

APPLICATION FOR MODIFICATION OF ASSESSMENTS

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

I, William M. Olson, Senior V.P., request the following modification to the Estrella Mountain Ranch Community Facilities District in the (City of Goodyear, Arizona) Lucero Assessment District No. 1 (Assessment Number 11D1-01-001).



3/18/19

Owner or person claiming interest in property

date

NNP III – Estrella Mountain Ranch, LLC

NNP III – EMR 3, LLC

The following have been included:

- A. General description identifying the parcels affected and the assessment values to be modified.
- B. Description of the proposed modification's effect on the ratio of fair market value of each assessment parcel to the amount of the proposed assessment for each parcel effected.
- C. A Status of Ownership in the title report showing all parties having any interest in the affected parcel.
- D. A site map or vicinity map showing the location of the affected parcel(s) in relation to other areas of the city for an area of approximately two (2) to four (4) miles, showing major streets.
- E. A hard copy and an electronic database of the plat reflecting parcel information after the modification and a legal description of the boundary of the parcel.
- F. Payment of the Base Fees

Base Fee:		\$ 300.00
	\$20 x 89 new assessments	\$ 1,780.00
	\$5 x number of assessments to be removed	\$ 5.00
	\$3,000.00 Outside Engineering	\$ 3,000.00
Total Fees:		<u>\$ 5,085.00</u>

This information will be utilized by the Superintendent of Streets to develop a Petition for Modification of Assessments for the Board of Director's action. Upon review by the Superintendent of Streets, the petition will be returned to you for your approval and signature. Upon receipt of the signed petition, a Resolution for Modification will be scheduled for the next regularly scheduled meeting of the Board of Directors.

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

LUCERO ASSESSMENT DISTRICT NO. 1
APPLICATION FOR MODIFICATION OF ASSESSMENTS

ORIGINAL ASSESSMENT NUMBERS AND AMOUNTS

Number:	Amount:
<u>11D1-01-001</u>	<u>\$1,176,491.00</u>

**REQUESTED MODIFICATION
ASSESSMENT NUMBER AND AMOUNT**

Number:	Amount:
<u>11D1-02-001 THROUGH 11D1-02-089, Inclusive</u>	<u>\$13,219.00 Per Residential Lot</u>

BEFORE THE BOARD OF DIRECTORS OF
THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)
LUCERO ASSESSMENT DISTRICT NO. 1
PETITION FOR MODIFICATION OF ASSESSMENTS

TO THE BOARD OF DIRECTORS OF ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES (CITY OF GOODYEAR, ARIZONA):

The undersigned hereby certify that they are all people who have an interest in parcel subject to the assessment described below within the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "District") Lucero Assessment District #1:

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

<u>Assessment No.</u>	<u>Original Assessment Amount</u>
<u>11D1-01-001</u>	<u>\$ 1,176,491.00</u>

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

<u>Assessment No.</u>	<u>Assessments Bear After Modification</u>
<u>11D1-02-001 through 11D1-02-089</u>	<u>\$ 13,219.00 per residential lot</u>

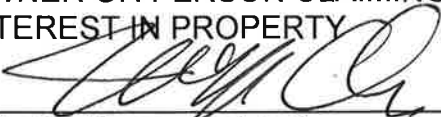
Attached to this petition and marked Exhibit 'A' is a true and correct copy of the description of the property owned by the undersigned.

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 Board of Directors of the District 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 District to note the modification on his record of Assessment, together with the date the modification is made.

OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY


Authorized Representative of
NNPIII – Estrella Mountain Ranch, LLC. And
NNPIII – EMR 3, LLC

PARCEL

11.D1

NOTE: all persons claiming an interest in the parcel(s) must execute this petition including mortgage and lien holders.

EXHIBIT 'A'

LEGAL DESCRIPTION FOR ASSESSMENT 11D1-01-001 TO BE MODIFIED.

