


APPLICATION FOR MODIFICATION OF ASSESSMENTS
For McDowell Road Commercial Corridor Improvement District

I, Jacob Knudsen, request the following modification to the McDowell Road Commercial Corridor Improvement District in the City of Goodyear.

Owner or person claiming interest in property 9/11/2020
date

Globe Land Investors LLC

 Owner or person claiming interest in property
 Cabana on Encanto LLC
 date 9/11/2020

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 (4:1) 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 parcels.
- 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 number of new assessments	\$100.00
\$5 x number of assessments to be removed	\$ 10.00
\$_____ Outside Engineering and Legal Fees.	\$_____ TBD
Total Fees:	\$_____

This information will be utilized by the Superintendent to develop a Petition for Modification of Assessments for McDowell Road Commercial Corridor Improvement District for City Council 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 City Council meeting.

CITY OF GOODYEAR
McDowell Road Commercial Corridor Improvement District
ANNUAL ASSESSMENT PAYMENT

ORIGINAL ASSESSMENT NUMBER AND AMOUNT

ORIGINAL ASSESSMENT NUMBER, ASSESSOR PARCEL, AMOUNT AND ACREAGE				
ORIGINAL ASSESSMENT NUMBER	ORIGINAL ASSESSOR PARCEL NUMBER	PRINCIPAL BALANCE REMAINING AS OF 8/1/2020	ORIGINAL ASSESSMENT ACREAGE	OWNER NAME
13	501-71-983	\$1,108,499.30	17.19	Globe Land Investors, LLC

**REQUESTED MODIFICATION
 ASSESMENT NUMBER AND AMOUNT**

NEW ASSESSMENT NUMBER, ASSESSOR PARCEL, AMOUNT AND ACREAGE				
NEW ASSESSMENT NUMBER	NEW ASSESSOR PARCEL NUMBER	NEW ASSESSMENT PRINCIPAL BALANCE	NEW ASSESSMENT ACREAGE	OWNER NAME
13-01-001	501-71-983A	\$567,421.36	8.80	Cabana on Encanto LLC
13-01-002	501-71-983B	\$541,077.94	8.39	Globe Land Investors, LLC

Proposed Assessment 13-01-001 has changed ownership via land sale. Assessment 13-01-001 to be paid off upon completion of this Modification.

Item 'A' – General description identifying the parcels affected and the assessment values to be modified.

The parcels affected are:

Lot 7A and 7B from the "Minor Land Division of Lot 7 of Estrella Falls Regional Shopping Center" dated 6/18/2020. These lots are currently included under Assessment #13 within the McDowell Road Commercial Corridor Improvement District.

Existing assessment values:

ASSESSMENT	LOT(S)	ORIGINAL ASSESSMENT SIZE	ASSESSMENT PRINCIPAL
13	501-71-983A, 501-71-983B	748,666	\$1,108,499.30

The assessment values are to be modified as follows:

ASSESSMENT	LOT(S)	NEW ASSESSMENT SIZE	NEW ASSESSMENT PRINCIPAL
13-01-001	501-71-983A	383,229	\$567,421.36
13-01-002	501-71-983B	365,437	\$541,077.94

Item 'B' – Description of the proposed modification's effect on the ratio of fair market value (4:1) of each assessment parcel to the amount of the proposed assessment for each parcel affected.

