

RESOLUTION NO. 2025-2494

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING AND ESTABLISHING A "SPECIAL PUBLIC IMPROVEMENT PROJECT AREA" THAT INCLUDES PROPERTIES RECEIVING SPECIAL BENEFITS FROM IMPROVEMENTS WIDENING CAMELBACK ROAD AND AUTHORIZING THE CITY TO RECOVER AN ALLOCATED SHARE OF THE COSTS OF THE SPECIAL PUBLIC IMPROVEMENTS FROM THE OWNERS OF THE BENEFITED PROPERTIES.

WHEREAS, to facilitate the development of property along Camelback Road within the city of Goodyear, the city wants to improve an approximate 2.5 miles of Camelback Road between SR303L and the eastern city limits, that will result in this section of Camelback Road having two thru traffic lanes going east and west and turn lanes into certain properties on the south side of Camelback Road. (the "Camelback Widening Project"); and

WHEREAS, certain of the improvements being constructed will specifically benefit properties for which the owners of the properties have not contributed to the cost of the improvements and who are not subject to any other assessments or special charges for the improvements benefiting their properties. These off-site improvements constitute Special Public Improvements under Chapter 24, Article 24 of the Goodyear City Code; and

WHEREAS, the Special Public Improvements include the construction of two traffic lanes, turn lanes, bus bays, drainage improvements, curbs, gutters, driveways, sidewalks, medians, street lighting electric utilities, traffic signals, IT systems, and landscaping and traffic signals adjacent to the Benefited Properties and traffic signals, as more particularly reflected in the estimates of the maximum probable cost for each of the Benefited Properties, a copy of which is attached hereto as Exhibit 1;

WHEREAS, the City has identified four properties that will receive a specific benefit from the Special Public Improvements for which the properties have not contributed ("Benefited Properties") and the owners of such properties; and

WHEREAS, the Benefited Properties comprise the Special Public Project Area, and legal descriptions for each of the Benefited Properties are set forth in Exhibit 2 attached hereto, and a map that depicts the Benefited Properties is attached hereto as Exhibit 3; and

WHEREAS, the owners of the Benefited Properties are identified with the legal descriptions for each of the Benefited Properties set forth in Exhibit 2 attached hereto; and

WHEREAS, a detailed Engineer's Opinion of Maximum Probable Construction Costs was prepared for each of the Benefited Properties setting forth the costs of the Special Public Improvements that solely benefit the Benefited Property and the costs and allocation of Special Public Improvements that benefit more than just the Benefited Property, which are set forth in Exhibit 1, attached hereto; and

WHEREAS, the estimated total cost of the Special Public Improvement, those benefiting the four Benefited Properties, is \$15,936,227.93; and

WHEREAS, because a portion of these improvements will create specific benefits for properties that have not specifically contributed to the improvements, the City is seeking reimbursement

from the owner of the Benefited Properties based on the benefit the Benefited Properties receive from the Special Public Improvements; and

WHEREAS, the owners of Benefited Properties received notice in writing of the public hearing to be held for consideration of the adoption of the Resolution of Intention not less than 30 days prior to the public hearing and the notice included a copy of supporting materials that explained the methodology used for determining which property was benefited, the estimated costs of the Special Public Improvement that benefited the property, the cost of the Special Public Improvements that benefited more than the Benefited Property, and the allocation of those costs to the Benefited Property; and

WHEREAS, the contracts for the construction of the Special Public Improvements will be procured pursuant to the requirements of Title 34 of the Arizona Revised Statutes and the construction of the Special Public Improvements will adhere to Goodyear's standards and specifications as well as all other applicable laws, rules and/or regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The public health, safety and welfare of the citizens of the City of Goodyear require the construction of the Special Public Improvements generally described in the Recitals above and that are specifically described in Exhibit 1 and the construction of the Special Public Improvements is hereby ordered. and the formation of the Special Public Improvement Project Area.

SECTION 2. The proposed Special Public Improvements generally described in the Recitals above and that are specifically described in Exhibit 1 are of more than local or ordinary public benefit and are of special benefit to the properties legally described in Exhibit 2 and depicted in Exhibit 3 (the "Benefited Properties").

SECTION 3. The formation of the Special Public Improvement Project Area that includes the Benefited Properties legally described in Exhibit 2 and depicted in Exhibit 3, is hereby approved and authorized.

SECTION 4. At the time of development, the then owner of each Benefited Property is required to reimburse the City for the actual costs of the Special Public Improvements benefiting the property, in an amount not to exceed the Total Estimated Project Cost allocated to the Benefited Property as set forth in Exhibit 1 and summarized in Exhibit 4, attached hereto.

SECTION 5. City staff shall endeavor to seek reimbursement of the actual cost of the Special Public Improvements from the owner of the Benefited Property prior to the recordation of the first Final Plat subdividing all or part of the Benefited Property and/or as a condition of approval of a Site Plan for development within any portion of the Benefited Property. City staff shall be entitled to withhold the recordation of any final plat subdividing all or part of the Benefited Property until reimbursement required herein has been made, and City staff shall be entitled to withhold construction permits for work within the Benefited Property until the reimbursement required herein has been made.

SECTION 6. RECORDATION

A copy of this Resolution shall be recorded with the Maricopa County Recorder's Office.

SECTION 7. Resolution 2025-2494 shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 17th day of November, 2025.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

EXHIBIT 1

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST FOR THE BENEFITED PROPERTIES

Descriptions of Special Improvements (Parcels 1 thru 4)

Special improvements include half street improvements and widening of Camelback Road to the City of Goodyear's standard major arterial roadway section and in accordance with the recommendations included in the Camelback Road Corridor Assessment Report (June 2021) and Design Concept Report (March 2024). Half-street improvements include the following:

- Full build-out of Camelback Road for eastbound direction to accommodate three eastbound lanes of travel and raised median in accordance with City of Goodyear's major arterial roadway section including curb and gutter, concrete sidewalk, drainage improvements, landscaped raised medians (where feasible), bus bays, signing and pavement markings, and erosion protection;
- Driveways and turn lanes at locations recommended in previous studies;
- New traffic signals at Alsup Avenue and Reems Road;
- Modifications to the existing traffic signal at 152nd Avenue intersection; and
- Extension of City ITS infrastructure.

Estimate Methodology for #42038 – Camelback Road: Include in Exhibit C

Table X – Total Estimate Cost of Special Improvements:

Parcel	Total Project Cost	Frontage Length (LF)	Cost per Linear Foot of Frontage Length
Parcel 1	\$6,006,514.48	2,641	\$2,274.33
Parcel 2	\$2,147,230.13	999	\$2,149.38
Parcel 3	\$2,651,024.91	1,009	\$2,627.38
Parcel 4	\$2,683,999.07	1,434	\$1,871.69
Total	\$13,488,768.58		

In general, each item was quantified from the roadway half street improvement adjacent to each parcel within the south half of Camelback Road. Items which were not easily quantifiable within the roadway frontage were allocated proportionally as follows:

- Median Landscape and Irrigation: This item's cost was a proportional allocation of total project item estimated cost based on the proportional length of raised median along the frontage to the total length of raised median within the project.

- **Signing and Pavement Marking:** This item's cost was a proportional allocation based on the length of pavement marking and signing for each parcel determined as a percentage of the total project costs.
- **Lighting:** This item's cost was a proportional allocation based on the lighting improvements for each parcel determined as a percentage of the total project costs.
- **ITS Systems:** This item's cost was a proportional allocation based on the length of ITS system improvements for each parcel determined as a percentage of the total project costs.
- **Traffic signal:** Traffic signal costs were proportionally allocated to each parcel as noted below:
 - New traffic signals costs were distributed equally amongst the adjacent properties at the four corners of the intersection (25% of traffic signal cost at each intersection).
 - Modifications at 152nd Avenue intersection occurred only along the south half of Camelback Road; therefore, costs at this intersection were split equally between the 2 adjacent parcels.
 - Traffic signal costs were allocated to each of the parcels as percentage of total traffic signal costs for the project.
- **Project wide items (e.g. Construction Survey, Quality Control, Permitting, Environmental Mitigation Compliance, Mobilization, Allowance for Extra Work, Clearing and Grubbing, Excavation and Borrow, Traffic Control, Design Costs, and COG Plans Review Fees for Permit):** These items were a proportional allocation of the total estimated cost for each item. Proportional allocation was based on the sum of project construction items for each parcel divided by the total project construction items cost for the entire project.
- **Owner's Contingency:** 15% of the construction items subtotal was added for contingency.
- **Additional Project Construction Costs:** Fixed percentages were used for these items applied to the Subtotal Estimated Construction Cost.
- **No Real Estate Costs** are expected as current ordinances require parcel owners to dedicate land rights upon city request. As of July 14, 2025, land rights have not been fully dedicated for Parcels 3 and 4, so there are acquisition costs in case the land rights are not dedicated.

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 1

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 1

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
105.08000	Construction Survey, Layout and Record Drawings	Lump Sum	28%	360,000.00	100,800.00
106.01500	Quality Control. and Material Testing	Lump Sum	28%	90,000.00	25,200.00
107.01000	AZPDES and Other Permitting	Lump Sum	28%	180,000.00	50,400.00
107.02110	Environmental Mitigation Compliance	Allowance	28%	50,000.00	14,000.00
109.09000	Mobilization/Demobilization	Lump Sum	28%	1,000,000.00	280,000.00
109.19000	Allowance for Extra Work	Allowance	28%	600,000.00	168,000.00
201.01000	Clearing and Grubbing	Lump Sum	28%	75,000.00	21,000.00
205.01150	Roadway Excavation	Lump Sum	28%	128,275.00	35,917.00
210.02000	Borrow Excavation (In Place)	Lump Sum	28%	316,980.00	88,754.40
220.10150	Riprap, D50=6 in	CY	43	310.00	13,330.00
310.03001	Aggregate Base Course	CY	4405	100.00	440,500.00
321.01402	Asphalt Concrete Pavement (Gyratory 3/4 in Mix)	Ton	4608	117.00	539,136.00
324.01091	Portland Cement Concrete Pavement (PCCP) 9 in Thick, Detail C	SY	1955	207.00	404,685.00
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	7	757.00	5,299.00
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	4698	40.00	187,920.00
340.01151	Single Curb, Type A, Mod MAG Det 222 (MAG Det 522)	LF	1525	48.00	73,200.00
340.01210	Concrete Sidewalk, MAG Det 230	SF	19788	10.50	207,774.00
340.01216	Concrete Median Nose Transition, 4 in Thick, MAG Det 223	SF	124	50.00	6,200.00
340.01356	Perpendicular Curb Ramp MAG Det 238-1	Each	1	5,500.00	5,500.00
340.01390	30-ft R Directional Curb Ramp Dual Ramp MAG Det 237-1	Each	1	8,000.00	8,000.00
340.01391	30-ft R Directional Curb Ramp Dual Ramp MAG Det 237-1 & 237-2	Each	1	8,000.00	8,000.00
340.01460	Driveway 9 in Thick Class A Concrete, Detail C	SF	5095	30.00	152,850.00

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 1

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
340.20610	Bus Bay Accessory Pad COG Det G-3242	SF	490	90.00	44,100.00
340.31000	Decorative Median Paving (Colored and Stamped Concrete)	SF	2093	15.00	31,395.00
345.01100	Adjust Exist Manhole Frame & Cover, MAG Det 422	Each	0	3,125.00	0.00
345.01200	Adjust Valve Box & Cover, MAG Det 391-1-A	Each	20	750.00	15,000.00
350.02501	Remove Survey Marker, Brass Cap or Rebar	Each	1.00	180.00	180.00
350.05100	Remove Barricade	LF	38	20.00	760.00
350.07502	Removal of Pavement, Asphalt Concrete	SY	3634	15.00	54,510.00
401.01000	Traffic Control	Lump Sum	28%	1,261,926.00	353,339.28
401.03500	Barricade, Type B, MAG Det 130	LF	178	60.00	10,680.00
405.01100	Survey Marker, Type A, MAG Det 120	Each	1.00	900.00	900.00
430.00000	Median Landscape and Irrigation	Lump Sum	8%	509,980.08	40,798.41
430.01201	Hydro Seeding - Native Seed Mix	Acre	2	5,000.00	10,000.00
430.42000	Decomposed Granite, 2 in Thick, MAG Det 607-1	SY	2554	6.75	17,239.50
460.00000	Signing and Pavement Marking	Lump Sum	16%	412,942.95	66,070.87
472.00000	Traffic Signals	Lump Sum	31%	1,025,055.00	317,767.05
477.00000	Streetlighting	Lump Sum	25%	938,800.00	234,700.00
482.00000	ITS Systems	Lump Sum	21%	943,925.00	198,224.25
505.06509	Concrete Scupper, MAG Det 206, S/W=8 ft, 2-4 ft Curb Opening	Each	1	10,500.00	10,500.00
505.06510	Concrete Scupper, Detail DE, S/W=8 ft, 2-4 ft Curb Opening	Each	2	10,500.00	21,000.00
505.06512	Concrete Scupper Spillway, MAG Det 206, 2-4 ft Curb Opening	LF	28	45.00	1,260.00
520.01035	Safety Rail, Height 3 ft - 6 in MAG Det 145	LF	51	160.00	8,160.00
610.25000	Remove Fire Hydrant Assembly	Each	2	3,500.00	7,000.00

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 1

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
610.27500	Adjust Fire Hydrant, MAG Det 360	Each	0	3,500.00	0.00
610.28500	Install Fire Hydrant, MAG Det 360	Each	2	5,000.00	10,000.00
	SUBTOTAL				4,290,049.76
	CONSTRUCTION OWNER'S CONTINGENCY		10%	429,100	429,100.00
	SUBTOTAL ESTIMATED CONSTRUCTION COST				4,719,149.76