ASSESSMENT DIAGRAM

For
Estrella Mountain Ranch Community Facilities District
(City of Goodyear, Arizona)

LUCERO ASSESSMENT DISTRICT NO. 1

Special Assessment Revenue Bonds, Series 2019

PARCEL 11.D1



Estrella - Hillside Drive &
Sendero Drive Map of
Dedication. Book 1370, Page
11, Records of Maricopa
County Recorder.

PARCEL F2

PARCEL C

DRIVE

PARCEL 11.D1
(APN 400-03-018M)

HILL-SIDE

SOUTH

PARKWAY

ESTRELLA

SOUTH

NOTE: The Parcel assessment is based on 89 lots. If parcel is platted with less lots the maximum assessment will be \$13,219. The owner shall be required to pay down any difference.

ASSESSMENT NO.
11D1-01-001

ASM'T NO.	LOT	ASSESSMENT
11D1-01-001		\$1,176,491



ASSESSMENT DIAGRAM

For
Estrella Mountain Ranch Community Facilities District
(City of Goodyear, Arizona)

LUCERO ASSESSMENT DISTRICT NO. 1

Special Assessment Revenue Bonds, Series 2019

PARCEL 11.D1

LEGAL DESCRIPTION

That portion of a parcel of land described in Document # 2007-0568161 of the Maricopa County Recorder lying in the South Half of Section 1 and the North Half of Section 12, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows;

COMMENCING at the General Land Office (GLO) brass cap found on pipe at the Southwest Corner of said Section 1, also being the Northwest Corner of said Section 12, from which the GLO brass cap found on pipe at the South Quarter Corner of said Section 1, also being the North Quarter Corner of said Section 12, bears South 89 degrees 30 minutes 23 seconds East a distance of 2,571.59 feet, said line being the South line of the Southwest Quarter of Section 1, also being the North line of the Northwest Quarter of said Section 12, and said line being the basis of bearings of this description;

Thence along said South line of the Southwest Quarter, South 89 degrees 30 minutes 23 seconds East a distance of 1,534.28 feet to the POINT OF BEGINNING;

Thence North 15 degrees 19 minutes 51 seconds East a distance of 54.15 feet to the point of curvature for a tangent curve to the right being concave southeasterly and having a radius of 665.00 feet;

Thence along said curve through a central angle of 36 degrees 36 minutes 08 seconds an arc distance of 424.82 feet to a point;

Thence South 80 degrees 43 minutes 16 seconds East a distance of 27.52 feet to a point;

Thence North 55 degrees 49 minutes 43 seconds East a distance of 50.00 feet to a point;

Thence North 12 degrees 19 minutes 08 seconds East a distance of 27.53 feet to a point on a non-tangent curve to the right being concave southerly and having a radius of 665.00 feet bearing South 30 degrees 18 minutes 42 seconds East;

Thence along said curve, through a central angle of 13 degrees 59 minutes 07 seconds an arc distance of 162.32 feet to a point;

Thence North 73 degrees 40 minutes 25 seconds East a distance of 118.96 feet to the point of

ASSESSMENT NO.
11D1-01-001



ASSESSMENT DIAGRAM

For
Estrella Mountain Ranch Community Facilities District
(City of Goodyear, Arizona)

LUCERO ASSESSMENT DISTRICT NO. 1

Special Assessment Revenue Bonds, Series 2019

PARCEL 11.D1

curvature for a tangent curve to left being concave northerly and having a radius of 535.00 feet;

Thence along said curve through a central angle of 49 degrees 07 minutes 07 seconds an arc distance of 458.65 feet to a point;

Thence South 62 degrees 38 minutes 39 seconds East a distance of 109.46 feet to a point;

Thence South 16 degrees 07 minutes 32 seconds East a distance of 23.15 feet to a point;

Thence South 44 degrees 42 minutes 16 seconds East a distance of 29.07 feet to a point;