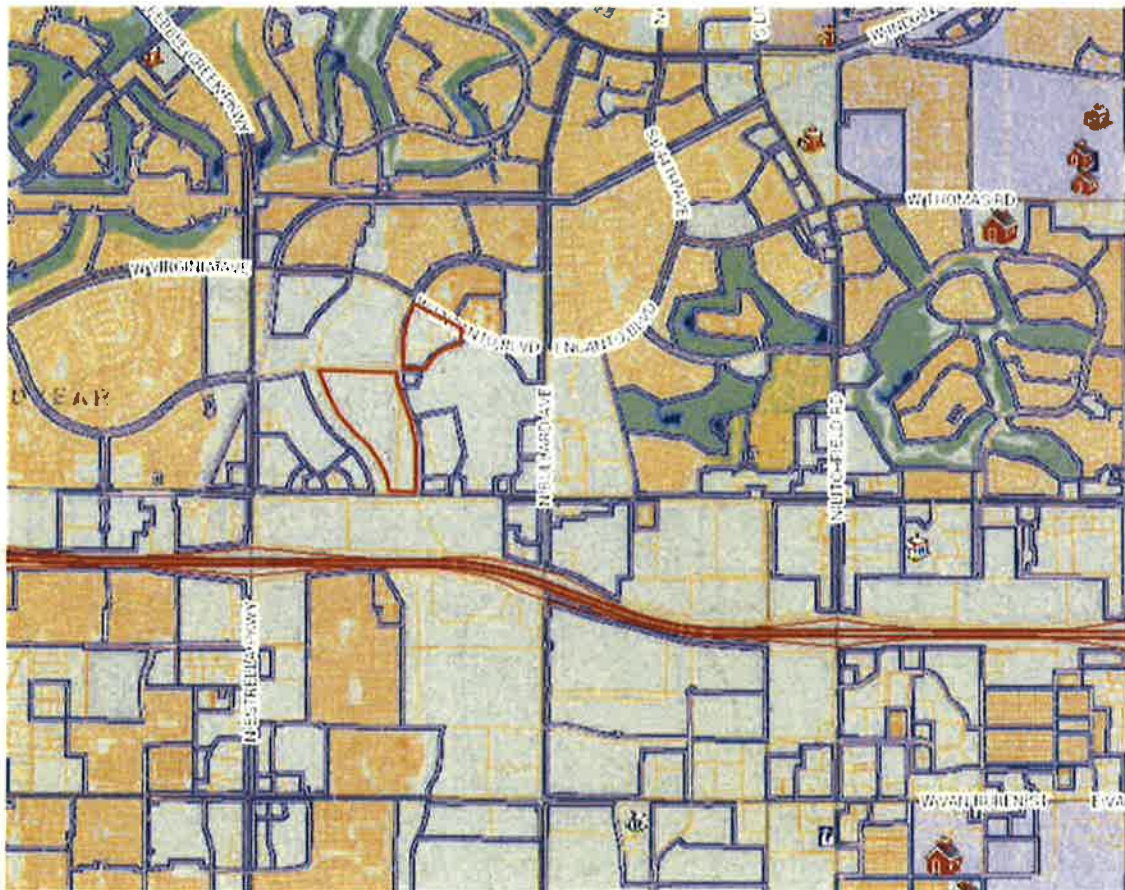
Today all of the land is rough-graded, undeveloped dirt. No change to fair market value is anticipated prior to processing of the modification.

Item 'C' – A status of ownership in the title report showing all parties having any interest in the affected parcels.

501-71-983A: Recently sold from Globe Land Investors LLC to Cabana on Encanto LLC

501-71-983B: Owned by Globe Land Investors LLC

Item 'D' – A site map or vicinity map showing the location of the affected parcel(s) in relation to the other areas of the city for an area of approximately two (2) to four (4) miles, showing major streets.



Item '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.

Attached: "Lot 7A and 7B of Cabana on Encanto a Minor Land Division of Lot 7 of Estrella Falls Regional Shopping Center" dated 6/15/2020.

**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 number(s):

Original Assessment No.	Original Assessment Amount	Unpaid Assessment Amount
13	\$1,703,841.28	\$1,108,499.30

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

Assessment No.	Amount Assessments Bear After Modification
13-01-001	\$ 567,421.36
13-01-002	\$ 541,077.94
	<u>\$1,108,499.30</u>

Attached to this petition and marked Exhibit “A” is a true and correct copy of the legal description of the property, prior to the assessment modification, 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.

Attached to this petition and marked Exhibit “D” is a breakdown of the modification set forth in Paragraph (2) above, providing an explanation of the allocation of the original assessment into the two new assessments.

