMBER: 508-01-872

LOT 2B OF "RE-PLAT OF LOT 2 OF THE MARKET AT ESTRELLA FALLS", ACCORDING TO BOOK 1396 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSOR PARCEL NUMBER: 508-01-873

LOT 2C OF "RE-PLAT OF LOT 2 OF THE MARKET AT ESTRELLA FALLS", ACCORDING TO BOOK 1396 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSOR PARCEL NUMBER: 508-01-874

TRACT 'A' OF "RE-PLAT OF LOT 2 OF THE MARKET AT ESTRELLA FALLS", ACCORDING TO BOOK 1396 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT B

LEGAL DESCRIPTION OF PROPERTY

ASSESSOR PARCEL NUMBER: 508-01-871

LOT 2A OF "RE-PLAT OF LOT 2 OF THE MARKET AT ESTRELLA FALLS", ACCORDING TO BOOK 1396 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

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EXHIBIT C

AMENDED ASSESSMENT DISTRICT DIAGRAM

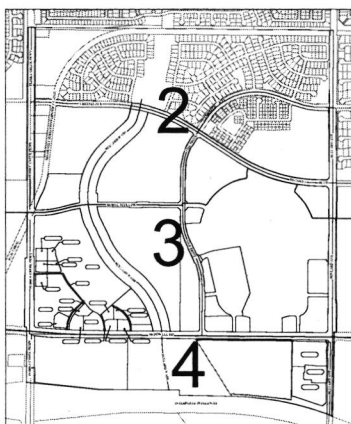
CITY OF GOODYEAR, ARIZONA

MCDOWELL ROAD

COMMERCIAL CORRIDOR

IMPROVEMENT DISTRICT

(AMENDED)



INDEX OF SHEETS
NOT TO SCALE

MAYOR
GEORGIA LORD

VICE MAYOR
WALLY CAMPBELL

COUNCIL MEMBERS
JOE PIZILLO
SHERI LAURITANO
BILL STIPP
BRANNON HAMPTON
LAURA KAINO

PREPARED BY:

RPA RITTOCH-POWELL
& Associates
602-263-1177
WWW.RPAENG.COM

CERTIFICATION

I, _____, CITY CLERK OF THE CITY OF GOODYEAR, ARIZONA, DO HEREBY CERTIFY THAT THIS IS THE AMENDED ASSESSMENT DIAGRAM OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT, APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF GOODYEAR AT A MEETING ON THE _____ DAY OF _____, 20____, AND THAT A QUORUM WAS PRESENT.

