



Resolution

NO. 2025

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA ORDERING AND DECLARING FORMATION OF SAN LUIS PORT COMMUNITY FACILITIES DISTRICT (CITY OF SAN LUIS, ARIZONA)

BE IT RESOLVED, by the City Council of the City of San Luis, Arizona as follows:

1. **Findings.**

a. On a date prior to the date of this adoption hereof, there was presented to us, the governing body of the City of San Luis, Arizona, an incorporated city of the State of Arizona (hereinafter referred to as the "Municipality"), a Petition for Adoption of a Resolution Declaring Formation of San Luis Port Community Facilities District (City of San Luis, Arizona) dated December 19, 2017 herewith (hereinafter referred to as the "Petition"), signed by the entity which, on the date hereof, is the owner of all real property as shown on the assessment roll for state and county taxes for Yuma County, Arizona, or, if such person shown on such assessment roll is no longer the owner of land in the District, is the entity which is the successor owner which has become known and has been verified by recorded deed or similar evidence of transfer of ownership to be the owner of such real property (hereinafter referred to as the "Petitioner") described as follows to be in the community facilities district, the formation of which is prayed for by the Petitioner in the Petition, pursuant to title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (hereinafter referred to as the "Act"):

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

b. The petitioner has shown the following:

I.

The name of the community facilities district of which formation is prayed pursuant to the Petition is to be San Luis Port Community Facilities District (City of San Luis, Arizona) (hereinafter referred to as the "District").

II.

The District to be formed, and shall exist, pursuant to the terms and provisions of the Act.

III.

The District is to contain an area of approximately 228 acres of land, more or less, wholly within the corporate boundaries of the Municipality, and is to be composed of the land included in the parcel described as follows (hereinafter referred to as the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN

IV.

The District is to be a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax-levying public improvement district for the purpose of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of title 35, Chapter 3, Articles 3.3.1, 3.2.4 and 5, Arizona Revised Statutes, as amended, is, except as otherwise provided in the Act, to be considered a municipal corporation and political subdivision of the State of Arizona separate and apart from the Municipality, and is to be formed for, and to have, all the purposes of a "district" as such term is defined, and as provided in the Act.

V.

The formation of the District may result in the levy of ad valorem taxes to pay costs of improvements constructed by the District and for their operation and maintenance.

VI.

A "General Plan for San Luis Port Community Facilities District" for the District has been filed with the Clerk of the Municipality setting out a general description of the improvements for which the District is proposed to be formed and the general areas to be improved (hereinafter referred to as the "General Plan"), and

VII.

Public convenience and necessity require the adoption of this Resolution.

c. The Petitioner further attested and declared that on the date hereof, as shown on the assessment roll for state and county taxes in Yuma, Arizona, all of the land to be in the District is owned by the Petitioner and that the land to be included in the District shall be benefited from the improvements for which the District is proposed to be formed and that there are no residents on the land to be in the District, and by this Resolution, as the governing body of the Petitioner, we hereby resolve that the foregoing is true and correct in all and every respect.

d. After showing the preceding, the Petitioner respectfully prayed that the Petition be properly filed as provided by law and that, as the Petition is signed on

behalf of the owner of all the land to be in the District, any requirements of posting, publication, mailing, notice, hearing and election otherwise required by the Act in connection with the adoption of the Resolution are waived, on receipt of the petition, we declare the District formed without being required to comply with such provisions for posting, publication, mailing, notice, hearing or election.

2. **Matters Noticed by the Municipality**

- a. The Petitioner seeks formation of the District to exercise the powers and functions set forth in the Act.
- b. The General Plan has been filed with the Clerk of the Municipality.
- c. The Petition and all necessary supporting materials have been filed with us, and the showings in the Petition are each noticed by us and are hereby incorporated at this place as if set forth hereat in whole as it is made by us.
- d. The purpose for which organization of the District is sought are as described in the Petition and are purposes for which a district created pursuant to the Act may be lawfully formed.
- e. The public convenience and necessity require us to adopt this Resolution.

3. **Approval of General Plan**

The General Plan as submitted herewith is hereby approved in all respects.

4. **Granting of Petition; Formation of District**

The Petition is hereby granted, and the District is hereby formed as a district pursuant to the terms and provisions of, and with the powers and authority established by, the Act, with jurisdiction over the Property and that, as there are no residents on the land to be in the District, approval of formation of the District by an election of resident electors is hereby found to be unnecessary.

5. **District Board and Officers**

The District shall be governed by a "District Board" comprised of the members of the governing body of the Municipality, ex officio. The Mayor of the Municipality shall be the "Chairperson" of the "District Board", the Vice Mayor of the Municipality shall be the "Vice Chairperson" of the District Board, the Clerk of the Municipality shall be the "District Clerk", the Treasurer of the Municipality shall be the "District Treasurer", the Manager of the Municipality shall be the "District Manager", and the Attorney of the Municipality shall be the "District Counsel".