The undersigned acknowledge that, upon approval by the Goodyear City Council, the modified 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 her 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 ARIZ. REV. STAT. §48-594.

**OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY**

**ASSESSMENT NO. 13-01-001
13-01-002**

CABANA ON ENCANITO, LLC
Owner or person claiming interest in property

10/1/2020
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.**

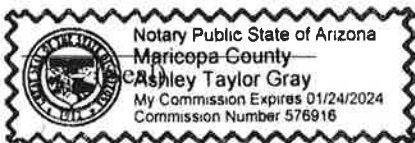
STATE OF ARIZONA)
) ss
County of MARICOPA)

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

DAN RICHARDS AS MEMBER

DATED this 1ST day of OCTOBER, 2020.

My Commission Expires: 01/24/2024



Ashley Gray
Notary Public

application and expressly waive the notice, hearing and other requirements of ARIZ. REV. STAT. §48-594.

OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY

ASSESSMENT NO. 13-01-001
13-01-002

[Signature] 10/5/20
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) ss

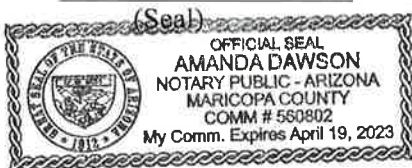
The foregoing instrument was acknowledged before me, the undersigned notary public, by the following named persons acting in the following named capacities:

George Getz, President, Globe Corporation, Managing Member of Globe
Land Investors, LLC

DATED this 5th day of October, 2020.

My Commission Expires:

[Signature]
Notary Public



GLOBE LAND INVESTORS, LLC,
a Delaware limited liability company

By: GLOBE CORPORATION,
an Illinois corporation

Its: Managing Member

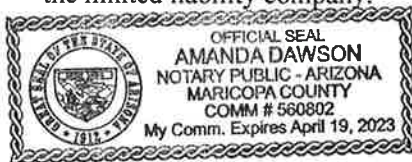
By: George Getz

Its: President

(ACKNOWLEDGMENT)

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On October 5th, 2020, before me personally appeared George Getz, the President of GLOBE CORPORATION, an Illinois corporation, the managing member of GLOBE LAND INVESTORS, LLC, a Delaware limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above document on behalf of the limited liability company.



Amanda Dawson
Notary Public

(Affix notary seal here)

EXHIBIT A

DESCRIPTION OF PROPERTY

ASSESSMENT 13

ASSESSOR PARCEL NUMBER: 501-71-983

LOT 7 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO BOOK 996 OF MAPS,
PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT B
LEGAL DESCRIPTION OF PROPERTY

ASSESSMENT 13-01-001

ASSESSOR PARCEL NUMBER: 501-71-983A

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.

ASSESSMENT 13-01-002

ASSESSOR PARCEL NUMBER: 501-71-983B

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.

LEGAL DESCRIPTION (LOT 7A):