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 1

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ADMINISTRATION / QA & MATERIAL TESTING		28%	1,386,874	388,324.72
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		5% (1)	236,000	236,000.00
	(1) Plans at 99% and bidding in 3 months.				
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				624,324.72
	TOTAL CONSTRUCTION COSTS				5,343,474.48
DESIGN COST					
	DESIGN ENGINEERING		28%	2,093,000	586,040.00
	COG PLAN REVIEW FEES FOR PERMIT		28%	275,000	77,000.00
	TOTAL DESIGN COSTS				663,040.00
REAL ESTATE COST					
	RIGHT-OF-WAY - ACQUISITION (REAL PROPERTY) ①	SQ.FT.	182,147		0.00
	ENGINEERING AND LEGAL FEES	L.SUM	80%		0.00
	SUBTOTAL REAL ESTATE COSTS				0.00
	REAL ESTATE COST CONTINGENCY		5%	0	0.00
	TOTAL REAL ESTATE COSTS				0.00
	① Includes acquisition area (R/W & PUE) for Roadway Widening to Major Arterial				
	Note: Ordinance directs land rights to be dedicated; land dedication is complete.				
	TOTAL ESTIMATED PROJECT COST				6,006,514.48

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 2

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 2

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
105.08000	Construction Survey, Layout and Record Drawings	Lump Sum	11%	360,000.00	39,600.00
106.01500	Quality Control. and Material Testing	Lump Sum	11%	90,000.00	9,900.00
107.01000	AZPDES and Other Permitting	Lump Sum	11%	180,000.00	19,800.00
107.02110	Environmental Mitigation Compliance	Allowance	11%	50,000.00	5,500.00
109.09000	Mobilization/Demobilization	Lump Sum	11%	1,000,000.00	110,000.00
109.19000	Allowance for Extra Work	Allowance	11%	600,000.00	66,000.00
201.01000	Clearing and Grubbing	Lump Sum	11%	75,000.00	8,250.00
205.01150	Roadway Excavation	Lump Sum	11%	128,275.00	14,110.25
210.02000	Borrow Excavation (In Place)	Lump Sum	11%	316,980.00	34,867.80
220.10150	Riprap, D50=6 in	CY	7	310.00	2,170.00
310.03001	Aggregate Base Course	CY	2222	100.00	222,200.00
321.01402	Asphalt Concrete Pavement (Gyratory 3/4 in Mix)	Ton	2325	117.00	272,025.00
324.01091	Portland Cement Concrete Pavement (PCCP) 9 in Thick, Detail C	SY	438	207.00	90,666.00
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	4	757.00	3,028.00
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	625	40.00	25,000.00
340.01151	Single Curb, Type A, Mod MAG Det 222 (MAG Det 522)	LF	305	48.00	14,640.00
340.01210	Concrete Sidewalk, MAG Det 230	SF	7186	10.50	75,453.00
340.01216	Concrete Median Nose Transition, 4 in Thick, MAG Det 223	SF	0	50.00	0.00
340.01356	Perpendicular Curb Ramp MAG Det 238-1	Each	0	5,500.00	0.00
340.01390	30-ft R Directional Curb Ramp Dual Ramp MAG Det 237-1	Each	0	8,000.00	0.00
340.01391	30-ft R Directional Curb Ramp Dual Ramp MAG Det 237-1 & 237-2	Each	0	8,000.00	0.00
340.01460	Driveway 9 in Thick Class A Concrete, Detail C	SF	2042	30.00	61,260.00

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 2

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
340.20610	Bus Bay Accessory Pad COG Det G-3242	SF	490	90.00	44,100.00
340.31000	Decorative Median Paving (Colored and Stamped Concrete)	SF	0	15.00	0.00
345.01100	Adjust Exist Manhole Frame & Cover, MAG Det 422	Each	0	3,125.00	0.00
345.01200	Adjust Valve Box & Cover, MAG Det 391-1-A	Each	8	750.00	6,000.00
350.02501	Remove Survey Marker, Brass Cap or Rebar	Each	0	180.00	45.00
350.05100	Remove Barricade	LF	0	20.00	0.00
350.07502	Removal of Pavement, Asphalt Concrete	SY	1584	15.00	23,760.00
401.01000	Traffic Control	Lump Sum	11%	1,261,926.00	138,811.86
401.03500	Barricade, Type B, MAG Det 130	LF	30	60.00	1,800.00
405.01100	Survey Marker, Type A, MAG Det 120	Each	0.25	900.00	225.00
430.00000	Median Landscape and Irrigation	Lump Sum	0%	509,980.08	0.00
430.01201	Hydro Seeding - Native Seed Mix	Acre	1	5,000.00	5,000.00
430.42000	Decomposed Granite, 2 in Thick, MAG Det 607-1	SY	789	6.75	5,325.75
460.00000	Signing and Pavement Marking	Lump Sum	6%	412,942.95	24,776.58
472.00000	Traffic Signals	Lump Sum	0%	1,025,055.00	0.00
477.00000	Streetlighting	Lump Sum	10%	938,800.00	93,880.00
482.00000	ITS Systems	Lump Sum	7%	943,925.00	66,074.75
505.06509	Concrete Scupper, MAG Det 206, S/W=8 ft, 2-4 ft Curb Opening	Each	0	10,500.00	0.00
505.06510	Concrete Scupper, Detail DE, S/W=8 ft, 2-4 ft Curb Opening	Each	1	10,500.00	10,500.00
505.06512	Concrete Scupper Spillway, MAG Det 206, 2-4 ft Curb Opening	LF	9	45.00	405.00
520.01035	Safety Rail, Height 3 ft - 6 in MAG Det 145	LF	17	160.00	2,720.00
610.25000	Remove Fire Hydrant Assembly	Each	0	3,500.00	0.00

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 2

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
610.27500	Adjust Fire Hydrant, MAG Det 360	Each	1	3,500.00	3,500.00
610.28500	Install Fire Hydrant, MAG Det 360	Each	0	5,000.00	0.00
	SUBTOTAL				1,501,393.99
	CONSTRUCTION OWNER'S CONTINGENCY		10%	150,200	150,200.00
	SUBTOTAL ESTIMATED CONSTRUCTION COST				1,651,593.99

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 2

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ADMINISTRATION / QA & MATERIAL TESTING		11%	1,386,874	152,556.14
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		5% (1)	82,600	82,600.00
	(1) Plans at 99% and bidding in 3 months.				
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				235,156.14
	TOTAL CONSTRUCTION COSTS				1,886,750.13
DESIGN COST					
	DESIGN ENGINEERING		11%	2,093,000	230,230.00
	COG PLAN REVIEW FEES FOR PERMIT		11%	275,000	30,250.00
	TOTAL DESIGN COSTS				260,480.00
REAL ESTATE COST					
	RIGHT-OF-WAY - ACQUISITION (REAL PROPERTY) ①	SQ.FT.	182,147		0.00
	ENGINEERING AND LEGAL FEES	L.SUM	80%		0.00
	SUBTOTAL REAL ESTATE COSTS				0.00
	REAL ESTATE COST CONTINGENCY		5%	0	0.00
	TOTAL REAL ESTATE COSTS				0.00
	① Includes acquisition area (R/W & PUE) for Roadway Widening to Major Arterial				
	Note: Ordinance directs land rights to be dedicated; land dedication is complete.				
	TOTAL ESTIMATED PROJECT COST				2,147,230.13

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 3

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 3

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
105.08000	Construction Survey, Layout and Record Drawings	Lump Sum	10%	360,000.00	36,000.00
106.01500	Quality Control. and Material Testing	Lump Sum	10%	90,000.00	9,000.00
107.01000	AZPDES and Other Permitting	Lump Sum	10%	180,000.00	18,000.00
107.02110	Environmental Mitigation Compliance	Allowance	10%	50,000.00	5,000.00
109.09000	Mobilization/Demobilization	Lump Sum	10%	1,000,000.00	100,000.00
109.19000	Allowance for Extra Work	Allowance	10%	600,000.00	60,000.00
201.01000	Clearing and Grubbing	Lump Sum	10%	75,000.00	7,500.00
205.01150	Roadway Excavation	Lump Sum	10%	128,275.00	12,827.50
210.02000	Borrow Excavation (In Place)	Lump Sum	10%	316,980.00	31,698.00
220.10150	Riprap, D50=6 in	CY	40	310.00	12,400.00
310.03001	Aggregate Base Course	CY	2,448	100.00	244,800.00
321.01402	Asphalt Concrete Pavement (Gyratory 3/4 in Mix)	Ton	2,562	117.00	299,754.00
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	4	757.00	3,028.00
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	989	40.00	39,560.00
340.01210	Concrete Sidewalk, MAG Det 230	SF	7,541	10.50	79,180.50
340.01390	30-ft R Directional Curb Ramp Dual Ramp MAG Det 237-1	Each	1	8,000.00	8,000.00
340.01610	Concrete Apron & Valley Gutter, COG Det 3226	SF	456	26.50	12,084.00
345.01100	Adjust Exist Manhole Frame & Cover, MAG Det 422	Each	4	3,125.00	12,500.00
345.01200	Adjust Valve Box & Cover, MAG Det 391-1-A	Each	1	750.00	750.00
350.01100	Remove Pipe, Backfill & Compact, D<30 in	LF	52	130.00	6,760.00
350.01400	Remove Catch Basin	Each	1	2,000.00	2,000.00

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 3

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
350.01500	Remove Headwall	Each	1	750.00	750.00
350.01800	Remove Concrete Curb & Gutter	LF	1,003	12.00	12,036.00
350.01801	Remove Valley Gutter	SF	504	15.00	7,560.00
350.01900	Remove Sidewalk	SF	7,958	5.00	39,790.00
350.02501	Remove Survey Marker, Brass Cap or Rebar	Each	0.25	180.00	45.00
350.07502	Removal of Pavement, Asphalt Concrete	SY	5,770	15.00	86,550.00
350.32100	Remove Monument Sign	Each	1	32,000.00	32,000.00
401.01000	Traffic Control	Lump Sum	10%	1,261,926.00	126,192.60
405.01100	Survey Marker, Type A, MAG Det 120	Each	0.25	900.00	225.00
430.01201	Hydro Seeding - Native Seed Mix	Acre	1	5,000.00	5,000.00
430.42000	Decomposed Granite, 2 in Thick, MAG Det 607-1	SY	461	6.75	3,111.75
460.00000	Signing and Pavement Marking	Lump Sum	7%	412,942.95	28,906.01
472.00000	Traffic Signals	Lump Sum	8%	1,025,055.00	82,004.40
477.00000	Streetlighting	Lump Sum	11%	938,800.00	103,268.00
482.00000	ITS Systems	Lump Sum	11%	943,925.00	103,831.75
505.06509	Concrete Scupper, MAG Det 206, S/W=8 ft, 2-4 ft Curb Opening	Each	1	10,500.00	10,500.00
505.06512	Concrete Scupper Spillway, MAG Det 206, 2-4 ft Curb Opening	LF	14	45.00	630.00
520.01035	Safety Rail, Height 3 ft - 6 in MAG Det 145	LF	29	160.00	4,640.00
610.25000	Remove Fire Hydrant Assembly	Each	1	3,500.00	3,500.00
610.28500	Install Fire Hydrant, MAG Det 360	Each	1	5,000.00	5,000.00
610.31000	Adjust Curb Stop to Grade	Each	1	3,500.00	3,500.00

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 3

ITEM NO.	ITEM DESCRIPTION		UNIT	QUANTITY	UNIT PRICE	AMOUNT
		SUBTOTAL				1,659,882.51
		CONSTRUCTION OWNER'S CONTINGENCY		10%	166,000	166,000.00
		SUBTOTAL ESTIMATED CONSTRUCTION COST				1,825,882.51

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 3

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ADMINISTRATION / QA & MATERIAL TESTING		10%	1,386,874	138,687.40
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		5% (1)	91,300	91,300.00
	(1) Plans at 99% and bidding in 3 months.				
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				229,987.40
	TOTAL CONSTRUCTION COSTS				2,055,869.91
DESIGN COST					
	DESIGN ENGINEERING		10%	2,093,000	209,300.00
	COG PLAN REVIEW FEES FOR PERMIT		10%	275,000	27,500.00
	TOTAL DESIGN COSTS				236,800.00
REAL ESTATE COST					
	RIGHT-OF-WAY - ACQUISITION (REAL PROPERTY) ①	SQ.FT.	22,617	15.00	339,255.00
	ENGINEERING AND LEGAL FEES	L.SUM	10%	20,000.00	2,000.00
	SUBTOTAL REAL ESTATE COSTS				341,255.00
	REAL ESTATE COST CONTINGENCY		5%	17,100	17,100.00
	TOTAL REAL ESTATE COSTS				358,355.00
	① Includes acquisition area (R/W & PUE) for Roadway Widening to Ultimate Major Arterial				
	Note: Ordinance directs land rights to be dedicated; parcel owner will not incur Real Estate costs upon land dedication.				
	TOTAL ESTIMATED PROJECT COST				2,651,024.91

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 4

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 4

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
105.08000	Construction Survey, Layout and Record Drawings	Lump Sum	10%	360,000.00	36,000.00
106.01500	Quality Control. and Material Testing	Lump Sum	10%	90,000.00	9,000.00
107.01000	AZPDES and Other Permitting	Lump Sum	10%	180,000.00	18,000.00
107.02110	Environmental Mitigation Compliance	Allowance	10%	50,000.00	5,000.00
109.09000	Mobilization/Demobilization	Lump Sum	10%	1,000,000.00	100,000.00
109.19000	Allowance for Extra Work	Allowance	10%	600,000.00	60,000.00
201.01000	Clearing and Grubbing	Lump Sum	10%	75,000.00	7,500.00
205.01150	Roadway Excavation	Lump Sum	10%	128,275.00	12,827.50
210.02000	Borrow Excavation (In Place)	Lump Sum	10%	316,980.00	31,698.00
220.10150	Riprap, D50=6 in	CY	56	310.00	17,360.00
310.03001	Aggregate Base Course	CY	1,682	100.00	168,200.00
317.01000	Asphalt Milling	SY	1,841	7.00	12,887.00
317.01100	Allowance for Asphalt Milling Breakthrough	Allowance	6%	325,000.00	19,500.00
321.01402	Asphalt Concrete Pavement (Gyratory 3/4 in Mix)	Ton	2,110	117.00	246,870.00
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	3	757.00	2,378.50
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	2,505	40.00	100,200.00
340.01151	Single Curb, Type A, Mod MAG Det 222 (MAG Det 522)	LF	177	48.00	8,496.00
340.01210	Concrete Sidewalk, MAG Det 230	SF	7,052	10.50	74,046.00
340.01216	Concrete Median Nose Transition, 4 in Thick, MAG Det 223	SF	14	50.00	700.00
340.01391	30-ft R Directional Curb Ramp Dual Ramp MAG Det 237-1 & 237-2	Each	1	8,000.00	8,000.00
340.01610	Concrete Apron & Valley Gutter, COG Det 3226	SF	707	26.50	18,735.50