BY _____ FILED BY _____
CITY CLERK SUPERINTENDENT OF STREETS

ASSESSMENT DIAGRAM SUBMITTED THIS _____ DAY OF _____
20____

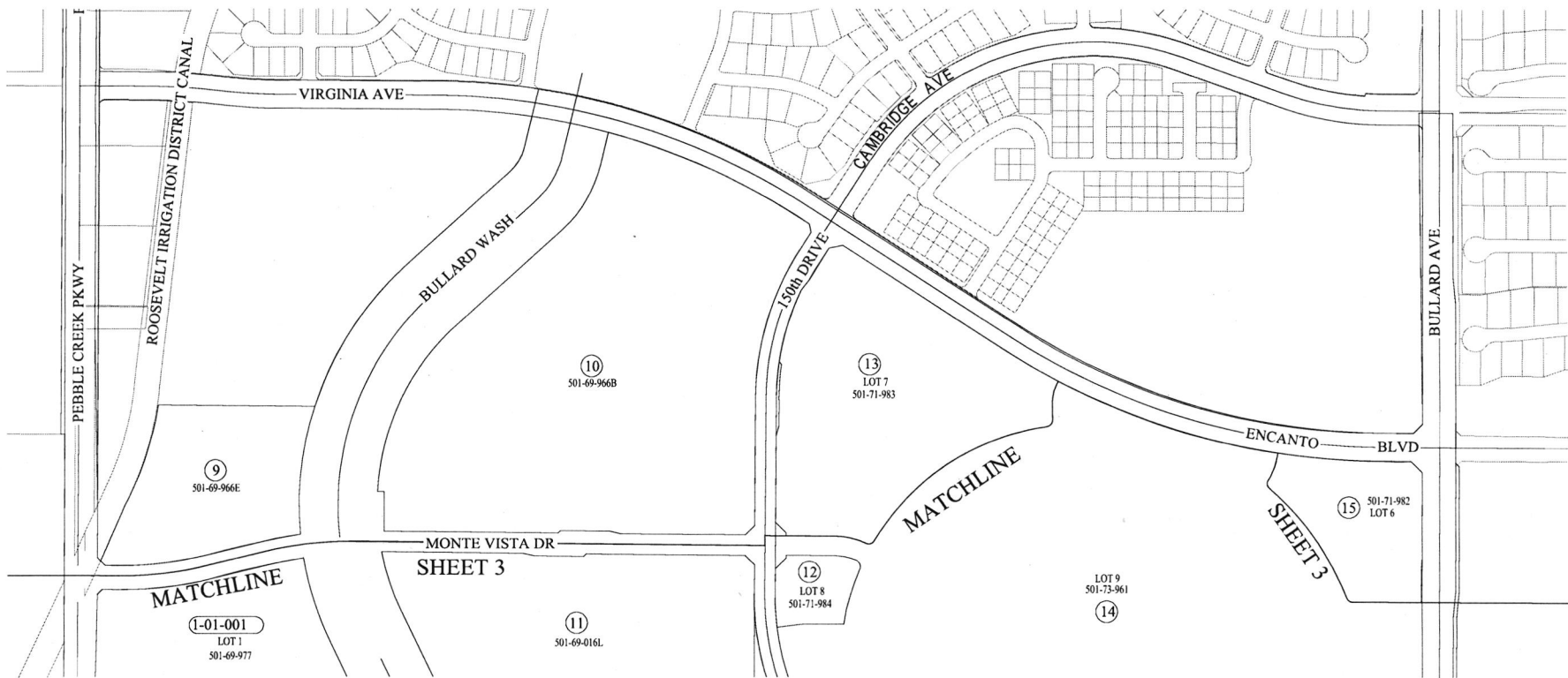
SUBMITTED BY _____
SUPERINTENDENT OF STREETS

APPROVAL

APPROVED BY RESOLUTION NO. _____ AT A MEETING OF THE COMMON COUNCIL OF THE CITY OF GOODYEAR, ARIZONA HELD THIS _____ DAY OF _____ 20____.

