

## **MODIFIED ASSESSMENT**

**IN THE MATTER OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT PERTAINING TO THE ACQUISITION AND/OR CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN THE DISTRICT AND FINANCED BY THE ISSUANCE OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT IMPROVEMENT BONDS ISSUED IN 2007, AS THEREAFTER REFUNDED BY THE ISSUANCE OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT REFUNDING BONDS ISSUED IN 2018.**

Pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and amendments and supplements thereto (the “*Act*”), and to the provisions of Resolution 2020-2108, adopted by the Mayor and City Council of the City of Goodyear, Arizona (the “*City*”) on October 26, 2020 (the “*Resolution*”), Sumeet Mohan, acting in his capacity as Superintendent of Streets of the McDowell Road Commercial Corridor Improvement District (the “*District*”), hereby reallocates the assessment (the “*Assessment*” or “*Assessments*”) of the final costs of the improvements described hereafter, and apportions such costs as shown herein, upon the lots and parcels of land as described in the Resolution and this Modified Assessment and as shown on the amended Assessment Diagram on file with the City Clerk and as described on Exhibit A (copies of which are attached hereto). The Assessments shall be paid to the City Finance Director, or the Finance Director’s agents or assigns, to finance the acquisition and construction of improvements (as such term is defined in the Act) described in the official statement dated November 14, 2007, for this project (the “*Official Statement*”), including, but not limited to, street paving and widening, sidewalks, underground utilities, landscaping, drainage, lighting, traffic control and other improvements, and all appurtenances and adjuncts thereto, and the costs incurred in connection with the sale of the McDowell Road Commercial Corridor Improvement District Improvement Bonds, issued in 2007, as thereafter refunded by the McDowell Road Commercial Corridor Improvement District Refunding Bonds, issued in 2018, described in the prior resolutions adopted by the Mayor and City Council related to the District, all of the above work or improvement to be done and financed in accordance with the Official Statement on file in the offices of the City Clerk and the Superintendent of Streets.

Unless reallocated pursuant hereto, the previously recorded Assessments still apply to the respective real property described in the original recorded Assessments. Pursuant hereto, the Assessment originally numbered 13 is reallocated as described herein among Assessments 13-01-001 and 13-01-002.

MODIFIED ASSESSMENT APPROVED: OCTOBER \_\_\_, 2020.

RECORDED THIS \_\_\_\_ DAY OF OCTOBER, 2020, IN THE OFFICE OF THE  
SUPERINTENDENT OF STREETS OF THE CITY OF GOODYEAR, ARIZONA.

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Sumeet Mohan, Superintendent of Streets

I, Sumeet Mohan, the Superintendent of Streets of the City of Goodyear, Arizona, do  
hereby certify that all charges stated are correct and that the computations and calculations of the  
modified Assessments are correct.

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Sumeet Mohan, Superintendent of Streets

**EXHIBIT A**

Owner: Cabana on Encanto, LLC  
8135 East Indian Bend Road  
Suite 101  
Scottsdale, Arizona 85250

Assessment No.: 13-01-001

Final Assessed Amount to go to Bond: \$567,421.36\*

Property Legal Description:

Lot 7A of "Lot 7A and 7B of Cabana on Encanto a minor land division of Lot 7 of Estrella Falls Regional," according to Book 1447 of Maps, Page 10, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-71-983A

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**EXHIBIT A**

Owner: Globe Land Investors, LLC  
c/o Globe Corporation  
6730 North Scottsdale Road  
Suite 250  
Scottsdale, Arizona 85253

Assessment No.: 13-01-002

Final Assessed Amount to go to Bond: \$541,077.94\*

Property Legal Description:

Lot 7B of "Lot 7A and 7B of Cabana on Encanto a minor land division of Lot 7 of Estrella Falls Regional," according to Book 1447 of Maps, Page 10, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-71-983B

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CITY OF GOODYEAR, ARIZONA  
MCDOWELL ROAD  
COMMERCIAL CORRIDOR  
IMPROVEMENT DISTRICT  
(AMENDED)