Thence South 70 degrees 20 minutes 51 seconds East a distance of 44.40 feet to a point;

Thence South 72 degrees 50 minutes 48 seconds East a distance of 58.52 feet to a point;

Thence South 66 degrees 48 minutes 07 seconds East a distance of 52.07 feet to a point;

Thence South 44 degrees 57 minutes 24 seconds East a distance of 50.48 feet to a point;

Thence South 28 degrees 27 minutes 56 seconds East a distance of 62.49 feet to a point;

Thence South 23 degrees 23 minutes 34 seconds East a distance of 69.74 feet to a point;

Thence South 16 degrees 27 minutes 37 seconds East a distance of 57.38 feet to a point;

Thence South 19 degrees 30 minutes 26 seconds East a distance of 32.08 feet to a point;

Thence South 44 degrees 45 minutes 10 seconds East a distance of 33.72 feet to a point

Thence South 26 degrees 10 minutes 59 seconds East a distance of 54.25 feet to a point;

Thence South 04 degrees 55 minutes 01 second East a distance of 75.40 feet to a point;

Thence South 15 degrees 31 minutes 07 seconds West a distance of 65.89 feet to a point on a non-tangent curve to the right being concave northwesterly and having a radius of 5,935.00 feet bearing North 46 degrees 27 minutes 59 seconds West, said curve also being the north right-of-way line of Estrella Parkway as delineated on "Estrella Phase One- Map of Dedication" found in Book 318 of Maps, Page 38 of the Maricopa County Recorder;

ASSESSMENT NO.

11D1-01-001



ASSESSMENT DIAGRAM

For
Estrella Mountain Ranch Community Facilities District
(City of Goodyear, Arizona)

LUCERO ASSESSMENT DISTRICT NO. 1

Special Assessment Revenue Bonds, Series 2019

PARCEL 11.D1

Thence along said curve and said north right-of-way line, through a central angle of 12 degrees 09 minutes 50 seconds an arc distance of 1,260.00 feet to a point;

Thence North 34 degrees 35 minutes 32 seconds West a distance of 205.00 feet to a point on a non-tangent curve to the right being concave northwesterly and having a radius of 5,730.00 feet bearing North 34 degrees 17 minutes 32 seconds West;

Thence along said curve, through a central angle of 00 degrees 21 minutes 12 seconds an arc distance of 35.33 feet to a point;

Thence North 33 degrees 56 minutes 20 seconds West a distance of 50.00 feet to a point;

Thence North 07 degrees 52 minutes 12 seconds East a distance of 16.02 feet to a point on a non-tangent curve to the left being concave southwesterly and having a radius of 300.00 feet bearing South 48 degrees 35 minutes 37 seconds West;

Thence along said curve, through a central angle of 30 degrees 12 minutes 21 seconds an arc distance of 158.16 feet to a point;

Thence North 71 degrees 36 minutes 44 seconds West a distance of 140.60 feet to a point;

Thence North 19 degrees 19 minutes 24 seconds East a distance of 50.01 feet to a point;

Thence North 40 degrees 45 minutes 05 seconds West a distance of 23.90 feet to a point;

Thence North 15 degrees 19 minutes 51 seconds East a distance of 176.84 feet to the POINT OF BEGINNING.

Containing an area of 1,074,702 SQUARE FEET or 24.672 ACRES, more or less.

ASSESSMENT NO.
11D1-01-001



EXHIBIT 'C'

THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)
LUCERO ASSESSMENT DISTRICT NO. 1

ORIGINAL ASSESSMENT NUMBER AND AMOUNT

Number:

11D1-01-001

Amount:

\$ 1,176,491.00

**REQUESTED MODIFICATION
ASSESSMENT NUMBER AND AMOUNT**

Number:

11D1-02-001 through 11D1-02-089

Amount:

\$ 13,219.00 per residential lot

Estrella Parcel 11.D1
Per Book 1441 Page 36 M.C.R.