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 4

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
340.20600	Bus Bay Pavement, COG Det G-3242	SY	175	190.00	33,250.00
340.20610	Bus Bay Accessory Pad COG Det G-3242	SF	490	90.00	44,100.00
340.31000	Decorative Median Paving (Colored and Stamped Concrete)	SF	504	15.00	7,560.00
345.01100	Adjust Exist Manhole Frame & Cover, MAG Det 422	Each	6	3,125.00	18,750.00
345.01200	Adjust Valve Box & Cover, MAG Det 391-1-A	Each	2	750.00	1,500.00
350.01800	Remove Concrete Curb & Gutter	LF	736	12.00	8,832.00
350.01801	Remove Valley Gutter	SF	747	15.00	11,205.00
350.01850	Remove Concrete Single Curb	LF	178	12.00	2,136.00
350.01900	Remove Sidewalk	SF	8,173	5.00	40,865.00
350.02501	Remove Survey Marker, Brass Cap or Rebar	Each	0.75	180.00	135.00
350.07502	Removal of Pavement, Asphalt Concrete	SY	5,611	15.00	84,165.00
350.07503	Removal of Pavement, Portland Cement Concrete	SF	1,590	5.00	7,950.00
350.32100	Remove Monument Sign	Each	1	32,000.00	32,000.00
401.01000	Traffic Control	Lump Sum	10%	1,261,926.00	126,192.60
405.01100	Survey Marker, Type A, MAG Det 120	Each	0.75	900.00	675.00
430.00000	Median Landscape and Irrigation	Lump Sum	14%	509,980.08	73,940.20
430.01201	Hydro Seeding - Native Seed Mix	Acre	1	5,000.00	5,000.00
430.42000	Decomposed Granite, 2 in Thick, MAG Det 607-1	SY	1,854	6.75	12,514.50
460.00000	Signing and Pavement Marking	Lump Sum	4%	412,942.95	16,517.72
472.00000	Traffic Signals	Lump Sum	8%	1,025,055.00	82,004.40
477.00000	Streetlighting	Lump Sum	8%	938,800.00	75,104.00

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 4

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
482.00000	ITS Systems	Lump Sum	11%	943,925.00	103,831.75
505.06505	Concrete Scupper, Detail DE, S/W=8 ft, 3-4 ft Curb Opening	Each	1	12,000.00	12,000.00
505.06513	Concrete Scupper Spillway, MAG Det 206, 3-4 ft Curb Opening	LF	9	60.00	540.00
520.01035	Safety Rail, Height 3 ft - 6 in MAG Det 145	LF	22	160.00	3,520.00
610.25000	Remove Fire Hydrant Assembly	Each	1	3,500.00	3,500.00
610.28500	Install Fire Hydrant, MAG Det 360	Each	1	5,000.00	5,000.00
	SUBTOTAL				1,770,186.67
	CONSTRUCTION OWNER'S CONTINGENCY		10%	177,100	177,100.00
	SUBTOTAL ESTIMATED CONSTRUCTION COST				1,947,286.67

CAMELBACK ROAD
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
PARCEL 4

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ADMINISTRATION / QA & MATERIAL TESTING		10%	1,386,874	138,687.40
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		5% (1)	97,400	97,400.00
	(1) Plans at 99% and bidding in 3 months.				
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				236,087.40
	TOTAL CONSTRUCTION COSTS				2,183,374.07
DESIGN COST					
	DESIGN ENGINEERING		10%	2,093,000	209,300.00
	COG PLAN REVIEW FEES FOR PERMIT		10%	275,000	27,500.00
	TOTAL DESIGN COSTS				236,800.00
REAL ESTATE COST					
	RIGHT-OF-WAY - ACQUISITION (REAL PROPERTY) ①	SQ.FT.	16,655	15.00	249,825.00
	ENGINEERING AND LEGAL FEES	L.SUM	7%	20,000.00	1,400.00
	SUBTOTAL REAL ESTATE COSTS				251,225.00
	REAL ESTATE COST CONTINGENCY		5%	12,600	12,600.00
	TOTAL REAL ESTATE COSTS				263,825.00
	① Includes acquisition area (R/W & PUE) for Roadway Widening to Ultimate Major Arterial				
	Note: Ordinance directs land rights to be dedicated; parcel owner will not incur Real Estate costs upon land dedication.				
	TOTAL ESTIMATED PROJECT COST				2,683,999.07

EXHIBIT 2

LEGAL DESCRIPTIONS AND CURRENT OWNERS OF BENEFITED PROPERTIES

LEGAL DESCRIPTION OF PARCEL 1

Exhibit "A"
LEGAL DESCRIPTION
Cost Recovery Ordinance Parcel

A portion of that certain parcel of land recorded in Document 2022-0033121, Maricopa County Records (MCR), lying within the northeast quarter of Section 19, Township 2 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 19, a 3-inch City of Phoenix brass cap in handhole, from which the north quarter corner of said section, a 3-inch City of Phoenix brass cap in handhole, bears North 89°56'43" West (Basis of Bearing), a distance of 2640.58 feet;

THENCE along the east line of said section, South 00°32'36" West, a distance of 40.00 feet, to the **POINT OF BEGINNING**;

THENCE continuing, South 00°32'36" West, a distance of 29.27 feet, to the beginning of a curve;

THENCE leaving said east line, southerly along said curve to the right, having a radius of 2000.00 feet, concave westerly, through a central angle of 35°24'00", a distance of 1235.69 feet, to a point of intersection with a non-tangent line;

THENCE South 66°29'21" West, a distance of 764.54 feet, to the northwest corner of that certain parcel of land recorded in Document 2008-0829175, MCR;

THENCE along the west line of said certain parcel of land, South 23°00'18" East, a distance of 301.99 feet, to the northerly right-of-way line of West Charles Boulevard and a point of intersection with a non-tangent curve;

THENCE leaving said west line, along said northerly right-of-way line, southwesterly along said non-tangent curve to the left, having a radius of 13334.00 feet, concave southeasterly, whose radius bears South 23°53'38" East, through a central angle of 03°33'02", a distance of 826.28 feet, to a point of intersection with a non-tangent line;

THENCE South 67°02'39" West, a distance of 120.83 feet, to a point of intersection with a non-tangent curve;

THENCE southwesterly along said non-tangent curve to the left, having a radius of 13344.00 feet, concave southeasterly, whose radius bears South 27°57'42" East, through a central angle of 00°40'21", a distance of 156.64 feet, to a point of intersection with a non-tangent line;

THENCE North 77°48'48" West, a distance of 31.72 feet;

THENCE South 54°55'32" West, a distance of 94.04 feet;

THENCE South 12°21'43" West, a distance of 27.66 feet, to a point of intersection with a non-tangent curve;

THENCE southwesterly along said non-tangent curve to the left, having a radius of 13334.00 feet, concave southeasterly, whose radius bears South 29°13'01" East, through a central angle of 02°27'35", a distance of 572.41 feet, to the east-west mid-section line of said section and a point of intersection with a non-tangent line;

THENCE leaving said northerly right-of-way line, along said mid-section line, North 89°42'39" West, a distance of 77.45 feet, to the east line of Camelback Center at PV303, recorded in Book 1730, page 28, MCR;

THENCE leaving said mid-section line, along said east line, North 00°03'09" East, a distance of 2613.02 feet, to the northeast corner of said Camelback Center at PV303;

THENCE leaving said east line, along a line parallel with and 40 feet south of the north line of said section, South 89°56'43" East, a distance of 2640.23 feet, to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM

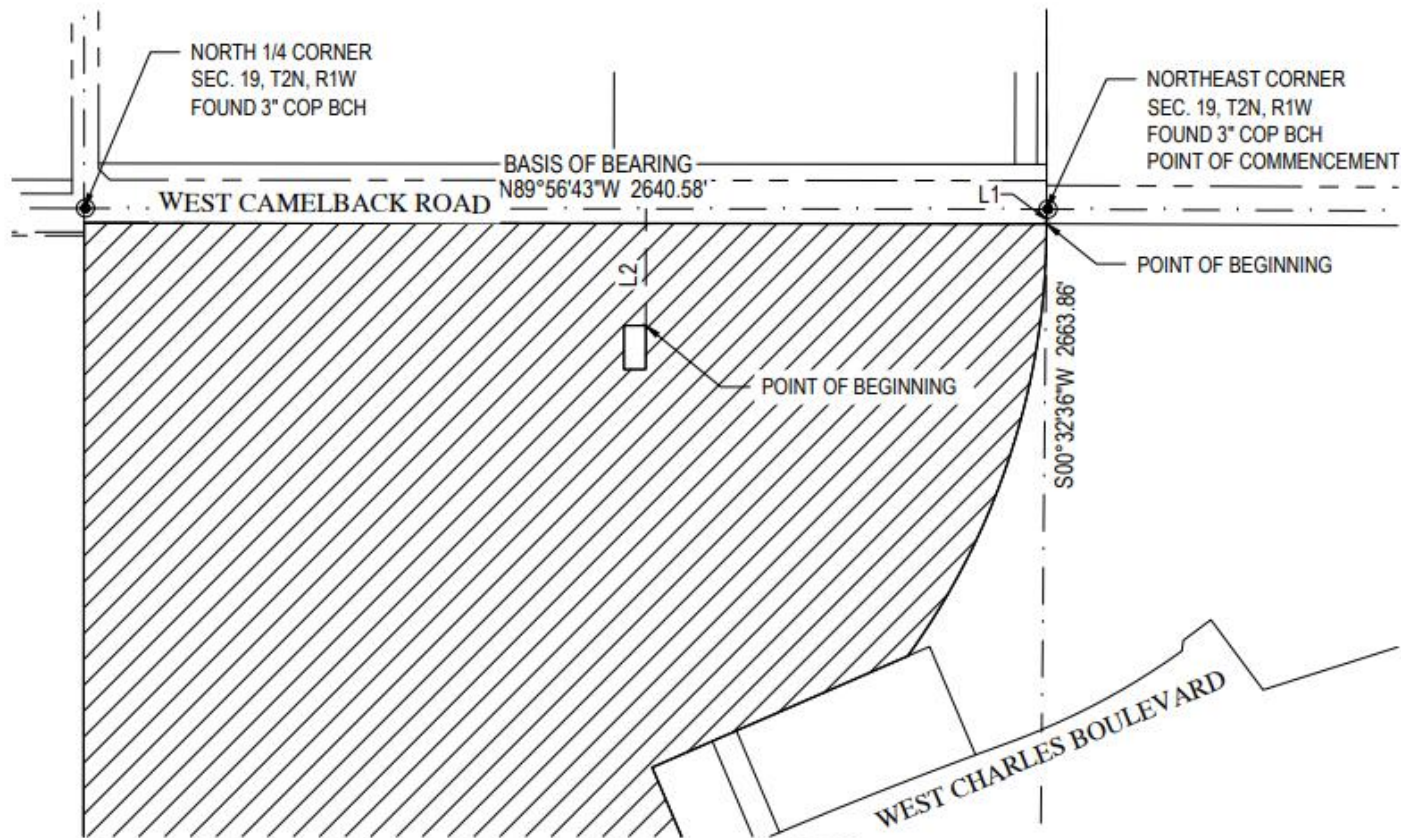
COMMENCING at the northeast corner of said Section 19;
THENCE along the north line of said section, North 89°56'43" West, a distance of 1099.47 feet;
THENCE leaving said north line, South 00°03'17" West, a distance of 320.00 feet, to the **POINT OF BEGINNING**;
THENCE continuing, South 00°03'17" West, a distance of 120.00 feet;
THENCE North 89°56'43" West, a distance of 60.00 feet;
THENCE North 00°03'17" East, a distance of 120.00 feet;
THENCE South 89°56'43" East, a distance of 60.00 feet, to the **POINT OF BEGINNING**.

Containing 4,710,987 square feet or 108.1494 acres, more or less.

Subject to existing right-of-ways and easements.
See attached Exhibit Drawing by Reference made a part hereto.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of August 2022. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.





LEGEND

●	SURVEY MONUMENT FOUND AS NOTED
BCH	BRASS CAP IN HANDHOLE
SEC	SECTION
COP	CITY OF PHOENIX



EXPIRES 12-31-26

EXHIBIT "A"

Cost Recovery Ordinance Parcel

06/03/2025

WP# 225358

PAGE 3 OF 4

NOT TO SCALE

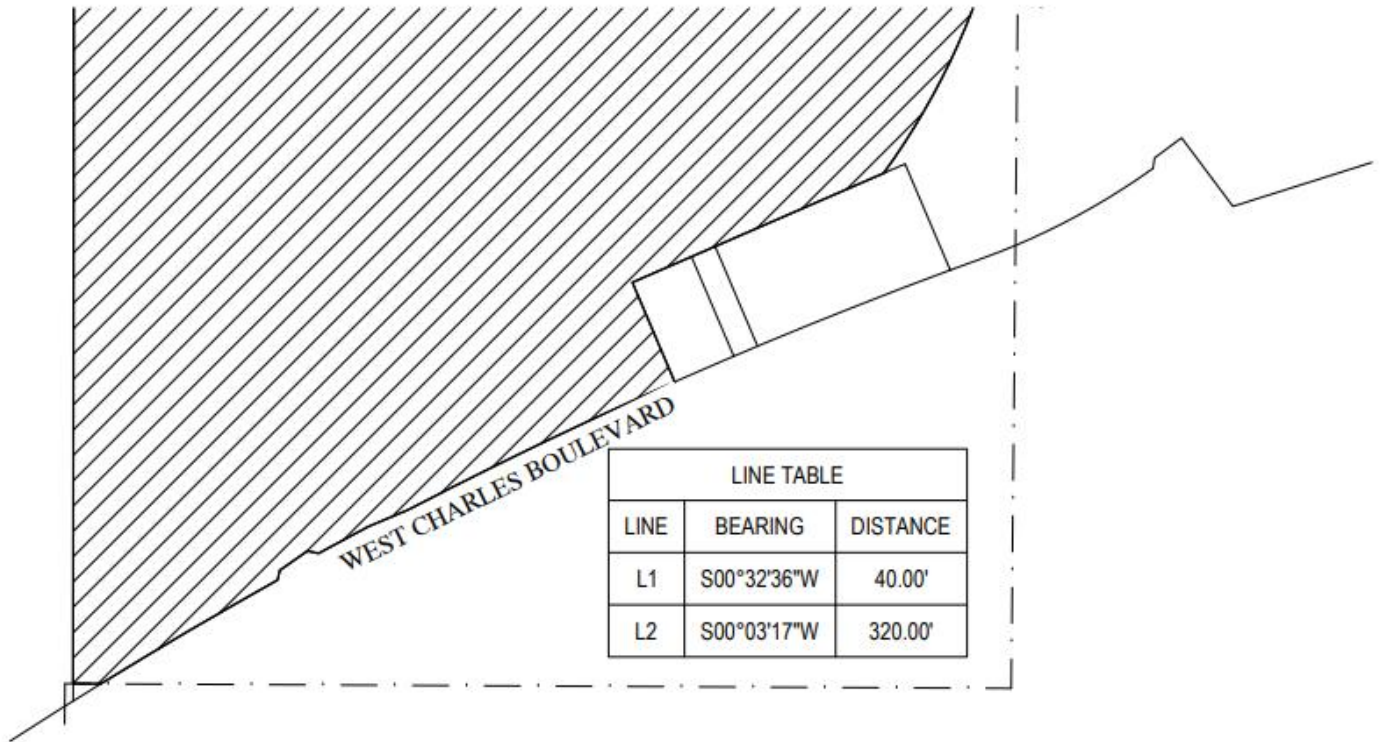


EXHIBIT "A"
Cost Recovery Ordinance Parcel
06/03/2025
WP# 225358
PAGE 4 OF 4
NOT TO SCALE