THAT PART OF LOT 7 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 996 OF MAPS, PAGE 38, SAID PLAT BEING A PORTION SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" CITY OF GOODYEAR BRASS CAP STAMPED RLS 27239 2008 MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32, FROM WHICH A 3" CITY OF GOODYEAR BRASS CAP, WITH NO STAMPING, MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, BEARS N89°28'16"W A DISTANCE OF 2619.64 FEET, AND ALSO FROM WHICH A 3" CITY OF GOODYEAR BRASS CAP IN HANDHOLE, MARKING THE SOUTHEAST CORNER OF SAID SECTION 32, BEARS S89°28'03"E (BASIS OF BEARINGS), A DISTANCE OF 2619.43 FEET;
THENCE S89°28'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 370.14 FEET TO A 3" CITY OF GOODYEAR BRASS CAP FLUSH STAMPED RLS 27239 MARKING THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 AND THE CENTERLINE OF NORTH 150TH DRIVE ACCORDING TO THE MAP OF DEDICATION FOR MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE, AS RECORDED IN BOOK 956, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG THE SAID CENTERLINE OF NORTH 150TH AVENUE THE FOLLOWING COURSES:
THENCE N00°32'01"E, A DISTANCE OF 829.64 FEET TO A BRASS CAP FLUSH MARKING THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1200.00 FEET;
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°39'09", A DISTANCE OF 558.21 FEET;
THENCE N26°07'02"W, A DISTANCE OF 235.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1038.00 FEET;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°39'11", A DISTANCE OF 482.86 FEET;
THENCE N00°32'09"E, A DISTANCE OF 190.92 FEET TO A BRASS CAP FLUSH AT THE INTERSECTION OF SAID NORTH 150TH DRIVE WITH THE CENTERLINE OF WEST MONTE VISTA DRIVE AS DEPICTED ON SAID MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE MAP OF DEDICATION;
THENCE CONTINUING N00°32'09"E, A DISTANCE OF 357.75 FEET TO A POINT FROM WHICH A BRASS CAP FLUSH MARKING THE BEGINNING OF A CURVE BEARS N00°32'09"E, A DISTANCE OF 209.24 FEET;
THENCE LEAVING SAID CENTERLINE S89°27'51"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST 40 FOOT RIGHT OF WAY LINE OF SAID NORTH 150TH DRIVE BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE ALONG THE EASTERLY VARIABLE WIDTH RIGHT OF WAY OF SAID NORTH 150TH DRIVE, THE FOLLOWING COURSES:
THENCE N00°32'09"E, A DISTANCE OF 67.49 FEET;
THENCE N14°50'30"E, A DISTANCE OF 40.47 FEET;
THENCE N00°32'09"E, A DISTANCE OF 102.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 988.00 FEET;
THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°50'01", A DISTANCE OF 135.08 FEET;
THENCE N38°11'35"W, A DISTANCE OF 13.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER OF SAID CURVE BEARS S81°05'21"E, A DISTANCE OF 988.00 FEET;
THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°38'46", A DISTANCE OF 289.95 FEET;
THENCE N37°58'25"E, A DISTANCE OF 52.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER OF SAID CURVE BEARS S81°27'13"E, A DISTANCE OF 988.00 FEET;
THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°21'54", A DISTANCE OF 75.27 FEET;
THENCE N33°12'12"E, A DISTANCE OF 84.29 FEET;
THENCE N77°56'24"E, A DISTANCE OF 58.01 FEET TO A POINT ON THE SOUTHERLY 55.00 FOOT RIGHT OF WAY LINE OF WEST ENCANTO BOULEVARD ACCORDING TO MAP OF DEDICATION FOR ENCANTO BOULEVARD RECORDED IN BOOK 782, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE S57°01'32"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 475.31 FEET;
THENCE LEAVING SAID RIGHT OF WAY LINE, AND CONTINUING THROUGH SAID LOT 7, THE FOLLOWING COURSES:
THENCE S32°58'22"W, A DISTANCE OF 193.44 FEET;
THENCE S08°43'13"W, A DISTANCE OF 136.46 FEET;
THENCE S03°15'59"W, A DISTANCE OF 276.34
THENCE N86°44'01"W, A DISTANCE OF 518.33 TO THE EAST RIGHT OF WAY OF SAID NORTH 150TH DRIVE AND THE POINT OF BEGINNING.

SUBJECT TO: EXISTING RIGHTS OF WAY AND EASEMENTS.

SAID PARCEL CONTAINS 383,229 SQUARE FEET
OR 8.798 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (LOT 7B):

