

**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:**

Pursuant to Arizona Revised Statutes (“A.R.S.”) Section 48-594, 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”).

The District was established and Assessment No. 11 was created on December 11, 2006, pursuant to Resolution 06-1110 of the City of Goodyear (the “City”). Pursuant to the City’s Resolution 2022-2204, dated January 24, 2022, Assessment No. 11 was divided into Assessment Nos. 11-01-001, 11-01-002, 11-01-003, 11-01-004, 11-01-005, 11-01-006, 11-01-007, 11-01-008, and 11-01-009 (no portion of the assessment was designated for Assessment No. 9, which is entirely right-of-way), for which \$1,203,995.47 was assessed to Assessment No. 11-01-008. Since the time Assessment No. 11-01-008 was created, payments have been received to reduce the outstanding assessment amount to \$798,837.52. The parcel of land subject to Assessment No. 11-01-008 was split on December 10, 2024, pursuant to the final plat of “Goodyear Civic Square Lot 8,” according to Book 1834 of Maps, Page 11, Official Records of Maricopa County, into Lots 8-A, and 8-B except that portion dedicated to the City as right-of-way. The owners of Lots 8-A and 8-B now desire to modify Assessment No. 11-01-008 to allocate it among Lot 8-A (Assessment No. 11-04-001), and Lot 8-B (Assessment No. 11-04-002), as set forth below.

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

Original Assessment No.	Original Assessment Amount	Unpaid Assessment Amount
11-01-008	\$ 1,203,995.47	<u>\$ 798,837.52</u>
		\$ 798,837.52

- (2) Be modified in the following manner:

Assessment No.	Amount Assessments Bear After Modification
11-04-001	\$ 502,600.09
11-04-002	\$ 296,237.43
11-04-003	<u>\$ 0.00</u>
	\$ 798,837.52

Attached to this petition and marked Exhibit A is a true and correct copy of the description of the property subject to the assessment to be modified.

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 to the assessment set forth above.

The undersigned acknowledge(s) that, upon approval by the Mayor and Council of the City, the corrected assessment shall be binding on the undersigned(s) as provided by A.R.S. § 48-594. The undersigned hereby waive any notices, hearings and objection rights as described in A.R.S. § 48-594.

WHEREFORE, the undersigned hereby request that the Mayor and Council of the City modify the assessment number(s) set forth in Paragraph (1) to read in the manner set forth in Paragraph (2) hereof and direct the Superintendent of Streets to note the modification on the record of the assessments, together with the date the modification is made.

[Signatures on following page.]

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

**OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY**

**ASSESSMENT NO. 11-01-008
AS TO ASSESSOR PARCEL NO:
501-73-992**

Globe Land Investors, LLC
a Delaware Limited Liability Company

By: Globe Corporation,
an Illinois corporation, its Sole Member

By: _____
George Getz, President

STATE OF ARIZONA
COUNTY OF MARICOPA

On this ____ day of _____, 2025, before me personally appeared George Getz, the President, 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 s/he claims to be, and acknowledged that s/he signed the Petition for Modification of Assessment on behalf of Globe Land Investors, LLC.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)

Notary Public in and for the State of Arizona

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

**OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY**

**ASSESSMENT NO. 11-01-008
AS TO ASSESSOR PARCEL NOS:
501-73-991 and right-of-way**

City of Goodyear
an Arizona Municipal Corporation

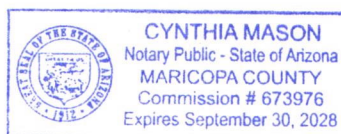
By: Wynette J. Reed
Wynette Reed, City Manager

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 6 day of March, 2025, before me personally appeared Wynette Reed, the City Manager, of the City of Goodyear, an Arizona Municipal Corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who she claims to be, and acknowledged that she signed the Petition for Modification of Assessment on behalf of the City of Goodyear.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)



Cynthia Mason
Notary Public in and for the State of Arizona

New Assessment Number	Assessor Parcel Number	2025 FCV	New Assessment Amount	VTL Ratio
11-04-001	501-73-991 ⁽¹⁾	\$2,983,195.08 ⁽²⁾	\$502,600.09	5.94 ⁽³⁾
11-04-002	501-73-992 ⁽¹⁾	\$1,758,324.49 ⁽²⁾	\$296,237.43	5.94 ⁽³⁾
11-04-003	ROW		\$0.00	

(1) According to the latest information available on the Maricopa County Assessor's Office website

(2) calculated from original parent parcel 501-73-974 2025 FCV.