Exhibit "A"
LEGAL DESCRIPTION
Cost Recovery Ordinance Parcel

A portion of that certain parcel of land recorded in Document 2022-0033121, Maricopa County Records (MCR), lying within the northeast quarter of Section 19, Township 2 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 19, a 3-inch City of Phoenix brass cap in handhole, from which the north quarter corner of said section, a 3-inch City of Phoenix brass cap in handhole, bears North 89°56'43" West (Basis of Bearing), a distance of 2640.58 feet;
THENCE along the east line of said section, South 00°32'36" West, a distance of 69.27 feet, to the **POINT OF BEGINNING**;
THENCE continuing, South 00°32'36" West, a distance of 1356.65 feet, to the northerly right-of-way line of West Charles Boulevard and a point of intersection with a non-tangent curve;
THENCE leaving said east line, along said northerly right-of-way line, westerly along said non-tangent curve to the right, having a radius of 1958.00 feet, concave northerly, whose radius bears North 22°49'50" West, through a central angle of 02°54'44", a distance of 99.52 feet, to the beginning of a reverse curve;
THENCE westerly along said reverse curve to the left, having a radius of 13334.00 feet, concave southerly, through a central angle of 00°24'30", a distance of 95.01 feet, to a point of intersection with a non-tangent line;
THENCE leaving said northerly right-of-way line, North 23°00'18" West, a distance of 322.28 feet;
THENCE South 66°29'21" West, a distance of 65.47 feet, to a point of intersection with a non-tangent curve;
THENCE northerly along said non-tangent curve to the left, having a radius of 2000.00 feet, concave westerly, whose radius bears North 54°03'24" West, through a central angle of 35°24'00", a distance of 1235.69 feet, to the **POINT OF BEGINNING**.

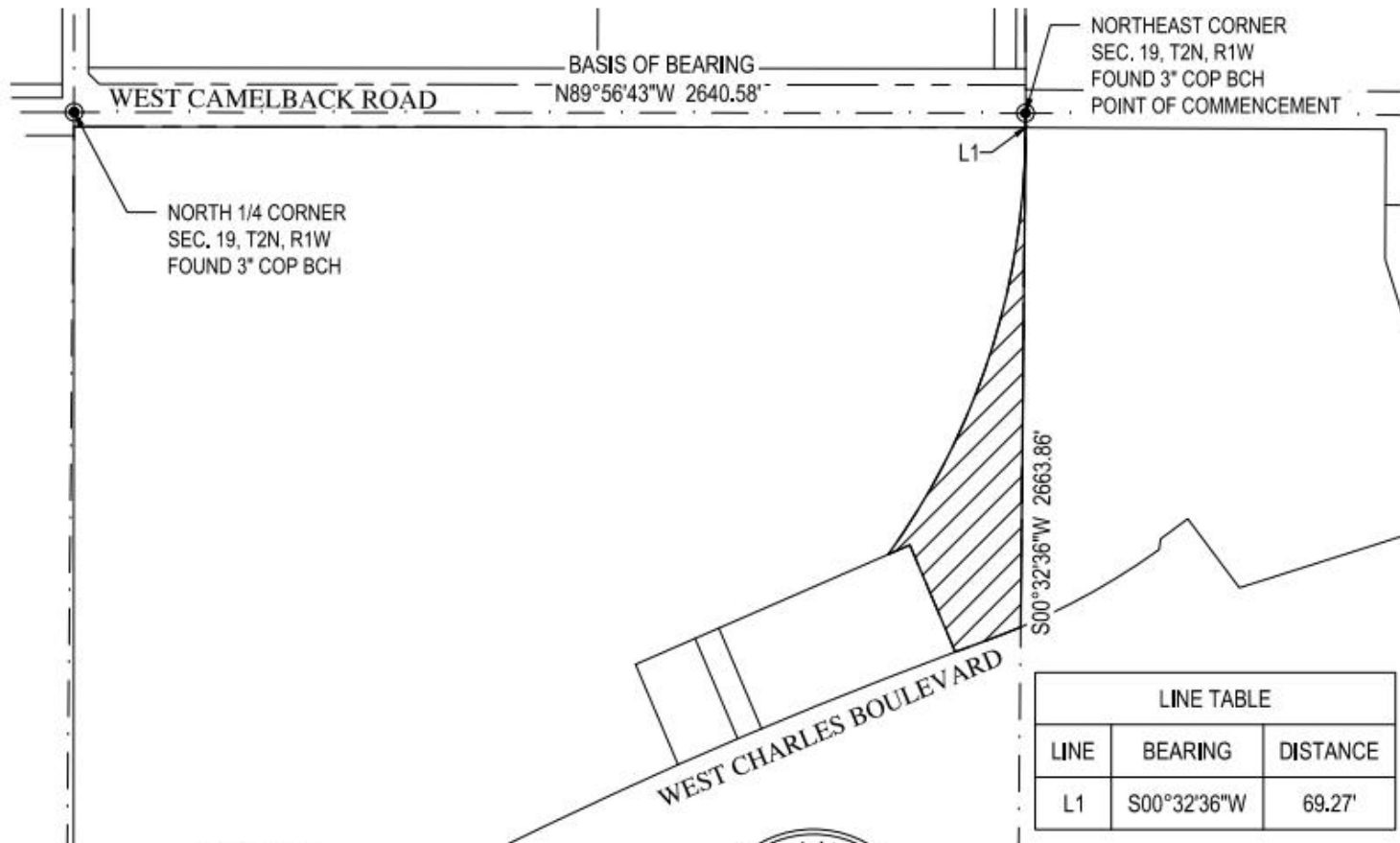
Containing 194,279 square feet or 4.4600 acres, more or less.

Subject to existing right-of-ways and easements.

See attached Exhibit Drawing by Reference made a part hereto.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of August 2022. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.





LEGEND

● SURVEY MONUMENT FOUND AS NOTED
BCH BRASS CAP IN HANDHOLE
SEC SECTION
COP CITY OF PHOENIX



EXPIRES 12-31-26

EXHIBIT "A"

Cost Recovery Ordinance Parcel
06/03/2025
WP# 225358
PAGE 2 OF 2
NOT TO SCALE

LEGAL DESCRIPTION OF PARCEL 2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION OF SECTION 19 AND 20, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 19 BEARS NORTH 89 DEGREES 58 MINUTES 24 SECONDS EAST (BASIS OF BEARINGS) - 2596.67 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 43 SECONDS WEST DEPARTING SAID NORTH LINE AND BEING 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST CORNER OF SAID SECTION 19, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 58 MINUTES 24 SECONDS EAST BEING 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 2531.44 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST BEING 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2640.74 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 04 SECONDS EAST BEING 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 999.85 FEET TO A WEST TERMINUS LINE OF CAMELBACK ROAD RIGHT-OF-WAY AS SHOWN IN THE MAP OF DEDICATION OF PALM VALLEY PHASE V RECORDED IN BOOK 720 OF MAPS, PAGE 27, MCR;

THENCE SOUTH 00 DEGREES 16 MINUTES 56 SECONDS WEST ALONG SAID WEST TERMINUS LINE AND THE WEST LINES OF TRACTS G AND H AS SHOWN IN THE FINAL PLAT OF PALM VALLEY PHASE V PARCEL 6 RECORDED IN BOOK 715 OF MAPS, PAGE 40, MCR, A DISTANCE OF 360.91 FEET;

THENCE SOUTH 17 DEGREES 34 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT G, A DISTANCE OF 746.31 FEET TO THE NORTHEAST CORNER OF TRACT A AS SHOWN IN SAID FINAL PLAT OF PALM VALLEY PHASE V PARCEL 6;

THENCE SOUTH 72 DEGREES 25 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 660.79 FEET TO THE NORTHWEST CORNER OF SAME AND BEING IN THE EAST RIGHT-OF-WAY LINE OF NORTH FALCON DRIVE AS SHOWN IN SAID MAP OF DEDICATION OF PALM VALLEY PHASE V;

THENCE NORTH 36 DEGREES 47 MINUTES 10 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 239.47 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF CHARLES BOULEVARD AS SHOWN IN SAID MAP OF DEDICATION OF PALM VALLEY PHASE V;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CHARLES

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EXHIBIT "A"
Legal Description

BOULEVARD THE FOLLOWING FOUR (4) COURSES;

SOUTH 53 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF 93.97 FEET;

SOUTH 08 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 29.66 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1958.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 49 MINUTES 05 SECONDS, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 62 DEGREES 10 MINUTES 37 SECONDS WEST - 538.84 FEET;

CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 540.56 FEET TO A POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 13334.00 FEET, A CENTRAL ANGLE OF 3 DEGREES 12 MINUTES 08 SECONDS, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 68 DEGREES 29 MINUTES 06 SECONDS WEST - 745.11 FEET;

CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 745.21 FEET TO THE SOUTHEAST CORNER OF LITCHFIELD PARK SERVICE COMPANY RECORDED IN DOCUMENT NO. 2008-0829175, MCR;

THENCE NORTH 23 DEGREES 00 MINUTES 02 SECONDS WEST NON-TANGENT TO SAID CURVE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND CONTINUE ALONG THE EAST LINE OF SAID LITCHFIELD PARK SERVICE COMPANY TRACT, A DISTANCE OF 302.00 FEET TO THE NORTHEAST CORNER OF SAME;

THENCE SOUTH 66 DEGREES 29 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF SAID LITCHFIELD PARK SERVICE COMPANY TRACT, A DISTANCE OF 180.01 FEET TO THE NORTHWEST CORNER OF SAME;

THENCE SOUTH 23 DEGREES 00 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID LITCHFIELD PARK SERVICE COMPANY TRACT, A DISTANCE OF 301.99 FEET TO THE SOUTHWEST CORNER OF SAME AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID CHARLES BOULEVARD, SAID POINT BEING A POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 13334.00 FEET, A CENTRAL ANGLE OF 3 DEGREES 33 MINUTES 02 SECONDS, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64 DEGREES 20 MINUTES 06 SECONDS WEST - 826.18 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES;

CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 826.31 FEET;

SOUTH 67 DEGREES 03 MINUTES 08 SECONDS WEST NON-TANGENT TO SAID CURVE, A DISTANCE OF 120.73 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 13344.00 FEET, A CENTRAL ANGLE OF 0 DEGREES 40 MINUTES 25 SECONDS, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 61 DEGREES 42 MINUTES 22 SECONDS WEST - 156.89 FEET;

CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 156.90 FEET;

NORTH 77 DEGREES 48 MINUTES 00 SECONDS WEST NON-TANGENT TO SAID CURVE, A DISTANCE OF 31.69 FEET;

SOUTH 54 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF 94.04 FEET;

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A"
Legal Description

SOUTH 12 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 27.58 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 13334.00 FEET, A CENTRAL ANGLE OF 5 DEGREES 57 MINUTES 48 SECONDS, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 57 DEGREES 48 MINUTES 21 SECONDS WEST - 1387.20 FEET;

CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 1387.83 FEET;

SOUTH 59 DEGREES 18 MINUTES 32 SECONDS WEST NON-TANGENT TO SAID CURVE, A DISTANCE OF 120.92 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 13344.00 FEET, A CENTRAL ANGLE OF 0 DEGREES 38 MINUTES 40 SECONDS, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 53 DEGREES 59 MINUTES 03 SECONDS WEST - 150.10 FEET;

CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 150.10 FEET;

NORTH 81 DEGREES 35 MINUTES 16 SECONDS WEST NON-TANGENT TO SAID CURVE, A DISTANCE OF 29.80 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF NORTH PEBBLECREEK PARKWAY AS SHOWN IN THE FINAL PLAT OF PV303 EAST - PHASE A RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MCR;

THENCE IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PEBBLECREEK PARKWAY THE FOLLOWING FIVE (5) COURSES;

NORTH 36 DEGREES 55 MINUTES 24 SECONDS WEST, A DISTANCE OF 917.09 FEET;

NORTH 36 DEGREES 07 MINUTES 53 SECONDS WEST, A DISTANCE OF 199.92 FEET;

NORTH 36 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 1333.76 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 36 DEGREES 59 MINUTES 52 SECONDS, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 18 DEGREES 17 MINUTES 13 SECONDS WEST - 656.78 FEET;

CONTINUE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 668.33 FEET;

NORTH 00 DEGREES 12 MINUTES 43 SECONDS EAST TANGENT TO SAID CURVE AND BEING 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 622.78 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