6. **District Boundaries and Map**

The District boundaries are described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

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A map showing the District boundaries is hereby ordered to be drawn and provided by the District Engineer.

7. **Dissemination of this Resolution**

The Petitioner shall cause a copy of this Resolution to be delivered to the County Assessor and the Board of Supervisors of Yuma County, Arizona and to the Department of Revenue of the State of Arizona.

8. **No General Liability of or for the Municipality**

Neither the general fund of the Municipality, nor that of the State of Arizona or any political subdivision of either (other than the District) shall be liable for the payment or repayment of any indebtedness of the District, and neither the credit nor the taxing power of the Municipality, the State of Arizona or any political subdivision of either (other than the District) shall be pledged therefore.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2018.

Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney

**PETITION FOR ADOPTION OF A RESOLUTION
ORDERING AND DECLARING FORMATION OF
SAN LUIS PORT COMMUNITY FACILITIES
DISTRICT (CITY OF SAN LUIS, ARIZONA)**

State of Arizona)
)ss.
County of Yuma)

SAN LUIS PORT L.L.C. (hereinafter referred to as "Petitioner") in the parcel described as: SEE EXHIBIT "A" ATTACHED HERETO.

Acting pursuant to the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (hereinafter referred to as the "Act"), respectfully petitions the Honorable City Council (hereinafter referred to as the "Council") of the City of San Luis, a resolution (hereinafter to as the "Resolution") declaring and ordering formation of a community facilities district (hereinafter to as the "District") and would respectfully show the following:

I.

The name of the district is to be San Luis Port Community Facilities District (City of San Luis, Arizona).

II.

The District is to be formed, and shall exist, pursuant to the terms and provisions of the Act.

III.

The District is to contain areas of approximately 228 acres of land, more or less, wholly within the corporate boundaries of the Municipality, and is to be composed of the land included in the parcel described as: SEE EXHIBIT 'A' ATTACHED HERETO.

IV.

The District is to be a special purpose district for purpose of Article IX, section 19, Constitution of Arizona, a tax-levying public improvements district for the purpose of Article XIII, Section , Constitution of Arizona, and a municipal corporation for all purpose of Title 35, Chapter 3, Articles 3,3.1,3.2,4 and 5, Arizona Revised Statutes, as amended; is except as otherwise provided in the Act, to be considered a municipal corporation and political subdivision of the State of Arizona, separate and apart from the Municipality, and is to be formed for, and to have, all for the purposes of a "district" as such term is defined, and as provided, in the Act.

V.

The formation of the District may result in the levy of ad valorem taxes to pay costs of improvement constructed by the District and for their operation and maintenance as well as operation, maintenance, repair or replacement of existing public improvements and infrastructure within the district, including but not limited to streets, sidewalks, wastewater improvements, retention basins, and parks.

VI.

Before the Resolution is adopted, a "general plan" (as such term is defined in the Act) for the District shall be filed with the Clerk of the Municipality setting out a general description of the improvements for which the District is proposed to be formed and the general areas to be improved, and

VII.

Public convenience and necessity require the adoption of the Resolution.

WHEREFORE, Petitioner attest and declares that on the date hereof, as shown on the assessment roll for state and county taxes in Yuma County, Arizona, all of the land to be in the District is owned by Petitioner or, if a person listed on such assessment roll is no longer the owner of land in the District, that the name of the successor owner has become known and has been verified by recorded deed or other similar evidence of transfer of ownership to the Petitioner and that these are no residents on the land to be in the District; and:

WHEREFORE, Petitioner attests and declares that the land to be included in the District shall be benefited from the improvements for which the District is proposed to be formed; and

WHEREFORE, as this Petition is signed on behalf of the owner of all land to be in the District, any requirements of posting, publication, mailing, notice, hearing and election otherwise required by the Act in connection with adoption of the Resolution are waived and the Council shall, on receipt of this Petition, declare the District formed without being required to comply with such provisions for posting, publication, mailing, notice, hearing or election; and

WHEREFORE, Petitioner respectfully prays that this Petition be properly filed as provided by law, that the Council adopt the Resolution and declare and order the District formed without being required to comply with the provisions for posting, publication, mailing, notice, hearing and election otherwise required by the Act in connection with the Resolution; and that such other orders, acts, procedure and relief as are proper, necessary and appropriate to the purpose of organizing the District and to be execution of the purpose for which the District shall be organized be granted as the Council shall deem proper and necessary.

[Signature page continues on the next page]

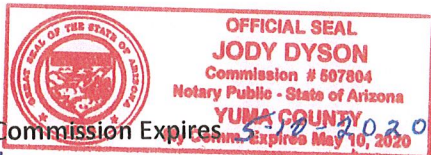
RESPECTFULLY SUBMITTED this 19th day of December 20 17.

SAN LUIS PORT L.L.C.
owner of the herein-described property

By *Stephen P. Shadle*
Stephen P. Shadle, Manager

STATE OF ARIZONA)
)ss.
County of Yuma)

The foregoing acknowledged before me this 19th day of DECEMBER 20 17 by Stephen P. Shadle, manager of San Luis Port L.L.C., an Arizona Limited Liability Company, on behalf of said limited liability company.