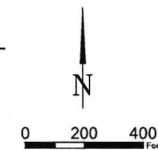
BY _____
MAYOR

ATTEST _____
CITY CLERK



CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



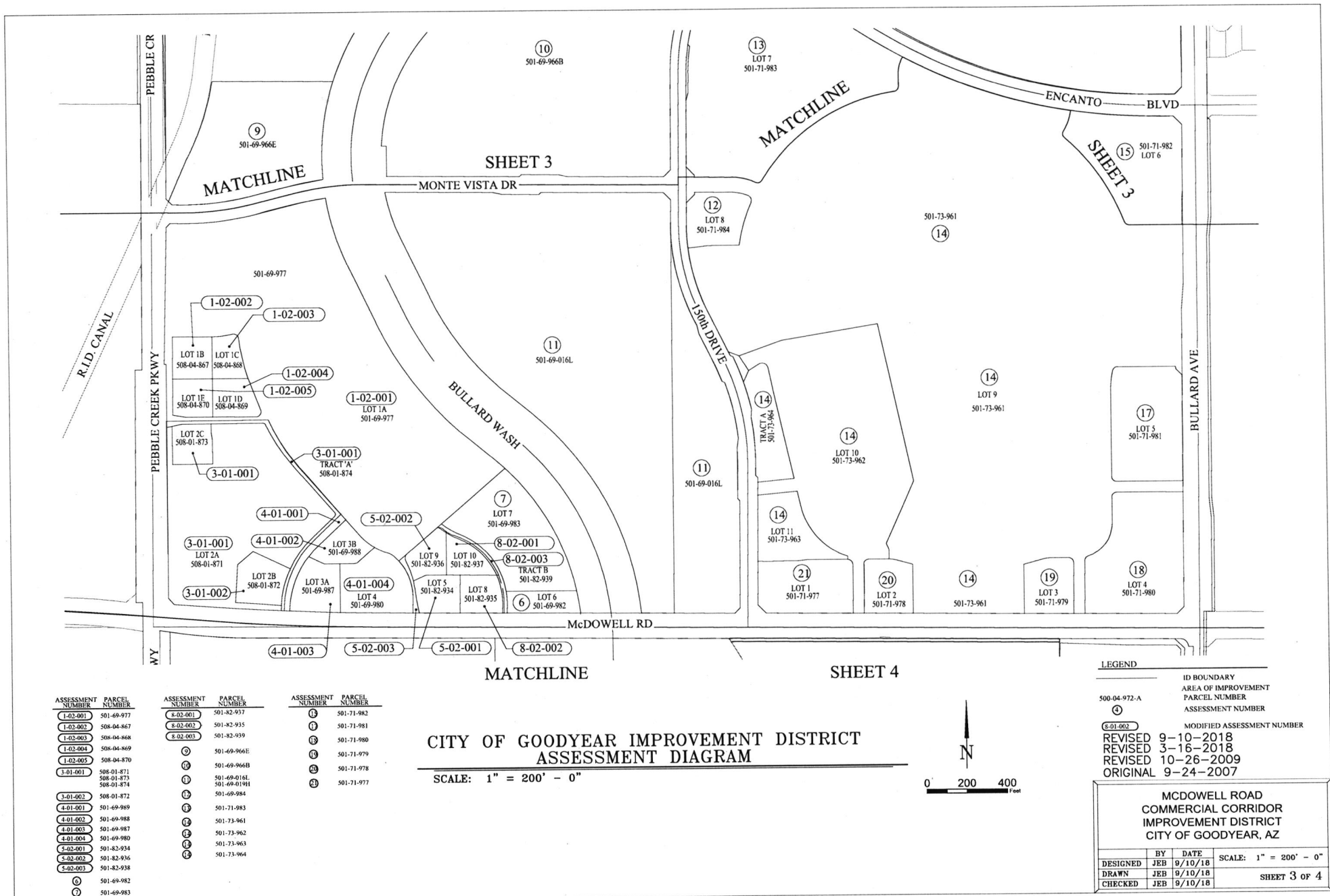
ASSESSMENT NUMBER	PARCEL NUMBER
(1-01-001)	APN#
(9)	501-69-016E
(10)	501-69-966B
(11)	501-69-016L
(12)	501-71-984
(13)	501-71-983
(14)	501-73-961
(15)	501-71-982