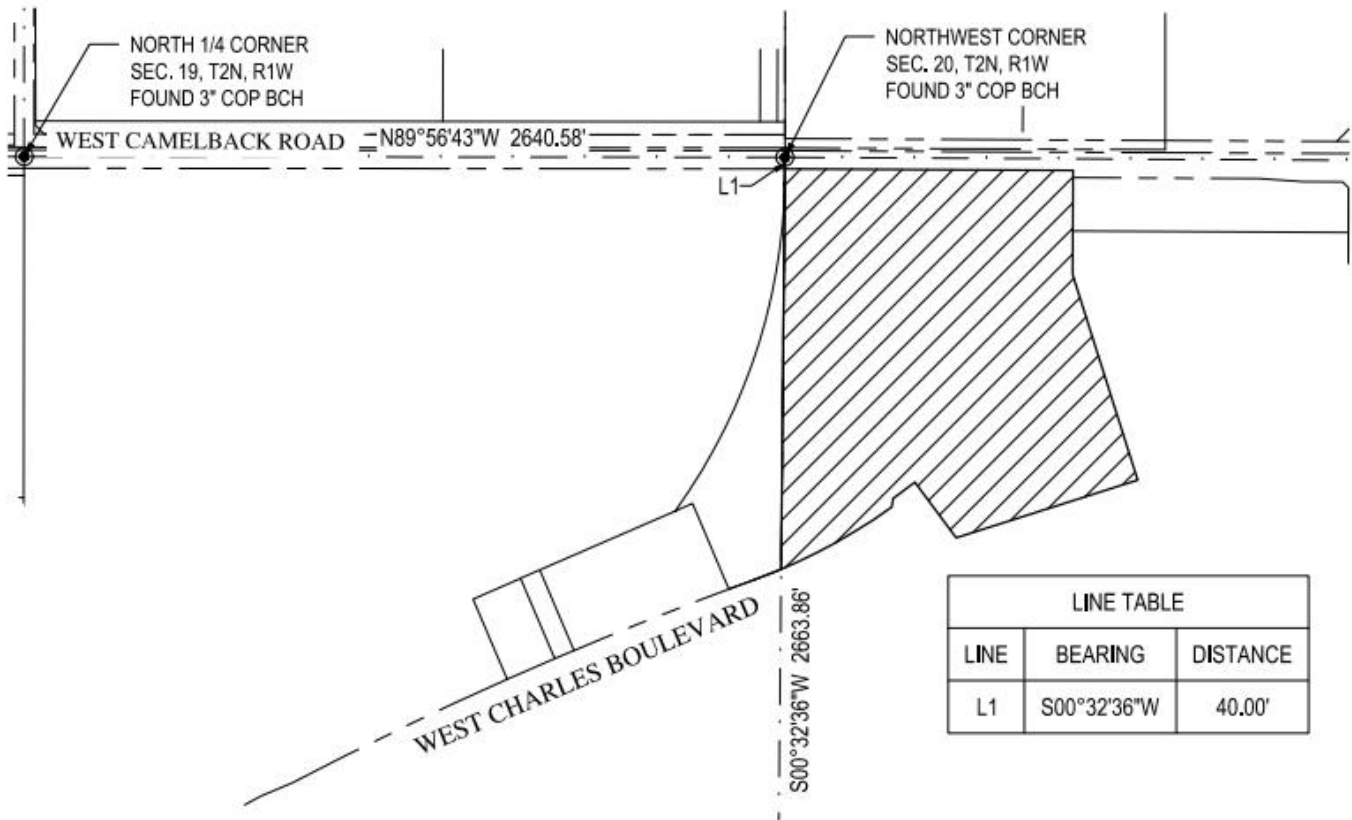
This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (07/01/2021)





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°32'36"W	40.00'

LEGEND

●	SURVEY MONUMENT FOUND AS NOTED
BCH	BRASS CAP IN HANDHOLE
SEC	SECTION
COP	CITY OF PHOENIX



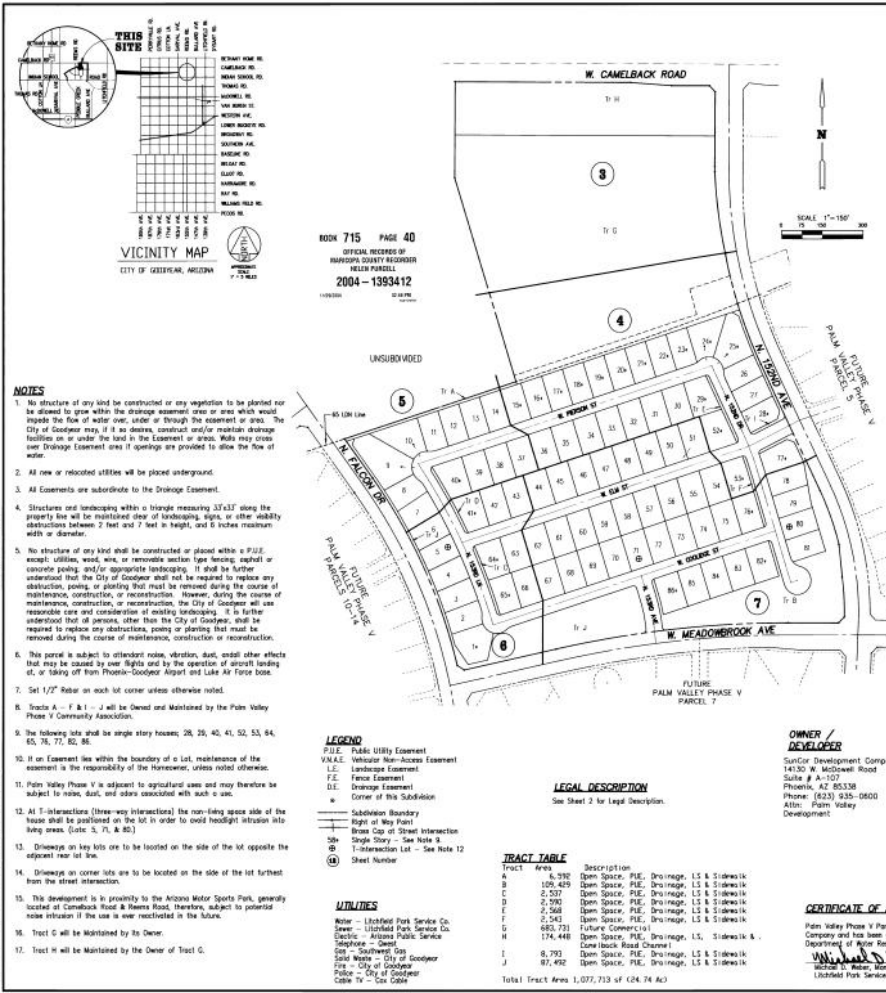
EXHIBIT "A"

Cost Recovery Ordinance Parcel
 06/27/2025
 WP# 225358
 PAGE 1 OF 1
 NOT TO SCALE

LEGAL DESCRIPTION OF PARCEL 3

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Tract G and H, Palm Valley Phase V, Parcel 6, according to Book 715 of Maps, Page 40, and Affidavit of Correction recorded May 27, 2025 in Document No. 2005-708654, records of Maricopa County, Arizona.



FINAL PLAT

FOR PALM VALLEY PHASE V PARCEL 6

A PROPOSED SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, T-2-N, R-1-W, OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

I, SanCar Development Company, an Arizona Corporation, as Owners, have Subdivided Under the Name of "Palm Valley Phase V - Parcel 6" a Subdivision of a Part of Section 20, Township 2 North, Range 1 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona, as Shown Platted Herein and Herby Publishes this Plat as and for the Plat of said "Palm Valley Phase V - Parcel 6" and Herby Declares that Said Plat Sets Forth the Location and Gives the Dimensions of the Lots, Streets, Trails and Easements Constituting Same and that each Lot, Street and Tract Shall be known by the Number, Name or Letter Given each Respectively on Said Plat and that Said SanCar Development Company, as Owners, hereby Dedicates to the City of Goodyear for Use as Such, the Streets and the Public Utility Easements as Shown on Said Plat and included in the Above Described Premises. Tracts are dedicated for the purposes listed in the Tract Table Shown Herein.

In Witness Whereof:

SanCar Development Company, as Owners, has Hereunto Caused its Corporate Name to be Affixed and the Sign to be Affixed by the Signature of the Undersigned Officer Thereunto duly Authorized This 27 Day of September, 2004.

SanCar Development Company,
an Arizona Corporation

By: [Signature]
Its: President

ACKNOWLEDGMENTS

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 27 Day of September, 2004 before me the Undersigned Officer Appeared [Signature] Who Acknowledged that he, as President of SanCar Development Company, an Arizona Corporation, and Acknowledged that he, as President of SanCar Development Company, an Arizona Corporation, is the Person Constituted Therein by Signing the Name of the Corporation, as Owner, by Instrument [Signature].

In Witness Whereof I Hereunto Set my Hand and Official Seal.

By: [Signature] My Commission Expires: 9/26/07
Notary Public

APPROVAL

Approved by the Council of the City of Goodyear, Arizona this 27 Day of September, 2004.

By: [Signature] Attest: [Signature]
City Clerk

CERTIFICATION

I, David S. Murphy, hereby Certify that I am a Registered Land Surveyor in the State of Arizona, that this Map, Consisting of 7 Sheets Correctly Represents a Boundary Survey Made Under My Supervision During the Month of May, 2004 that the Survey is True and Complete as Shown, meets the minimum standards for Arizona Land Boundary Survey, All Monuments Shown Actually Exist as Shown, their Positions are Correctly Shown and that Said Monuments are Sufficient to Enable the Survey to be Relied.

By: [Signature] My Commission Expires: 9/26/07
Notary Public

HOMEOWNER'S ASSOCIATION RATIFICATION

By this Ratification, [Signature], duly elected President of Palm Valley Phase V Homeowner's Association, Acknowledges the responsibility indicated herein.

By: [Signature] Date: 9/14/04

ACKNOWLEDGMENTS

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 27 Day of September, 2004 before me the Undersigned Officer Appeared [Signature] Who Acknowledged himself to be the President of Palm Valley Phase V Homeowner's Association, and Acknowledged that he, as President, being duly Authorized as to do, Execute the foregoing instrument for the purposes Contained Therein by Signing the Name of the Corporation, as Owner, by Instrument [Signature].

In Witness Whereof I Hereunto Set my Hand and Official Seal.

By: [Signature] My Commission Expires: 9/26/07
Notary Public

CERTIFICATE OF ASSURED WATER SUPPLY

Palm Valley Phase V Parcel 6 is within the Service Area of Litchfield Park Service Company and has been Granted a Certificate of Assured Water Supply from the Arizona Department of Water Resources.

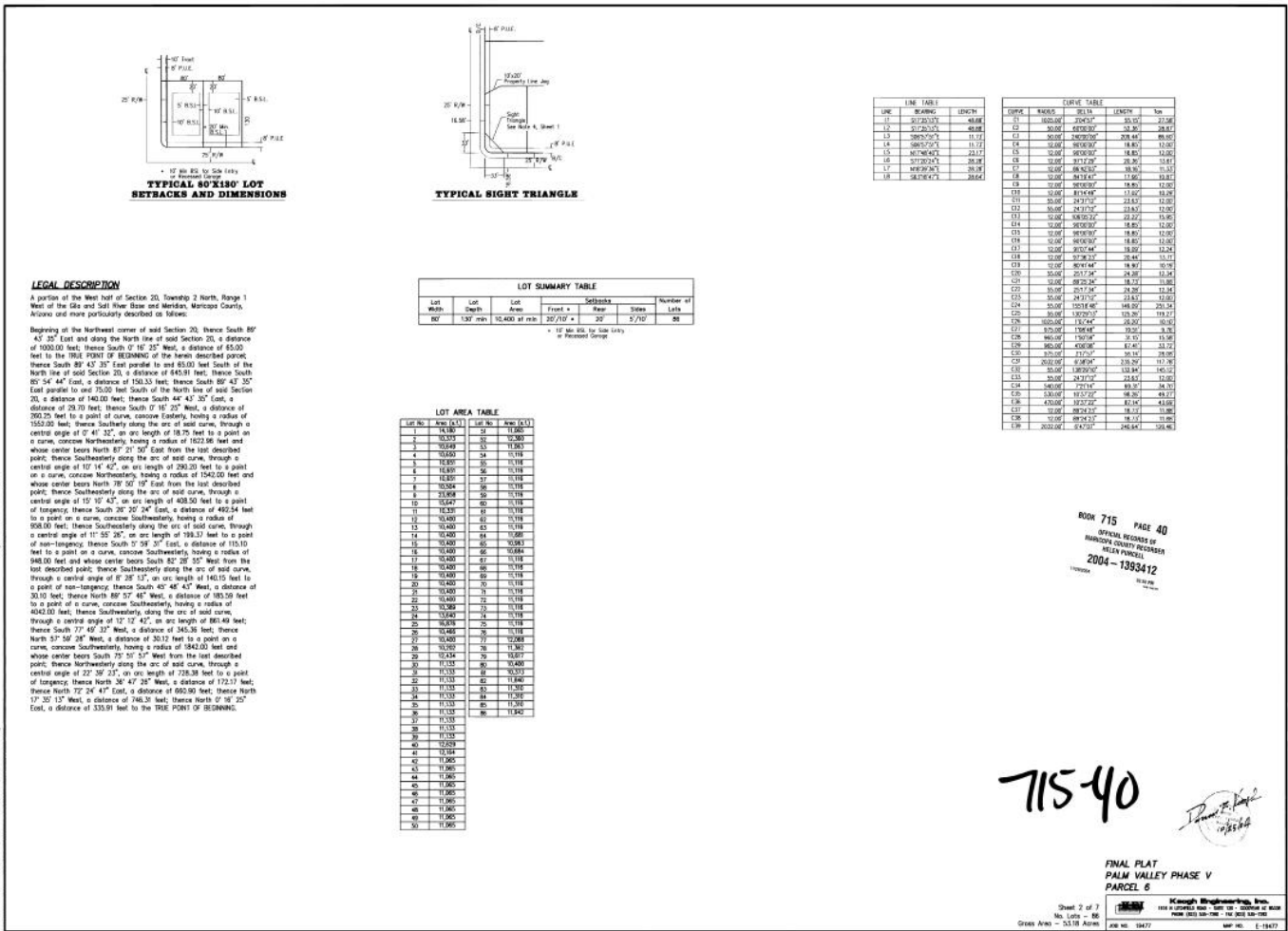
By: [Signature] Date: 11-19-04
Litchfield Park Service Company

