

MODIFIED ASSESSMENT

IN THE MATTER OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT PERTAINING TO THE ACQUISITION AND/OR CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN THE DISTRICT AND FINANCED BY THE ISSUANCE OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT IMPROVEMENT BONDS, SERIES 2007, AS THEREAFTER REFUNDED BY THE ISSUANCE OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT REFUNDING BONDS, SERIES 2018 AND CERTIFICATES OF OWNERSHIP OF SUPPLEMENTAL INTEREST PAYMENTS PERTAINING THERETO.

Pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and amendments and supplements thereto (the “*Act*”), and pursuant to Resolution 2026-2505, adopted by the Mayor and City Council of the City of Goodyear, Arizona (the “*City*”) on February 23, 2026 (the “*Resolution*”), Steve Scinto, acting in his capacity as Superintendent of Streets of the McDowell Road Commercial Corridor Improvement District (the “*District*”), hereby reallocates the assessment of the final costs of the public infrastructure purposes described hereafter, and apportions such costs as shown herein, upon the lots and parcels of land as described in the Resolution and this Modified Assessment and as shown on the amended Assessment Diagram on file with the City Clerk and as described on *Exhibit A* (copies of which are attached hereto). The Assessments shall be paid to the City Finance Director, or the Finance Director’s agents or assigns, to finance the acquisition and construction of public infrastructure (as such term is defined in the Act) described in the official statement dated November 14, 2007, for this project (the “*Official Statement*”), including, but not limited to, street paving and widening, sidewalks, underground utilities, landscaping, drainage, lighting, traffic control and other improvements, and all appurtenances and adjuncts thereto, and the costs incurred in connection with the sale of the McDowell Road Commercial Corridor Improvement District Improvement Bonds, Series 2007, as thereafter refunded by the McDowell Road Commercial Corridor Improvement District Refunding Bonds, Series 2018, described in the prior resolutions adopted by the Mayor and City Council related to the District, all of the above work or improvement to be done and financed in accordance with the Official Statement on file in the offices of the City Clerk and the Superintendent of Streets.

Unless reallocated pursuant hereto, the previously recorded Assessments still apply to the respective real property described in the original recorded Assessments. Pursuant hereto, the Assessments numbered 12, 14-01-001, 15, 17, 18, and 19 are reallocated as described herein among Assessment numbered 28 through 45; however, no portion of the Assessments will be allocated to Tract A (Assessment No. 35) and Right-of-Way (Assessment No. 36).

DATED AS OF: _____, 2026.

I, Steve Scinto, as the Superintendent of Streets of the McDowell Road Commercial Corridor Improvement District (City of Goodyear, Arizona), do hereby certify that all charges stated are correct and that the computations and calculations of the modified and reallocated assessments are correct.

Steve Scinto, Superintendent of Streets

RECORDED AS OF THE ____ DAY OF FEBRUARY, 2026, IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT (CITY OF GOODYEAR, ARIZONA).

Steve Scinto, Superintendent of Streets

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 28

Final Assessed Amount to go to Bond: \$805,445.01

Property Legal Description:

Lot 8 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-961

EXHIBIT A

Owner: Globe Corporation
 6730 North Scottsdale Road, Suite 250
 Scottsdale, Arizona 85253-4416

Assessment No.: 29

Final Assessed Amount to go to Bond: \$992,280.62

Property Legal Description:

Lot 10 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-963

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 30

Final Assessed Amount to go to Bond: \$309,585.18

Property Legal Description:

Lot 14 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-964

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 31

Final Assessed Amount to go to Bond: \$306,092.49

Property Legal Description:

Lot 15 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-965

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 32

Final Assessed Amount to go to Bond: \$787,100.65

Property Legal Description:

Lot 19 per Final Plat "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958F

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 33

Final Assessed Amount to go to Bond: \$375,267.96

Property Legal Description:

Lot 9 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-962

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 34

Final Assessed Amount to go to Bond: \$798,902.51

Property Legal Description:

Lot 5 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-959

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 35

Final Assessed Amount to go to Bond: \$0.00

Property Legal Description:

Tract A per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-966

EXHIBIT A

Owner: City of Goodyear
1900 North Civic Square
Goodyear, Arizona 85395

Assessment No.: 36

Final Assessed Amount to go to Bond: \$0.00

Property Legal Description:

Right-of-Way per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

EXHIBIT A

Owner: RG Land Partners, LLC
2502 East Camelback Road, Suite 200
Phoenix, Arizona 85016

Assessment No.: 37

Final Assessed Amount to go to Bond: \$1,383,236.68

Property Legal Description:

Lot 6 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-960

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 38

Final Assessed Amount to go to Bond: \$138,388.24

Property Legal Description:

Lot 4 per "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958B

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 39

Final Assessed Amount to go to Bond: \$162,920.70

Property Legal Description:

Lot 17 per "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958D

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 40

Final Assessed Amount to go to Bond: \$144,956.26

Property Legal Description:

Lot 18 per "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958E

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 41

Final Assessed Amount to go to Bond: \$67,526.30

Property Legal Description:

Lot 16 per "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958C

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 42

Final Assessed Amount to go to Bond: \$44,628.83

Property Legal Description:

Lot 20 per "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958G

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 43

Final Assessed Amount to go to Bond: \$58,996.40

Property Legal Description:

Lot 23 per "Replat of Lot 3 of Goodyear Regional Center", according to Book 1881 of Maps, Page 7, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958K

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 44

Final Assessed Amount to go to Bond: \$52,179.70

Property Legal Description:

Lot 22 per “Replat of Lot 3 of Goodyear Regional Center”, according to Book 1881 of Maps, Page 7, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958J

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 45

Final Assessed Amount to go to Bond: \$81,274.30

Property Legal Description:

Lot 21 per “Replat of Lot 3 of Goodyear Regional Center”, according to Book 1881 of Maps, Page 7, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958H