(3) Value to Ratio (VTL) is calculated using the calculated 2025 FCV.

EXHIBIT A
DESCRIPTION OF PROPERTY

ASSESSMENT NO. 11-01-008 (ASSESSOR PARCEL 501-73-974)

LOT 8 OF FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, ACCORDING TO
BOOK 1577 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.

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EXHIBIT B

LEGAL DESCRIPTION OF PROPERTY

ASSESSMENT NUMBER: 11-04-001 (ASSESSOR PARCEL NUMBER: 501-73-991)

LOT 8A PER FINAL PLAT "FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 8", ACCORDING TO BOOK 1834 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 11-04-002 (ASSESSOR PARCEL NUMBER: 501-73-992)

LOT 8B PER FINAL PLAT "FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 8", ACCORDING TO BOOK 1834 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT C

AMENDED ASSESSMENT DISTRICT DIAGRAM

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

MAYOR
JOE PIZZILLO

VICE MAYOR
WALLY CAMPBELL

COUNCIL MEMBERS
LAURA KAINO
VICKI GILLIS
BENITA BECKLES
BRANNON HAMPTON
TREY TERRY



INDEX OF SHEETS
NOT TO SCALE

PREPARED BY:



O: 602.253.1177
1001 N. CENTRAL AVE
SUITE 500
PHOENIX, AZ 85004
www.ardurra.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____.

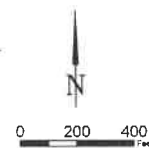
BY _____
MAYOR

ATTEST _____
CITY CLERK

REVISED 2-19-25
ORIGINAL 9-24-07



SCALE: 1" = 200' - 0"



	ID BOUNDARY
	AREA OF IMPROVEMENT
500-04-572-A	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

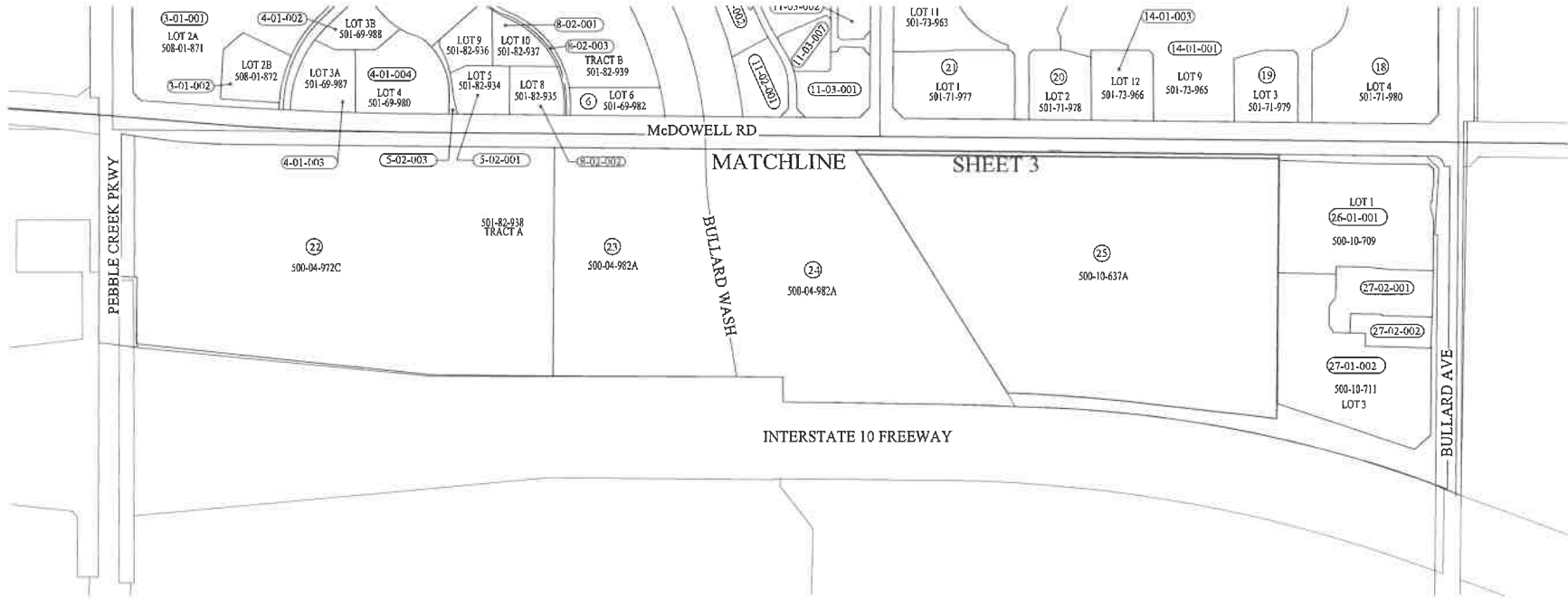
MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ		
DESIGNED	JEB	DATE 2-19-25
DRAWN	JEB	2-19-25
CHECKED	JEB	2-19-25