FINAL PLAT PALM VALLEY PHASE V PARCEL 6

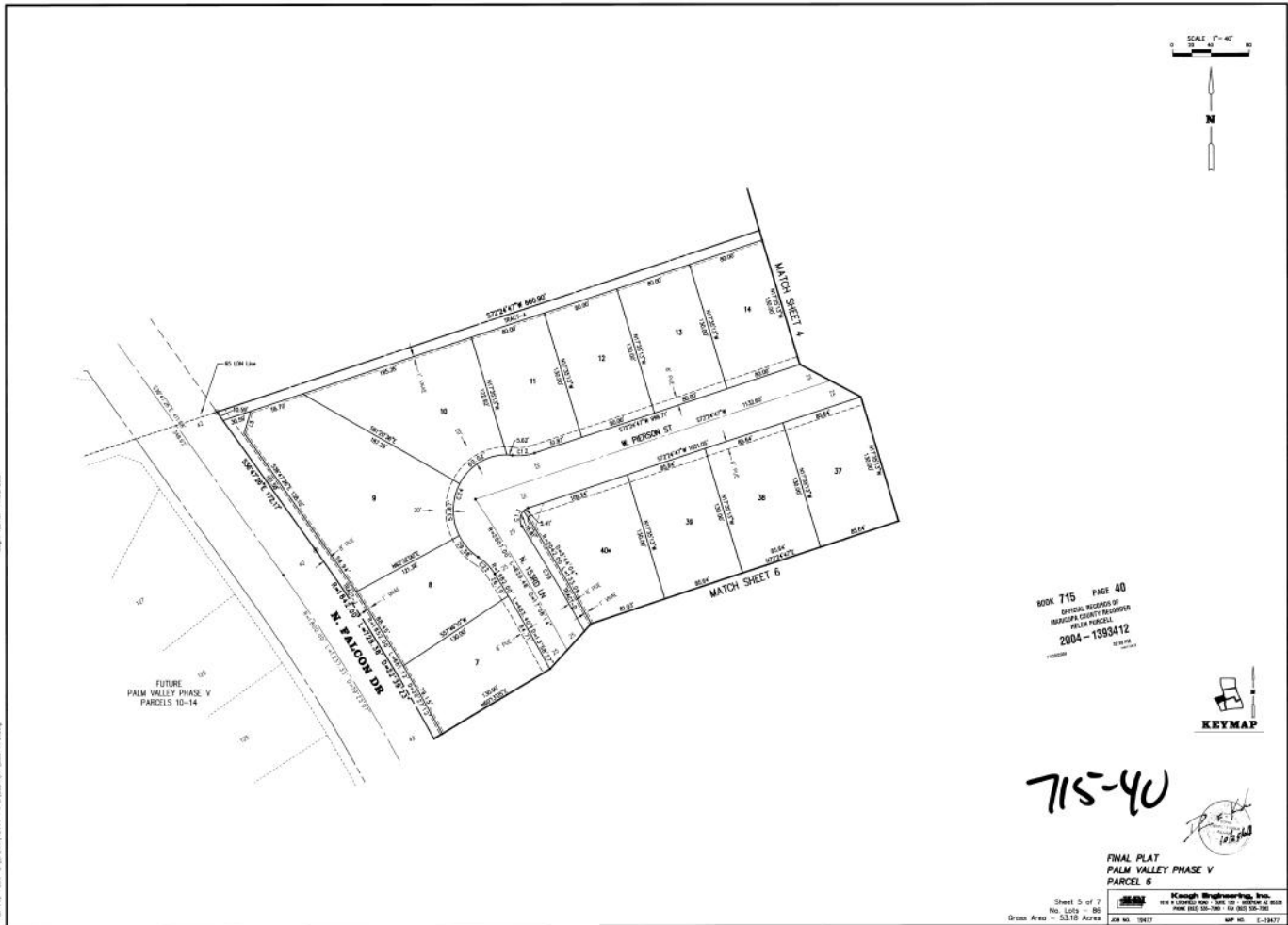
Sheet 1 of 7
No. Lots - 86
Gross Area - 53.78 Acres

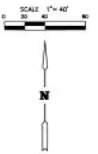
Scale: 1" = 100'

Drawn by: [Signature]
Kough Engineering, Inc.
114 N. GILBERT ROAD, SUITE 100, GILBERT, ARIZONA 85134
PHONE (480) 320-1000 FAX (480) 320-1005
JUL 04 10477









BOOK 715 PAGE 40
OFFICIAL RECORDS OF
HARRISON COUNTY RECORDS
WILEA PATELL
2004-1393412

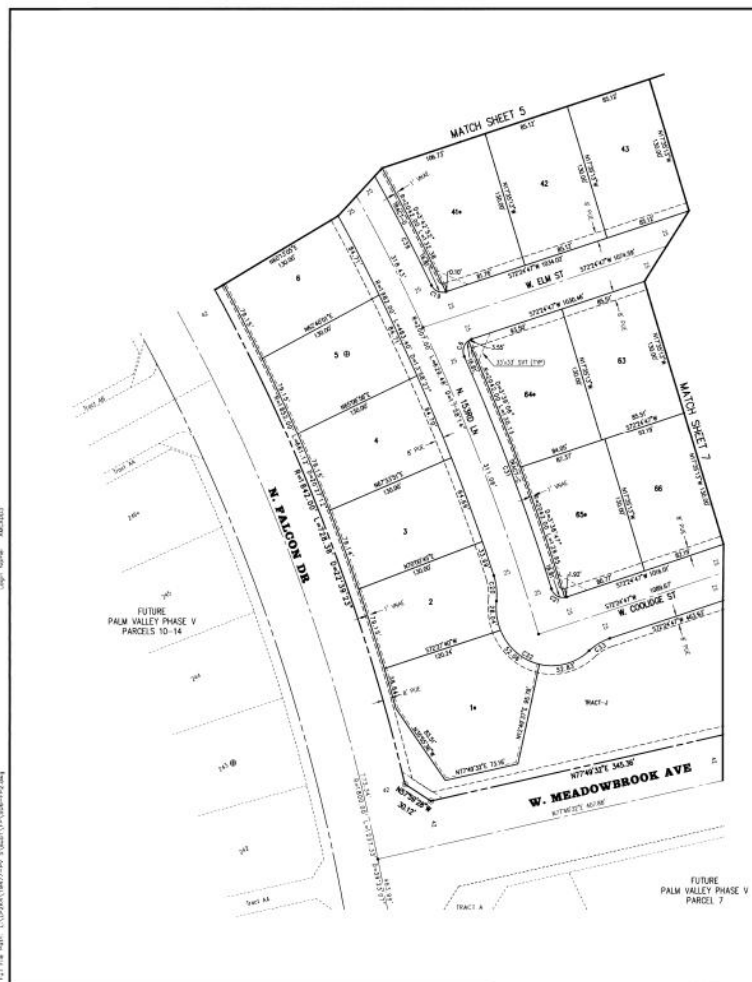


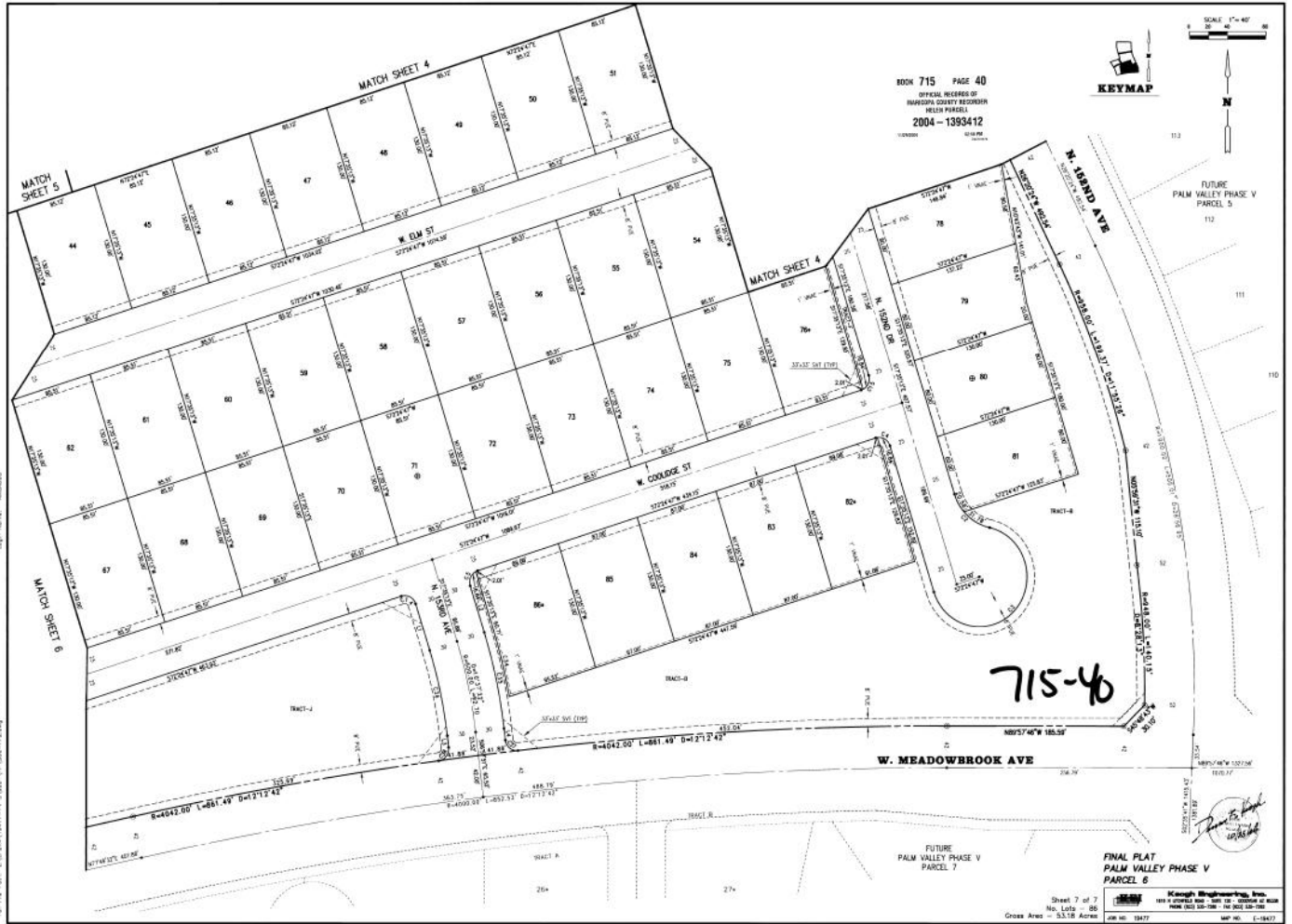
715-40



FINAL PLAT
PALM VALLEY PHASE V
PARCEL 6

Sheet 6 of 7
No. 1474 - 80
Gross Area - 53.18 Acres
Knapik Engineering, Inc.
101 N. GARDEN ST. SUITE 100 - GARDEN CITY, MO 64501
PHONE: (417) 553-1200 FAX: (417) 553-1205
JAN. NO. 19477 MAP NO. 1-19477





BOOK 715 PAGE 40
OFFICIAL RECORD OF
HARRIS COUNTY RECORDS
2004 - 1393412



FUTURE
PALM VALLEY PHASE V
PARCEL 5

FUTURE
PALM VALLEY PHASE V
PARCEL 5

FUTURE
PALM VALLEY PHASE V
PARCEL 5

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PARCEL 5

FUTURE
PALM VALLEY PHASE V
PARCEL 5

FINAL PLAT
PALM VALLEY PHASE V
PARCEL 6

Sheet 7 of 7
No. Lots - 86
Gross Area - 53.58 Acres

Kraigh Engineering, Inc.
1014 S. Central Ave. Suite 100 - Dallas, TX 75219
PH: (214) 521-1000 FAX: (214) 521-1001
JMB: 01/12/2023

Unofficial Document

HELEN PURCELL
2005-0708654 05/27/05 09:06
3 OF 6

1000005

WHEN RECORDED MAIL TO:
KEOGH ENGINEERING, INC.
14150 W. MCDOWELL ROAD
GOODYEAR, ARIZONA 85338

AFFIDAVIT OF CORRECTION PALM VALLEY PHASE V PARCEL 6

This is to certify that I, Dennis F. Keogh, a principal of the firm of Keogh Engineering, Inc. 14150 W. McDowell Road, Goodyear, Arizona 85338, said firm having prepared the subdivision plat of PALM VALLEY PHASE V PARCEL 6, said subdivision plat having been duly recorded in Maricopa County Records office in Book 715 of Maps, Page 40, records of Maricopa County, Arizona, hereby publishes this Affidavit of Correction "to correct Note 9 on Sheet 1 to read as follows; the following lots shall be single story houses; 9, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28, 29, 40, 41, 52, 53, 64, 65, 76, 77, 82, 86."

Dennis F. Keogh,
Registered Land Surveyor



ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

On this, 26 day of May 2005, before me, the undersigned Notary, personally appeared Dennis F. Keogh, known to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I set my hand and official seal.



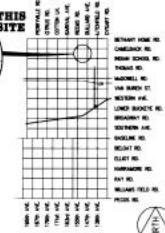
My Commission Expires: May 3, 2009

Barbara Johnson
Notary Public

LEGAL DESCRIPTION OF PARCEL 4

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,
STATE OF
ARIZONA AND IS DESCRIBED AS FOLLOWS:

Tract K and L, Palm Valley Phase V, Parcel 5, according to Book 715 of Maps, Page 35,
records of
Maricopa County, Arizona.