MAYOR  
GEORGIA LORD

VICE MAYOR  
BILL STIPP

COUNCIL MEMBERS  
JOE PIZILLO  
SHERI LAURITANO  
WALLY CAMPBELL  
BRANNON HAMPTON  
LAURA KAINO



INDEX OF SHEETS  
NOT TO SCALE

PREPARED BY:

**RPA** RITOCH-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\_\_.

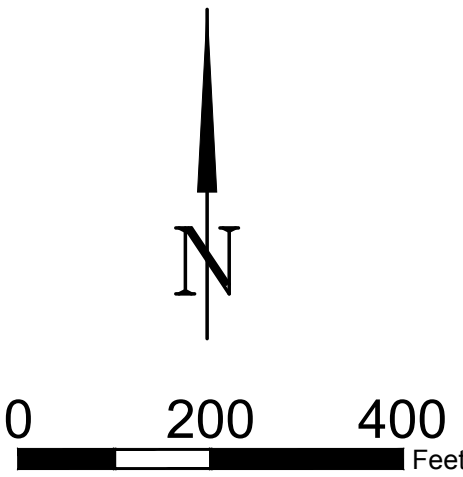
BY \_\_\_\_\_  
MAYOR

ATTEST \_\_\_\_\_  
CITY CLERK



CITY OF GOODYEAR IMPROVEMENT DISTRICT  
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



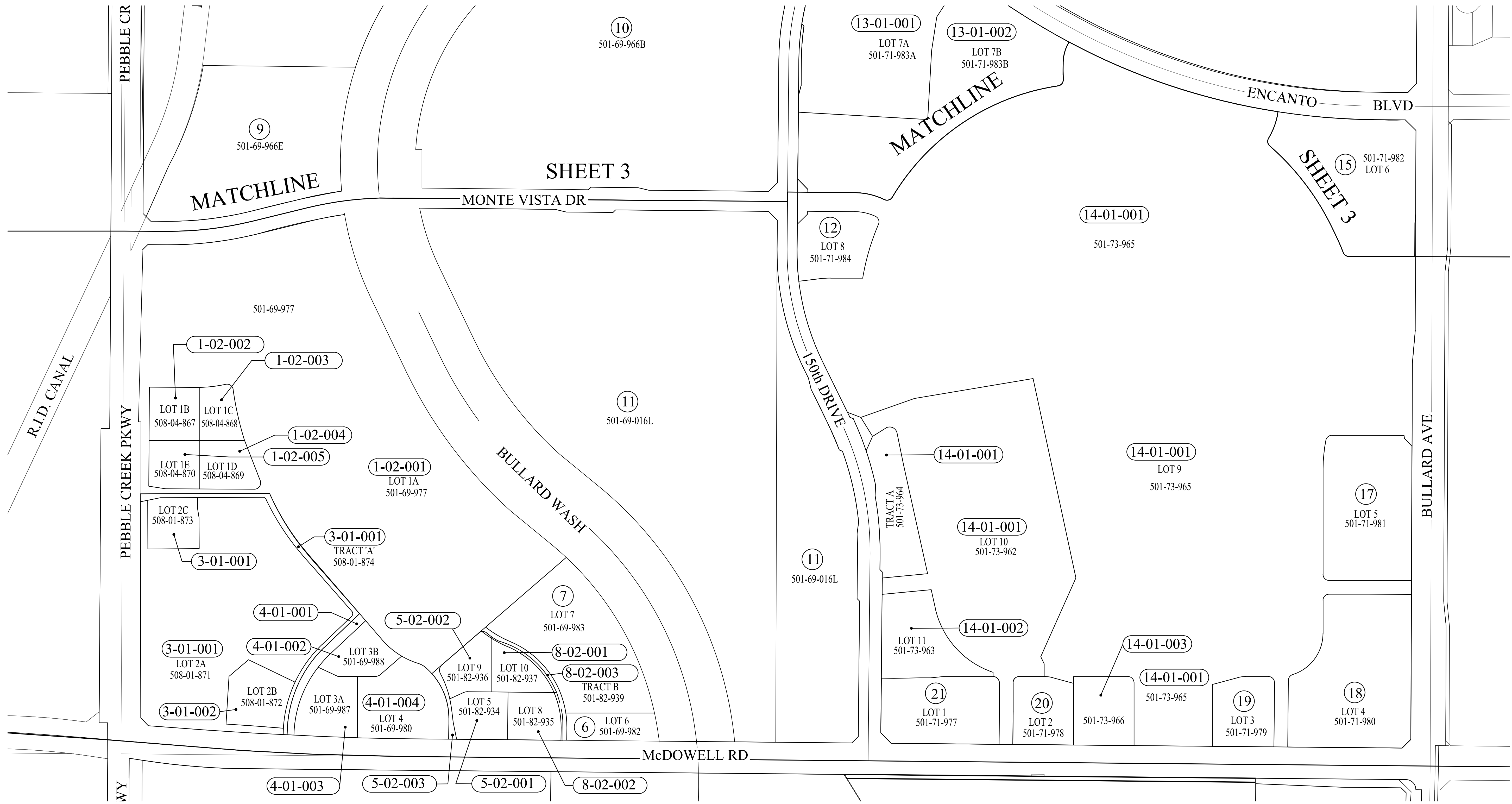
ASSESSMENT NUMBER	PARCEL NUMBER
(1-02-001)	APN#
9	501-69-016E
10	501-69-966B
11	501-69-016L
12	501-71-984
(13-01-001)	501-71-983A
(13-01-002)	501-71-983B
(14-01-001)	501-73-965 501-73-962 501-73-964
15	501-71-982