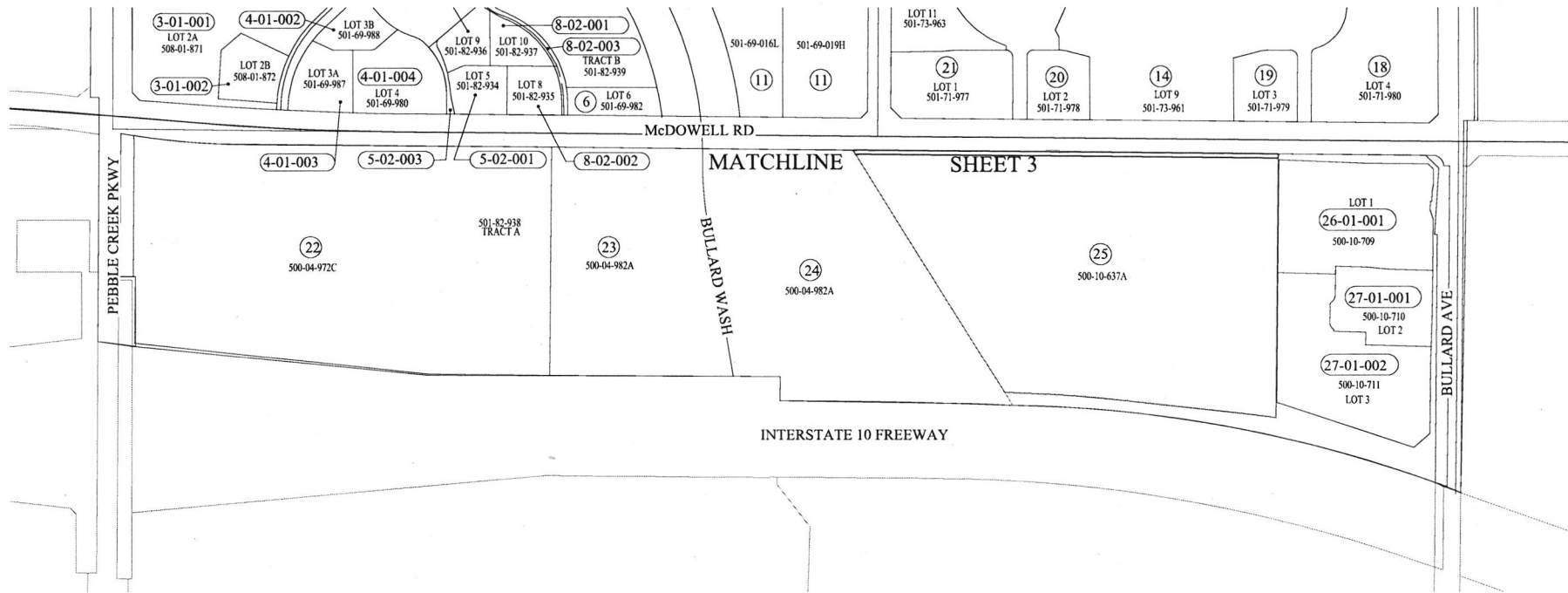
LEGEND	
—	ID BOUNDARY
—	AREA OF IMPROVEMENT
500-04-972-A	PARCEL NUMBER
(9)	ASSESSMENT NUMBER
(1-01-001)	MODIFIED ASSESSMENT NUMBER

REVISED 9-10-2018
REVISED 3-16-2018
REVISED 10-26-2009
ORIGINAL 9-24-2007

MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	9/10/18	SHEET 2 OF 4
CHECKED	JEB	9/10/18	

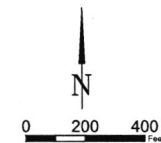




ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
(3-01-001)	508-01-871	(2)	501-71-978
(3-01-002)	508-01-872	(21)	501-71-977
(4-01-001)	501-69-979	(22)	500-04-972C
(4-01-002)	501-69-979	(23)	500-04-982A
(4-01-003)	501-69-979	(24)	500-04-982A
(4-01-004)	501-69-980	(25)	500-10-637A
(5-02-001)	501-82-934	(26-01-001)	500-10-709
(5-02-002)	501-82-936	(27-01-001)	500-10-710
(5-02-003)	501-82-938	(27-01-002)	500-10-711
(6)	501-69-982		
(8-02-001)	501-82-937		
(8-02-002)	501-82-935		
(8-02-003)	501-82-939		
(11)	501-69-016L		
(11)	501-69-019H		
(14)	501-73-961		
(18)	501-71-980		
(19)	501-71-979		
(20)	501-71-978		
(21)	501-71-977		

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



LEGEND	
()	ID BOUNDARY
()	AREA OF IMPROVEMENT
500-04-972-A	PARCEL NUMBER
(4)	ASSESSMENT NUMBER
(27-01-002)	MODIFIED ASSESSMENT NUMBER

REVISED 9-10-2018
REVISED 3-16-2018
REVISED 10-26-2009
ORIGINAL 9-24-2007

MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

	BY	DATE	SCALE: 1" = 200' - 0"
DESIGNED	JEB	9/10/18	SHEET 4 OF 4
DRAWN	JEB	9/10/18	
CHECKED	JEB	9/10/18	