- NOTES**
- No structure of any kind be constructed or any vegetation to be planted nor be allowed to grow within the drainage easement area or area which would impede the flow of water over, under or through the easement or area. The City of Goodyear may, if it so desires, construct and/or maintain drainage facilities on or under the land in the easement or area. Water may cross over Drainage Easement area if openings are provided to allow the flow of water.
 - All new or relocated utility be placed underground.
 - All Easements are subordinate to the Drainage Easement.
 - Structures and landscaping within a triangle measuring 33'x33' along the property line will be maintained clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 8 inches maximum width or diameter.
 - No structure of any kind shall be constructed or placed within a P.U.E. except: utility, wood, wire, or removable section type fencing, signpost or concrete post, and/or appropriate landscaping. It shall be further understood that the City of Goodyear shall not be required to replace any obstruction, planting, or planting that must be removed during the course of maintenance, construction, or reconstruction. However, during the course of maintenance, construction, or reconstruction, the City of Goodyear will use reasonable care and consideration of existing landscaping. It is further understood that all persons, other than the City of Goodyear, shall be required to replace any obstructions, planting or planting that must be removed during the course of maintenance, construction or reconstruction.
 - This parcel is subject to standard noise, vibrations, dust, and all other effects that may be caused by over flights and by the operation of aircraft landing at, or taking off from Phoenix/Goodyear Airport and Luke Air Force Base.
 - Set 1/2" Radius on each lot corner unless otherwise noted.
 - Tracts B - J & M - O will be Owned and Maintained by the Palm Valley Phase V Community Association.
 - The following lots shall be single story houses: 1, 12, 14, 16, 21, 28, 87, 88, 97, 98, 102, 103, 114.
 - If an Easement lies within the boundary of a lot, maintenance of the easement is the responsibility of the homeowner, unless noted otherwise.
 - Palm Valley Phase V is adjacent to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses.
 - All T-intersections (three-way intersections) the non lying space side of the house shall be positioned on the lot in order to avoid height intrusion into lying areas. (Lots: 27, 28, 31, 35, 36, 39, & 111).
 - Drainage on any lots are to be located on the side of the lot opposite the adjacent rear lot line.
 - Drainage on corner lots are to be located on the side of the lot furthest from the street intersection.
 - This development is in proximity to the Arizona Motor Sports Park, generally located at Camelback Road & Meadbrook Avenue, therefore, subject to potential noise intrusion if the use is ever restricted in the future.
 - Tract A will be Owned and Maintained by the City of Goodyear.
 - Tract K will be Maintained by its Owner.
 - Tract L will be Maintained by the Owner of Tract K.

TRACT TABLE	
Tract	Description
A	513,860 Open Space, P.U.E., Drainage, Irrigation, L.S., Sidewalks & Bulwark & Camelback Channel
B	49,653 Open Space, P.U.E., Drainage, L.S. & Sidewalks
C	25,918 Open Space, P.U.E., Drainage, L.S. & Sidewalks
D	28,446 Open Space, P.U.E., Drainage, L.S. & Sidewalks
E	1,275 Open Space, P.U.E., Drainage, L.S. & Sidewalks
F	1,307 Open Space, P.U.E., Drainage, L.S. & Sidewalks
G	24,238 Open Space, P.U.E., Drainage, L.S. & Sidewalks
H	2,438 Open Space, P.U.E., Drainage, L.S. & Sidewalks
I	2,629 Open Space, P.U.E., Drainage, L.S. & Sidewalks
J	27,380 Open Space, P.U.E., Drainage, L.S. & Sidewalks
K	393,678 Future Commercial
L	250,851 Open Space, P.U.E., Drainage, Irrigation, L.S., Sidewalks & Camelback Channel
M	4,505 Open Space, P.U.E., Drainage, L.S. & Sidewalks
N	118,529 Open Space, P.U.E., Drainage, L.S. & Sidewalks
O	5,776 Open Space, P.U.E., Drainage, L.S. & Sidewalks

Total Tract Area: 1,434,051 sq ft (32.70 Ac)



OWNER / DEVELOPER
SunCor Development Company
14130 W. McDowell Road
Suite # A-101
Phoenix, AZ 85338
Phone: (602) 930-0600
Attn: Palm Valley Development

UTILITIES
Water - Litchfield Park Service Co.
Sewer - Litchfield Park Service Co.
Electric - Arizona Public Service
Gasline - Desert
Gas - Southern
Solid Waste - City of Goodyear
Fire - City of Goodyear
Cable Tv - Cox Cable

LEGEND
P.U.E. Public Utility Easement
V.N.A.E. Vehicular Non-Access Easement
L.C. Landscape Easement
F.E. Fence Easement
D.E. Drainage Easement
a Corner of this Subdivision
Subdivision Boundary
Right of Way Point
Cross City of Street Intersection
Single Story - See Note 9
T-Intersection Lot - See Note 12
S Sheet Number

LEGAL DESCRIPTION
A portion of Section 20, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and more particularly described as follows:
Beginning at the Northeast corner of said Section 20, thence North 89° 36' 22" West and along the North line of said Section 20, a distance of 2647.50 feet to the North quarter corner of said Section 20, thence South 0° 33' 45" East and along the West line of the North quarter of said Section 20, a distance of 65.00 feet to the TRUE POINT OF BEGINNING of the herein described parcel; thence North 89° 36' 22" East parallel to and 65.00 feet South of the North line of said Section 20, a distance of 1322.91 feet; thence South 1° 04' 09" West, a distance of 1917.73 feet; thence North 89° 57' 46" West, a distance of 302.67 feet to a point on a curve, concave Southwesterly, having a radius of 55.00 feet and whose center bears South 87° 40' 25" West, from the last described point, thence Northwesterly along the arc of said curve, through a central angle of 58° 40', an arc length of 95.01 feet to a point of reverse curvature, concave Northwesterly, having a radius of 55.00 feet, thence Southwesterly along the arc of said curve, through a central angle of 17° 20' 39", an arc length of 18.85 feet; thence North 89° 57' 46" West, a distance of 488.84 feet; thence North 89° 11' 57" West, a distance of 120.42 feet; thence North 89° 57' 46" West, a distance of 148.83 feet; thence North 44° 31' 50" West, a distance of 29.47 feet to a point on a curve, concave Southwesterly, having a radius of 1042.00 feet and whose center bears North 89° 40' 50" West from the last described point; thence Northwesterly along the arc of said curve, through a central angle of 20° 35' 54", an arc length of 484.84 feet; thence North 28° 20' 24" West, a distance of 483.54 feet to a point of a curve, concave Northwesterly, having a radius of 1458.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 10° 10' 42", an arc length of 388.24 feet to a point of compound curve, concave Easterly, having a radius of 1452.03 feet; thence Northwesterly along the arc of said curve, through a central angle of 10° 45' 27", an arc length of 272.82 feet to a point on a curve, concave Easterly, having a radius of 1448.00 feet and whose center bears North 89° 34' 54" East from the last described point; thence Northwesterly along the arc of said curve, through a central angle of 0° 43' 32", an arc length of 17.49 feet to a point of tangency; thence North 0° 16' 25" West, a distance of 270.25 feet; thence North 40° 16' 25" East, a distance of 29.70 feet; thence South 83° 35' 30" East, a distance of 63.95 feet; thence South 89° 43' 35" East, a distance of 481.4 feet; thence North 74° 51' 07" East, a distance of 26.40 feet; thence South 89° 43' 35" East, a distance of 408.61 feet to the TRUE POINT OF BEGINNING.

FINAL PLAT

FOR PALM VALLEY PHASE V PARCEL 5

A PROPOSED SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, T-2-N, R-1-W, OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

DEDICATION
STATE OF ARIZONA
COUNTY OF MARICOPA } SS
That SunCor Development Company, an Arizona Corporation, as Owner, have Subdivided Under the Name of "Palm Valley Phase V - Parcel 5" a Subdivision of a Port of Section 20, Township 2 North, Range 1 West, City and Salt River Base and Meridian, Maricopa County, Arizona, as Shown Plotted Hereon and Herby Publishes This Plat as and for the Plat of said "Palm Valley Phase V - Parcel 5", and Herby Dedicates that Said Plat Set Forth the Location and Shows the Dimensions of the Lots, Streets, Tracts and Easements Constituting Same and That each Lot, Street and Tract Shall be Known by the Number, Name or Letter Given such Respectively on Said Plat and that SunCor Development Company, as Arizona Corporation, as Owner, Herby Dedicates to the City of Goodyear for Use as Such, the Streets and the Public Utility Easements as Shown on Said Plat and Included in the Above Described Premises. Tracts are dedicated for the Purposes Listed in the Tract Table Shown Hereon.

In Witness Whereof:
SunCor Development Company, an Arizona Corporation, as Owner, has Hereunto Caused Its Corporate Name to be Affixed and the Sign to be Attested by the Signature of the Undersigned Officer Thereunto Daily Authorized This 25th Day of September, 2004.

SunCor Development Company,
an Arizona Corporation
By: [Signature]
Its: VICE PRESIDENT
ACKNOWLEDGMENTS
STATE OF ARIZONA
COUNTY OF MARICOPA } SS
On this 25th Day of September, 2004 Before me the Undersigned Officer Appeared John F. Keph, Who Acknowledged Himself to be the VICE PRESIDENT of SunCor Development Company, an Arizona Corporation, and Acknowledged that he, as John F. Keph, Being Daily Authorized as to do, Executed the foregoing Instrument for the Purposes Contained Therein by Signing the Name of the Corporation, as Owner, by Himself as John F. Keph.

In Witness Whereof I Hereunto Set My Hand and Official Seal.
By: [Signature] My Commission Expires: 3/6/07
Notary Public

APPROVAL
Approved by the Council of the City of Goodyear, Arizona this 27 Day of September, 2004.
By: [Signature] Attest: [Signature]
City Clerk

CERTIFICATION
I, Dennis F. Keph, Herby Certify that I am a Registered Land Surveyor in the State of Arizona, that I am the Owner of 8 Sheets Correctly Representing a Boundary Survey Made Under My Supervision During the Month of May, 2004 that the Survey in This and Complete as Shown, meets the minimum standards for Arizona Land Boundary Surveys. All Monuments Shown Actually Exist as Shown, Their Positions are Correctly Shown and that Said Monuments are Sufficient to Enable the Survey to be Retained.

By: [Signature]
Registered Land Surveyor
HOMEOWNER'S ASSOCIATION RATIFICATION
By this Ratification, [Signature], duly elected President of Palm Valley Phase V Homeowner's Association, Acknowledges the responsibilities dictated herein.
Name: [Signature]
Date: [Signature]

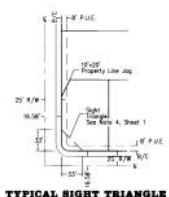
ACKNOWLEDGMENTS
STATE OF ARIZONA
COUNTY OF MARICOPA } SS
On this 25th Day of September, 2004 Before me the Undersigned Officer Appeared John F. Keph, Who Acknowledged Himself to be the President of Palm Valley Phase V Homeowner's Association, and Acknowledged that he, as President Being Daily Authorized as to do, Executed the foregoing Instrument for the Purposes Contained Therein by Signing the Name of the Corporation, as Owner, by Himself as President.

In Witness Whereof I Hereunto Set My Hand and Official Seal.
By: [Signature] My Commission Expires: 3/6/07
Notary Public

CERTIFICATE OF ASSURED WATER SUPPLY
Palm Valley Phase V Parcel 5 is Within the Service Area of Litchfield Park Service Company and has been Granted a Certificate of Assured Water Supply from the Arizona Department of Water Resources.
Michael D. Weber 11-19-04
Michael D. Weber
Litchfield Park Service Company

715-35

Sheet 1 of 8
No. Lots = 114
Gross Area = 73.91 Acres
JAN 08 1947 MAP NO. C-19477



**TYPICAL 80'X135' LOT
RETRACKS AND DIMENSIONS**

TYPICAL NIGHT TRIANGLE

Lot No.	Area [sq. ft.]	Lot No.	Area [sq. ft.]
1	13,205	85	10,800
2	13,205	86	10,800
3	13,207	87	12,825
4	13,207	88	12,825
5	13,845	89	11,472
6	13,845	90	11,472
7	10,806	91	11,472
8	10,806	92	11,472
9	10,807	93	10,800
10	10,807	94	10,800
11	10,807	95	10,800
12	26,013	96	10,800
13	26,013	97	10,800
14	26,013	98	10,800
15	26,013	99	10,800
16	26,013	100	10,800
17	26,013	101	10,800
18	26,418	102	10,800
19	26,418	103	10,800
20	26,418	104	10,800
21	26,418	105	10,800
22	10,800	106	10,800
23	10,800	107	10,800
24	10,800	108	10,800
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293	10,800	377	10,800
294	10,800	378	10,800
295	10,800	379	10,800
296	10,800	380	10,800
297	10,800	38	

LOT SUMMARY TABLE					
Lot Width	Lot Depth	Lot Area	Setbacks		Number of Lots
			Front + Rear	Sides	
30'	130' (min)	10,000 sq. (min)	30' / 30' +	30'	134

c. 10 Min. 1942, for Side C
on Deceased's Person.