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

REVISED 9-10-2020  
REVISED 5-14-2019  
REVISED 9-10-2018  
REVISED 3-16-2018  
REVISED 10-26-2009  
ORIGINAL 9-24-2007

**RITOCH-POWELL  
& Associates**  
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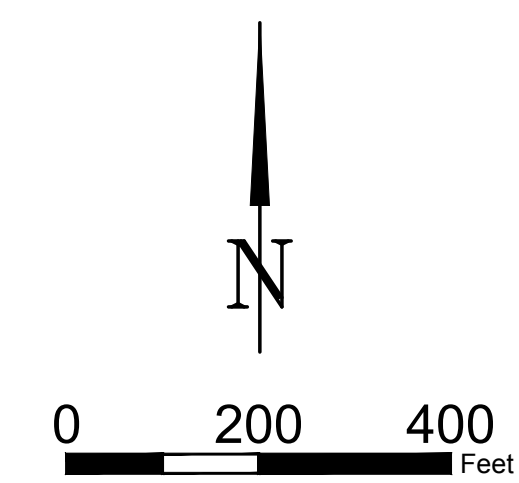
MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY JEB	DATE 9-10-20	SCALE: 1" = 200' - 0"  SHEET 2 OF 4
DRAWN	JEB	9-10-20	
CHECKED	JEB	9-10-20	



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
1-02-001	501-69-977	8-02-001	501-82-937	15	501-71-982
1-02-002	508-04-867	8-02-002	501-82-935	17	501-71-981
1-02-003	508-04-868	8-02-003	501-82-939	18	501-71-980
1-02-004	508-04-869			19	501-71-979
1-02-005	508-04-870	9	501-69-966E	20	501-71-978
3-01-001	508-01-871	10	501-69-966B	21	501-71-977
	508-01-873	11	501-69-016L		
	508-01-874	12	501-69-984		
3-01-002	508-01-872	13-01-001	501-71-983A		
4-01-001	501-69-989	13-01-002	501-71-983B		
4-01-002	501-69-988	14-01-001	501-73-965		
4-01-003	501-69-987		501-73-962		
4-01-004	501-69-980		501-73-964		
5-02-001	501-82-934	14-01-002	501-73-963		
5-02-002	501-82-936	14-01-003	501-73-966		
5-02-003	501-82-938				
6	501-69-982				
7	501-69-983				

CITY OF GOODYEAR IMPROVEMENT DISTRICT  
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"