SCALE: 1" = 200' - 0"

SHEET 2 of 4



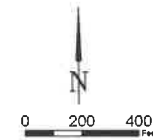
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1001 N. CENTRAL AVE
SUITE 900
PHOENIX, AZ 85004
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ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
(3-01-001)	508-01-871	(14-01-001)	501-73-965
(3-01-002)	508-01-872	(14-01-002)	501-73-966
(4-01-001)	501-69-979	(14-01-003)	501-73-967
(2-01-002)	501-69-979	(19)	501-71-979
(2-01-003)	501-69-979	(19)	501-71-979
(4-01-004)	501-69-980	(20)	501-71-977
(2-02-001)	501-82-934	(20)	501-71-978
(2-02-002)	501-82-936	(20)	501-71-979
(2-02-003)	501-82-938	(20)	501-71-980
(6)	501-69-982	(20)	501-71-981
(8-02-001)	501-82-937	(20)	501-71-982
(8-02-002)	501-82-938	(20)	501-71-983
(8-02-003)	501-82-939	(20)	501-71-984
(11-01-001)	501-73-969	(20)	501-71-985
(11-01-002)	501-73-970	(20)	501-71-986
(11-01-003)	501-73-971	(20)	501-71-987
(11-01-004)	501-73-972	(20)	501-71-988
(11-01-005)	501-73-973	(20)	501-71-989
(11-01-006)	501-73-974	(20)	501-71-990
(11-01-007)	501-73-975	(20)	501-71-991
(11-01-008)	501-73-976	(20)	501-71-992
(11-01-009)	501-73-977	(20)	501-71-993
(11-01-010)	501-73-978	(20)	501-71-994
(11-01-011)	501-73-979	(20)	501-71-995
(11-01-012)	501-73-980	(20)	501-71-996
(11-01-013)	501-73-981	(20)	501-71-997
(11-01-014)	501-73-982	(20)	501-71-998
(11-01-015)	501-73-983	(20)	501-71-999
(11-01-016)	501-73-984	(20)	501-71-1000
(11-01-017)	501-73-985	(20)	501-71-1001
(11-01-018)	501-73-986	(20)	501-71-1002
(11-01-019)	501-73-987	(20)	501-71-1003
(11-01-020)	501-73-988	(20)	501-71-1004
(11-01-021)	501-73-989	(20)	501-71-1005
(11-01-022)	501-73-990	(20)	501-71-1006

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 2-19-2025
REVISED 12-9-2024
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"
JEB	JEB	2-18-25	
DRAWN	BY	DATE	
JEB	JEB	2-18-25	
CHECKED	BY	DATE	
JEB	JEB	2-18-25	
SHEET 4 OF 4			