Assessment Number	Lot	Assessment
11D-02-001	1	\$ 13,219
11D-02-002	2	\$ 13,219
11D-02-003	3	\$ 13,219
11D-02-004	4	\$ 13,219
11D-02-005	5	\$ 13,219
11D-02-006	6	\$ 13,219
11D-02-007	7	\$ 13,219
11D-02-008	8	\$ 13,219
11D-02-009	9	\$ 13,219
11D-02-010	10	\$ 13,219
11D-02-011	11	\$ 13,219
11D-02-012	12	\$ 13,219
11D-02-013	13	\$ 13,219
11D-02-014	14	\$ 13,219
11D-02-015	15	\$ 13,219
11D-02-016	16	\$ 13,219
11D-02-017	17	\$ 13,219
11D-02-018	18	\$ 13,219
11D-02-019	19	\$ 13,219
11D-02-020	20	\$ 13,219
11D-02-021	21	\$ 13,219
11D-02-022	22	\$ 13,219
11D-02-023	23	\$ 13,219
11D-02-024	24	\$ 13,219
11D-02-025	25	\$ 13,219
11D-02-026	26	\$ 13,219
11D-02-027	27	\$ 13,219
11D-02-028	28	\$ 13,219
11D-02-029	29	\$ 13,219
11D-02-030	30	\$ 13,219
11D-02-031	31	\$ 13,219
11D-02-032	32	\$ 13,219
11D-02-033	33	\$ 13,219
11D-02-034	34	\$ 13,219
11D-02-035	35	\$ 13,219
11D-02-036	36	\$ 13,219
11D-02-037	37	\$ 13,219
11D-02-038	38	\$ 13,219
11D-02-039	39	\$ 13,219
11D-02-040	40	\$ 13,219
11D-02-041	41	\$ 13,219
11D-02-042	42	\$ 13,219
11D-02-043	43	\$ 13,219
11D-02-044	44	\$ 13,219
11D-02-045	45	\$ 13,219

Assessment Number	Lot	Assessment
11D-02-046	46	\$ 13,219
11D-02-047	47	\$ 13,219
11D-02-048	48	\$ 13,219
11D-02-049	49	\$ 13,219
11D-02-050	50	\$ 13,219
11D-02-051	51	\$ 13,219
11D-02-052	52	\$ 13,219
11D-02-053	53	\$ 13,219
11D-02-054	54	\$ 13,219
11D-02-055	55	\$ 13,219
11D-02-056	56	\$ 13,219
11D-02-057	57	\$ 13,219
11D-02-058	58	\$ 13,219
11D-02-059	59	\$ 13,219
11D-02-060	60	\$ 13,219
11D-02-061	61	\$ 13,219
11D-02-062	62	\$ 13,219
11D-02-063	63	\$ 13,219
11D-02-064	64	\$ 13,219
11D-02-065	65	\$ 13,219
11D-02-066	66	\$ 13,219
11D-02-067	67	\$ 13,219
11D-02-068	68	\$ 13,219
11D-02-069	69	\$ 13,219
11D-02-070	70	\$ 13,219
11D-02-071	71	\$ 13,219
11D-02-072	72	\$ 13,219
11D-02-073	73	\$ 13,219
11D-02-074	74	\$ 13,219
11D-02-075	75	\$ 13,219
11D-02-076	76	\$ 13,219
11D-02-077	77	\$ 13,219
11D-02-078	78	\$ 13,219
11D-02-079	79	\$ 13,219
11D-02-080	80	\$ 13,219
11D-02-081	81	\$ 13,219
11D-02-082	82	\$ 13,219
11D-02-083	83	\$ 13,219
11D-02-084	84	\$ 13,219
11D-02-085	85	\$ 13,219
11D-02-086	86	\$ 13,219
11D-02-087	87	\$ 13,219
11D-02-088	88	\$ 13,219
11D-02-089	89	\$ 13,219