THAT PART OF LOT 7 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 996 OF MAPS, PAGE 38, SAID PLAT BEING A PORTION SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" CITY OF GOODYEAR BRASS CAP STAMPED RLS 27239 2008 MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32, FROM WHICH A 3" CITY OF GOODYEAR BRASS CAP, WITH NO STAMPING, MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, BEARS N89°28'16"W A DISTANCE OF 2619.64 FEET, AND ALSO FROM WHICH A 3" CITY OF GOODYEAR BRASS CAP IN HANDHOLE, MARKING THE SOUTHEAST CORNER OF SAID SECTION 32, BEARS S89°28'03"E (BASIS OF BEARINGS), A DISTANCE OF 2619.43 FEET;
THENCE S89°28'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 370.14 FEET TO A 3" CITY OF GOODYEAR BRASS CAP FLUSH STAMPED RLS 27239 MARKING THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 AND THE CENTERLINE OF NORTH 150TH DRIVE ACCORDING TO THE MAP OF DEDICATION FOR MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE, AS RECORDED IN BOOK 956, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG THE SAID CENTERLINE OF NORTH 150TH AVENUE THE FOLLOWING COURSES:
THENCE N00°32'01"E, A DISTANCE OF 829.64 FEET TO A BRASS CAP FLUSH MARKING THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1200.00 FEET;
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°39'09", A DISTANCE OF 558.21 FEET;
THENCE N26°07'02"W, A DISTANCE OF 235.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1038.00 FEET;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°39'11", A DISTANCE OF 482.86 FEET;
THENCE N00°32'09"E, A DISTANCE OF 190.92 FEET TO A BRASS CAP FLUSH AT THE INTERSECTION OF SAID NORTH 150TH DRIVE WITH THE CENTERLINE OF WEST MONTE VISTA DRIVE AS DEPICTED ON SAID MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE MAP OF DEDICATION;
THENCE CONTINUING N00°32'09"E, A DISTANCE OF 357.75 FEET TO A POINT FROM WHICH A BRASS CAP FLUSH MARKING THE BEGINNING OF A CURVE BEARS N00°32'09"E, A DISTANCE OF 209.24 FEET;
THENCE LEAVING SAID CENTERLINE S89°27'51"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST 40 FOOT RIGHT OF WAY LINE OF SAID NORTH 150TH DRIVE BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE S86°44'01"E A DISTANCE OF 518.33 FEET;
THENCE N03°15'59"E A DISTANCE OF 276.34 FEET;
THENCE N08°43'13"E A DISTANCE OF 136.46 FEET;
THENCE N32°58'22"E A DISTANCE OF 193.44 FEET TO A POINT ON THE SOUTHERLY 55.00 FOOT RIGHT OF WAY LINE OF WEST ENCANTO BOULEVARD ACCORDING TO MAP OF DEDICATION FOR ENCANTO BOULEVARD RECORDED IN BOOK 782, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY S57°01'32"E A DISTANCE OF 270.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2655.00;
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°56'00", A DISTANCE OF 228.61 FEET TO A POINT OF NON-TANGENCY;
THENCE LEAVING SAID RIGHT OF WAY;
THENCE S27°25'56"W A DISTANCE OF 11.48 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 161.00 FEET;
THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°37'35", A DISTANCE OF 74.82 FEET TO A POINT OF TANGENCY;
THENCE S00°48'19"W A DISTANCE OF 28.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 525.58 FEET;
THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°16'56", A DISTANCE OF 39.28 FEET TO A THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 24.42 FEET;
THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°57'30", A DISTANCE OF 36.21 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY;
THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°44'36", A DISTANCE OF 625.93 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 24.42 FEET;
THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°03'08", A DISTANCE OF 36.25 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 278.00 FEET;
THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'20", A DISTANCE OF 122.54 FEET TO A POINT OF TANGENCY;
THENCE N89°27'55"W A DISTANCE OF 187.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE AFOREMENTIONED NORTH 150TH DRIVE;
THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING COURSES N00°32'09"E A DISTANCE OF 11.61 FEET;
THENCE N44°28'01"W A DISTANCE OF 57.98 FEET;
THENCE N00°32'09"E A DISTANCE OF 334.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 365.437 SQUARE FEET
OR 8.389 ACRES, MORE OR LESS.

