

\$10,668,000
ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)
MONTECITO ASSESSMENT DISTRICT NO. 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

CERTIFICATE OF DISTRICT ENGINEER

Willdan Engineering Inc. is the District Engineer for Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the “*District*”). All terms used but not otherwise defined herein shall have the meanings assigned in Resolution EMRCFD RES 2025-168, adopted by the Board of Directors (the “*District Board*”) of the District on October 6, 2025. The undersigned, an authorized representative acting for and on behalf of the District Engineer, hereby certifies as follows:

(1) The District Engineer has completed a review of costs incurred for the work relating to the Project as provided by Estrella North LLC (the “*Owner*”). The District Engineer has taken no responsibility to audit or otherwise independently verify the Owner’s reported costs incurred.

(2) The District Engineer has reviewed the work relating to the Project solely to confirm and approve the Assessment.

(3) Based on the District Engineer’s review of the Project and review of the Owner’s reported costs incurred, the District Engineer has determined:

(i) The Project has been constructed in accordance with the Plans.

(ii) The Project benefits all of the residential lots within the Assessment District subject to the Assessment.

(iii) Based on the Owner’s reported costs incurred, as of the date of the District Engineer’s review of the Project, the amount of the Assessment for each residential lot is in proportion to the benefit received.

(iv) The work relating to the Project is complete to the extent applicable for purposes of the District Board’s final and conclusive confirmation and approval of the Assessment.

(4) The District Engineer’s review of the Project and review of the Owner’s reported costs incurred is not a determination of substantial completion or final acceptance of the Project. The City Engineer of the City of Goodyear, Arizona, is solely authorized to make such determinations of substantial completion and final acceptance of the Project.

Dated as of: _____ Oct. 6 , 2025.

WILLDAN ENGINEERING INC.

By: _____
Authorized Representative



[Signature Page to Certificate of District Engineer]