LINE TABLE		
LINE	BEARING	LENGTH
1.1	S20°24'38"W	56.00
1.2	N89°52'31"W	24.99
1.3	S30°52'14"W	36.36
1.4	S00°52'14"W	50.50
1.5	S84°58'52"E	22.51
1.6	N72°18'17"E	56.81
1.7	N72°18'17"E	44.80
1.8	S87°52'24"E	22.72
1.9	S88°52'31"E	25.43
1.10	N22°27'56"E	19.56
1.11	N43°25'31"E	21.21
1.12	S48°34'10"E	21.21
1.13	N40°10'28"E	21.21
1.14	N43°55'31"E	21.21
1.15	S23°27'54"E	23.23

CEPHEI TABLE				
CEPHEI	RA(2000)	DEC(2000)	PERIOD (d)	AMPLITUDE (mm)
C1	12:00:00.0	67:17:00	128.57	1.0
C2	12:00:00.0	67:17:00	128.57	1.0
C3	12:00:00.0	67:17:00	128.57	1.0
C4	12:00:00.0	67:17:00	128.57	1.0
C5	12:00:00.0	67:17:00	128.57	1.0
C6	12:00:00.0	67:17:00	128.57	1.0
C7	12:00:00.0	67:17:00	128.57	1.0
C8	12:00:00.0	67:17:00	128.57	1.0
C9	12:00:00.0	67:17:00	128.57	1.0
C10	12:00:00.0	67:17:00	128.57	1.0
C11	12:00:00.0	67:17:00	128.57	1.0
C12	12:00:00.0	67:17:00	128.57	1.0
C13	12:00:00.0	67:17:00	128.57	1.0
C14	12:00:00.0	67:17:00	128.57	1.0
C15	12:00:00.0	67:17:00	128.57	1.0
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C20	12:00:00.0	67:17:00	128.57	1.0
C21	12:00:00.0	67:17:00	128.57	1.0
C22	12:00:00.0	67:17:00	128.57	1.0
C23	12:00:00.0	67:17:00	128.57	1.0
C24	12:00:00.0	67:17:00	128.57	1.0
C25	12:00:00.0	67:17:00	128.57	1.0
C26	12:00:00.0	67:17:00	128.57	1.0
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C79	12:00:00.0	67:17:00	128.57	1.0
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C94	12:00:00.0	67:17:00	128.57	1.0
C95	12:00:00.0	67:17:00	128.57	1.0
C96	12:00:00.0	67:17:00	128.57	1.0
C97	12:00:00.0	67:17:00	128.57	1.0
C98	12:00:00.0	67:17:00	128.57	1.0
C99	12:00:00.0	67:17:00	128.57	1.0
C100	12:00:00.0	67:17:00	128.57	1.0

BOOK 715 PAGE 35

OFFICIAL RECORDS OF

2004-1393319

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10/25/04

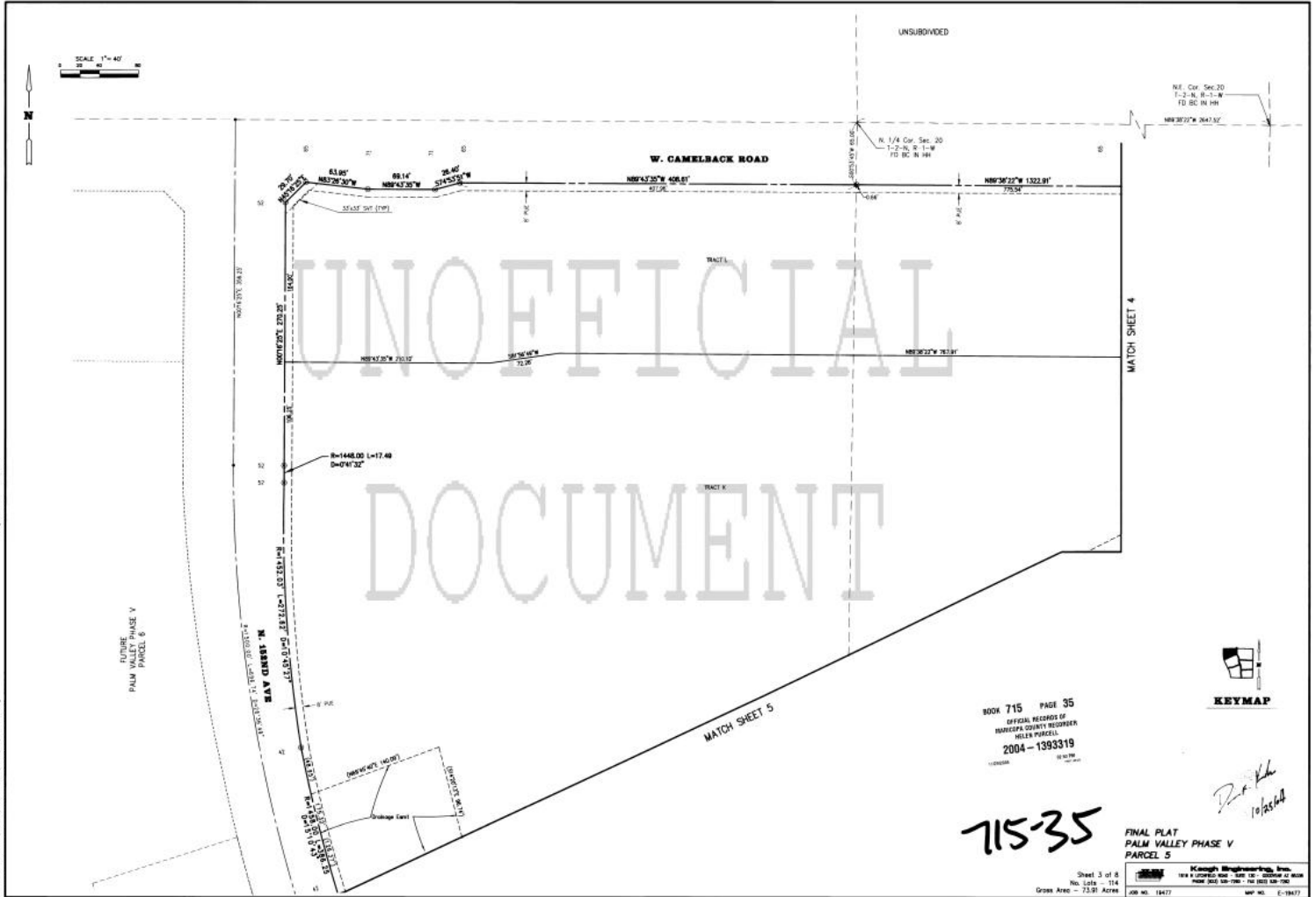
715-35

FINAL PLAT
PALM VALLEY PHASE V
PARCEL 5

Keogh Engineering, Inc.
1414 N. LITCHFIELD ROAD • SUITE 130 • SCOTTSDALE, AZ 85260
PHONE (602) 535-7080 • FAX (602) 535-7082

Sheet 2 of 8
No. Lots - 114
Gross Area - 73.91 Acres

Gross Area - 73.91 Acres

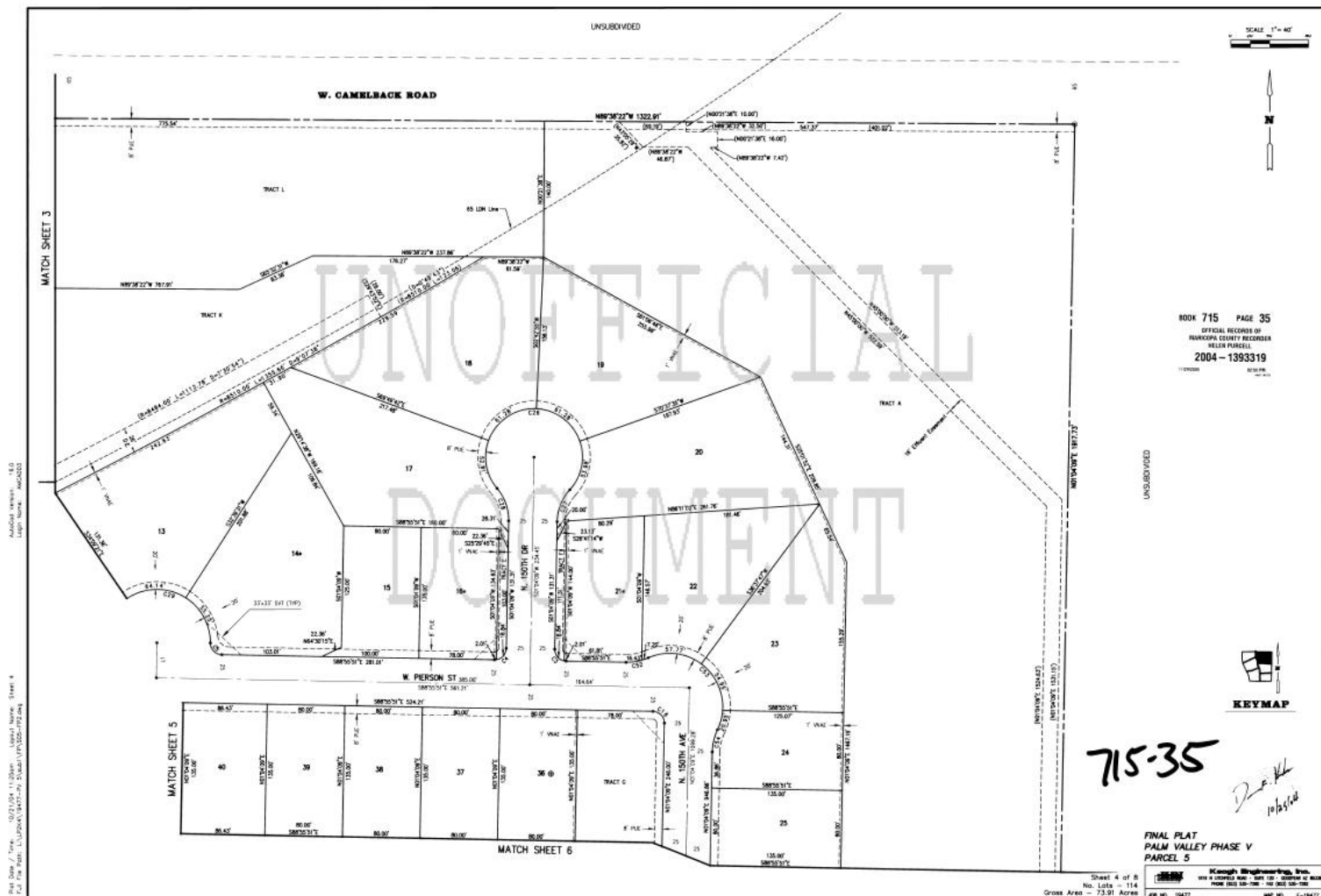


BOOK 715 PAGE 35
OFFICIAL RECORDS OF
HAWAII COUNTY RECORDER
HELEN PURCELL
2004-1393319

715-35

FINAL PLAT
PALM VALLEY PHASE V
PARCEL 5

Sheet 3 of 5
No. 1256 - 174
Gross Area - 71.91 Acres
JOB NO. 19477
Kearney Engineering, Inc.
104 N. KULUWAHINE AVE. SUITE 101, KULUWAHINE, HI 96751
PHONE: (808) 585-0000 FAX: (808) 585-0001
WWW: WWW.KEARNEY-ENGINEERING.COM




KEYMARK

715-35

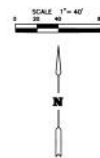
FINAL PLAT
PALM VALLEY PHASE V
PARCEL 5

Sheet 5 of 8
No. Lots - 114
Gross Area - 73.91 Acres


Kough Engineering, Inc.
 1616 N. UNIVERSITY ROAD • SUITE 120 • BOONVILLE, MO 64608
 PHONE (417) 538-7390 • FAX (417) 538-7393
 WWW.WE-INC.COM

Unofficial Survey - 1:12
Large Format - 1/8"=1'-0"

Final Plat of Subdiv. - 1/8"=1'-0" (1/4"=1'-0")
Final Plat of Subdiv. - 1/8"=1'-0" (1/4"=1'-0")



BOOK 715 PAGE 35
OFFICIAL RECORDS OF
HARRIS COUNTY RECORDER
2004-1393319



KEYMAP

D. K. K.
Plashed

715-35

FINAL PLAT
PALM VALLEY PHASE V
PARCEL 5

Sheet 6 of 8
No. Lots - 114
Gross Area - 23.91 Acres

Mcough Engineering, Inc.
100 S. LOOP WEST, SUITE 100 - HOUSTON, TX 77058
PHONE (281) 555-1100 FAX (281) 555-1100
2004-1393319 MAP NO. E-1393319

UNSUBDIVIDED



BOOK 715 PAGE 35
OFFICIAL RECORD OF
HANDS COUNTY RECORDER
2004 - 1393319



KEYMAP

715-35

FINAL PLAT
PALM VALLEY PHASE V
PARCEL 5

Sheets 7 of 8
No. 1254 - 124
Gross Area - 73.91 Acres
JWB NO. 19477 MAP NO. E-19477

EXHIBIT 3

SPECIAL IMPROVEMENT PROJECT AREA

Parcel Owners:

Parcel 1: Sunbelt Investment Holdings Inc., Camelback 303 LP

Parcel 2: Sunbelt Investment Holdings Inc., Camelback 303 LP

Parcel 3: Sunbelt Investment Holdings Inc., Camelback 303 LP

Parcel 4: Southwest Next SEC, Camelback and 52nd LCC

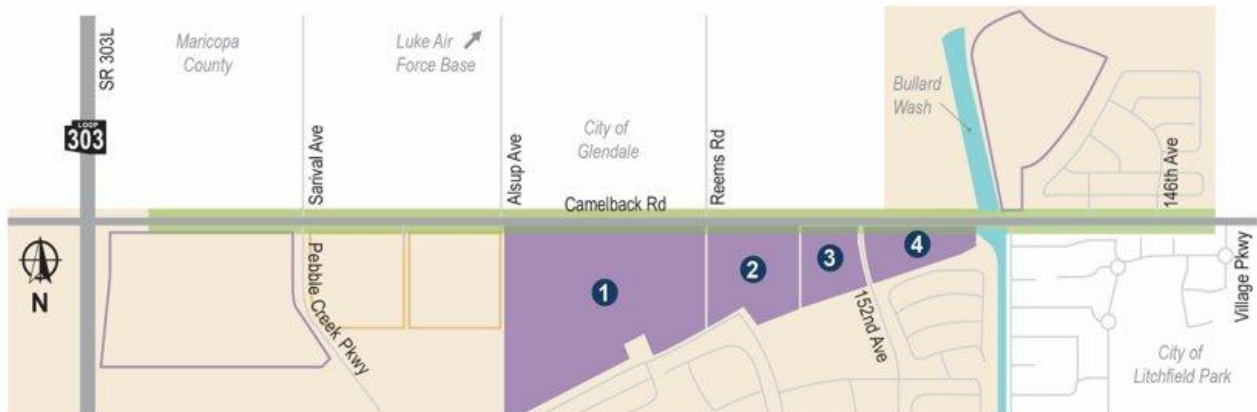


EXHIBIT 4

TOTAL ESTIMATED PROJECT COST ALLOCATED TO EACH BENEFITED PROPERTY

Parcel 1	\$6,006,514.48
Parcel 2	\$2,147,230.13
Parcel 3	\$2,651,024.91
Parcel 4	\$2,683,999.07

CITY PROJECT NO: 42038
SCI PROJ NO.: 30737.01

CAMELBACK ROAD Cost Recovery Summary by Parcel

SHEET 1 OF 1
DATE: 9/29/2025

Parcel	Total Project Cost	Frontage Length (LF)	Cost per Linear Foot of Frontage Length
Parcel 1	\$6,006,514.48	2,641	\$2,274.33
Parcel 2	\$2,147,230.13	999	\$2,149.38
Parcel 3	\$2,651,024.91	1,009	\$2,627.38
Parcel 4	\$2,683,999.07	1,434	\$1,871.69
Total	\$13,488,768.58		