EXHIBIT C

AMENDED ASSESSMENT DISTRICT DIAGRAM

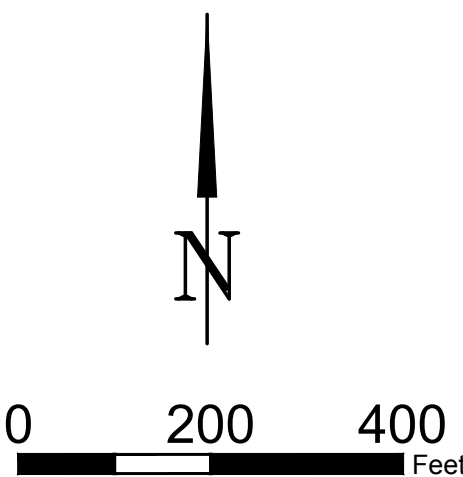
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REVISÉD 9-10-20



CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



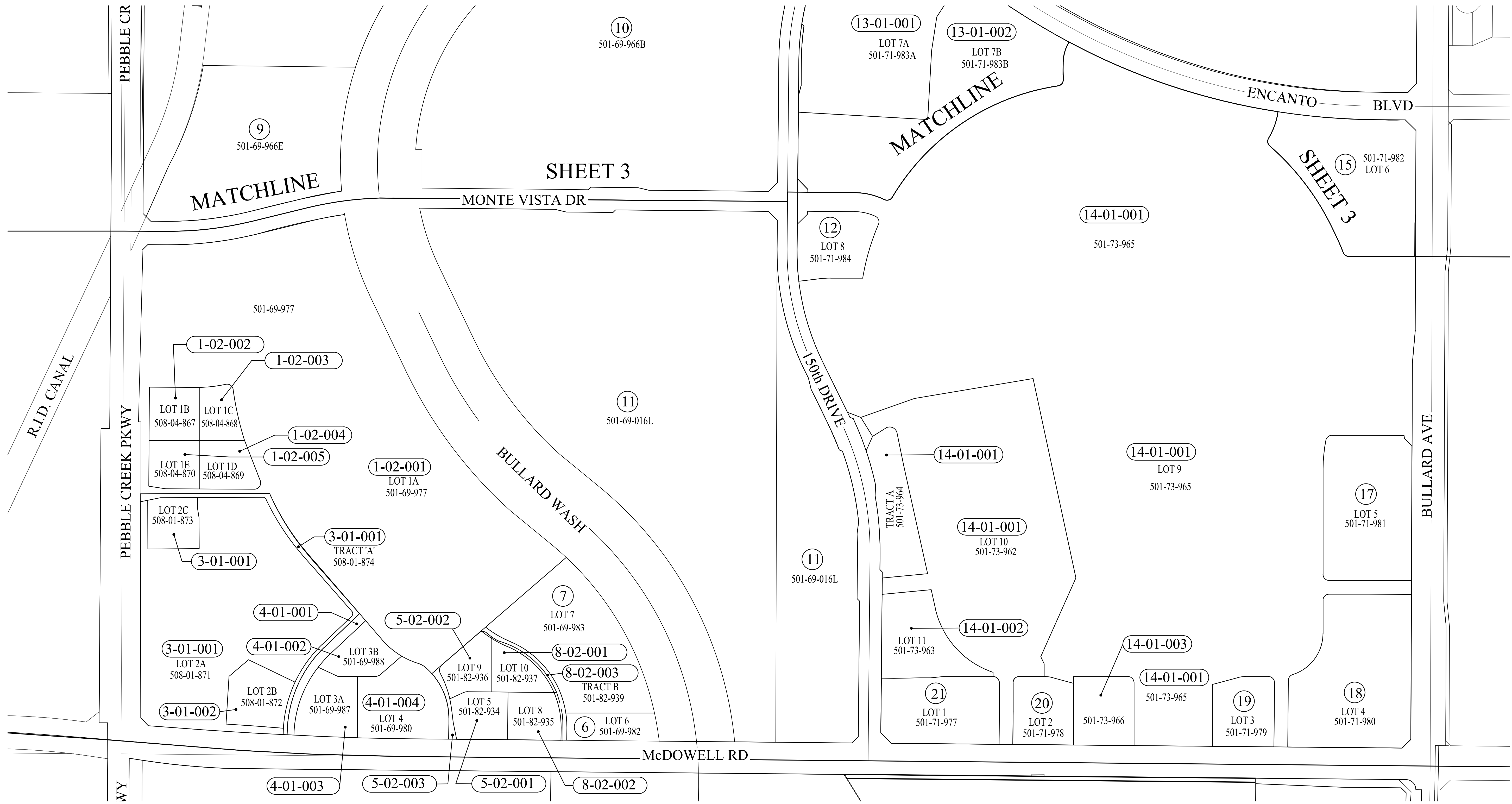
ASSESSMENT NUMBER	PARCEL NUMBER
1-02-001	APN#
9	501-69-016E
10	501-69-966B
11	501-69-016L
12	501-71-984
13-01-001	501-71-983A
13-01-002	501-71-983B
14-01-001	501-73-965 501-73-962 501-73-964
15	501-71-982