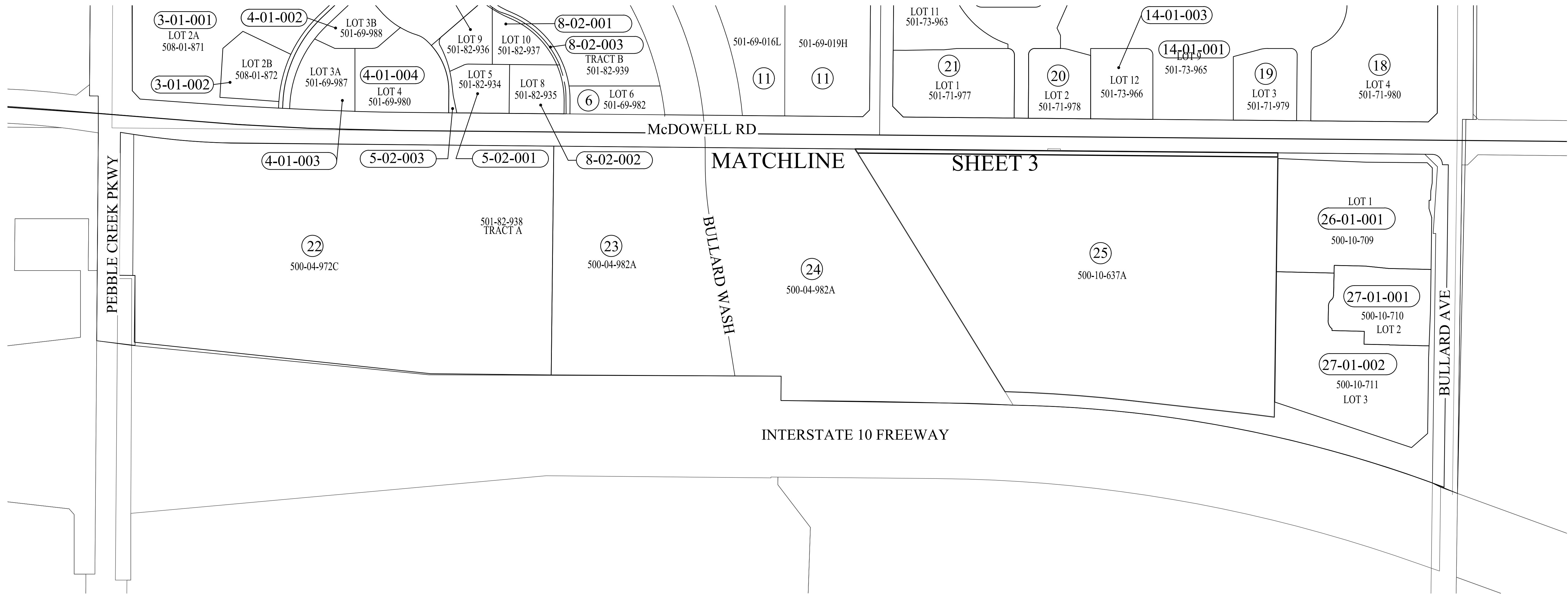


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LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

REVISED 9-10-2020  
REVISED 5-14-2019  
ORIGINAL 9-24-2007

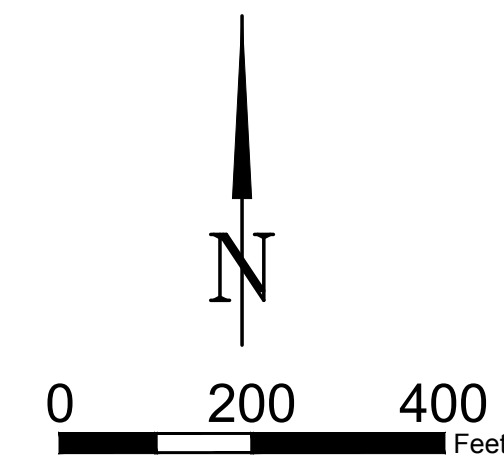
MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	9-10-20	
CHECKED	JEB	9-10-20	
			SHEET 3 OF 4



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
3-01-001	508-01-871	20	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 501-69-019H		
14-01-001	501-73-965 501-73-962 501-73-964		
14-01-002	501-73-963		
14-01-003	501-73-966		
18	501-71-980		
19	501-71-979		

CITY OF GOODYEAR IMPROVEMENT DISTRICT  
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



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

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MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY JEB	DATE 9-10-20	SCALE: 1" = 200' - 0"  SHEET 4 OF 4
DRAWN	JEB	9-10-20	
CHECKED	JEB	9-10-20	