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

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

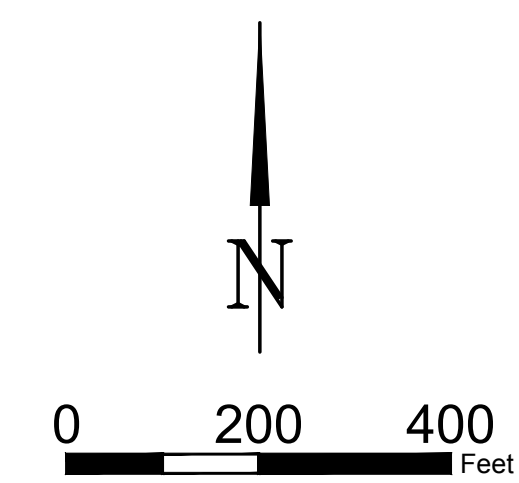
MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0" SHEET 2 OF 4
DRAWN	JEB	9-10-20	
CHECKED	JEB	9-10-20	



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"

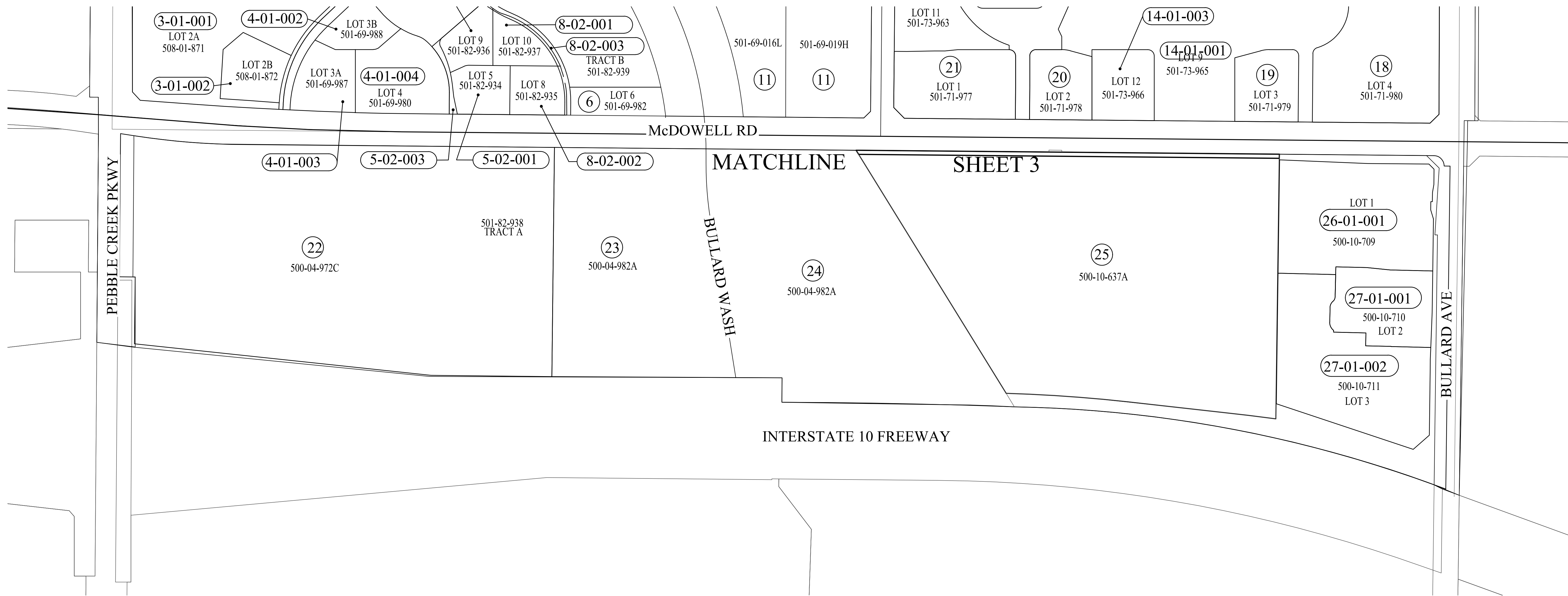


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LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

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

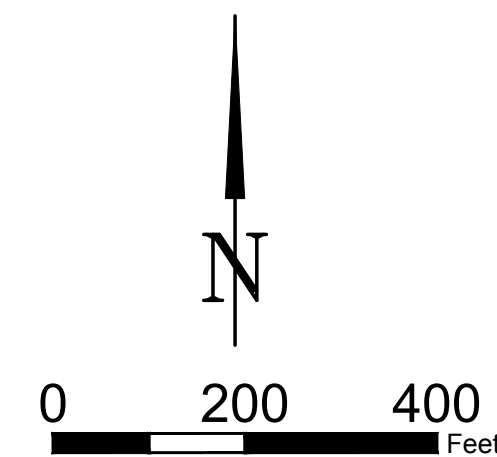
MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	9-10-20	
CHECKED	JEB	9-10-20	
			SHEET 3 OF 4



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
3-01-001	508-01-871	20	501-71-978
3-01-002	508-01-873	21	501-71-977
4-01-001	508-01-874	22	500-04-972C
4-01-002	508-01-872	23	500-04-982A
4-01-003	501-69-979	24	500-04-982A
4-01-004	501-69-979	25	500-10-637A
5-02-001	501-69-980	26-01-001	500-10-709
5-02-002	501-82-934	27-01-001	500-10-710
5-02-003	501-82-936	27-01-002	500-10-711
6	501-82-938		
8-02-001	501-69-982		
8-02-002	501-82-937		
8-02-003	501-82-935		
11	501-82-939		
14-01-001	501-69-016L		
14-01-002	501-69-019H		
14-01-003	501-73-965		
18	501-73-962		
19	501-73-964		
	501-73-963		
	501-73-966		
	501-71-980		
	501-71-979		

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	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

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

EXHIBIT D

MODIFICATION BREAKDOWN

New Assessment Number	Assessor Parcel Number	2020 FCV	New Assessment Amount	Ratio
13-01-001	501-71-983A	\$4,981,977.00 ⁽¹⁾	\$567,421.36	8.78 ⁽²⁾
13-01-002	501-71-983B	\$4,750,681.00 ⁽¹⁾	\$541,077.94	8.78 ⁽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. These parcels are currently undeveloped so the 2020 FCV are low until such time that they are developed. Comparable undeveloped parcels within the Market at Estrella Falls have 2020 FCV of \$15-16 per square foot valuations while developed parcels within the Market at Estrella Falls have had 2020 FCV with \$33-\$39 per square foot valuations. In order to demonstrate the value to lien ratio as part of this modification of assessment, a conservative estimate of \$13/SF will be utilized (allowing for some variation in land use in accordance with the applicable zoning standards). A Ratio was calculated utilizing the calculated 2020 FCV noted above.
- (2) As calculated utilizing the \$13/SF valuation as described above in footnote (1). The parcels identified as part of this modification of assessment meet the minimum 4:1 VTL ratio as demonstrated herein.