My Commission Expires 5-10-2020

Jody Dyson
Notary Public

Accepted and approved by:

CITY OF SAN LUIS, ARIZONA an
ARIZONA MUNICIPAL CORPORATION

By _____
Gerardo Sanchez, Mayor

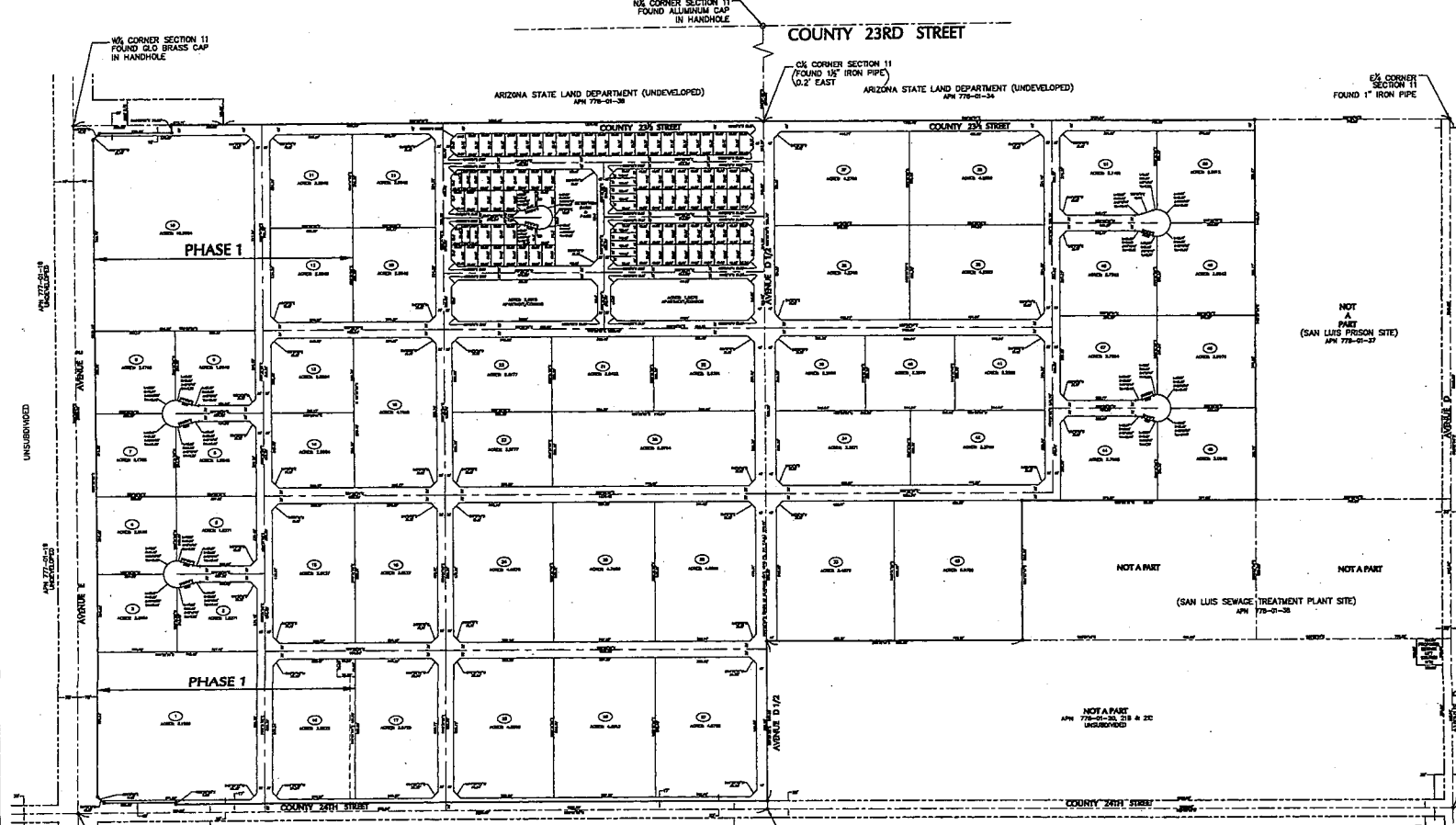
ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

PRELIMINARY PLAT
SAN LUIS PORT SUBDIVISION
 A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
 TOTAL - 227.9 ACRES



LEGAL DESCRIPTION

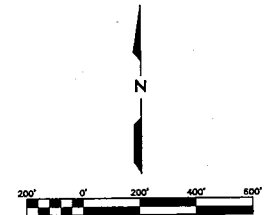
The South half of Section 11, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona.

EXCEPT the East 33 feet; and
 EXCEPT the South 33 feet; and
 EXCEPT the West 75 feet; and
 EXCEPT BEGINNING at the Southeast corner of the Southeast quarter of Section 11;
 Thence North 0 degrees 25 minutes 29 seconds East, a distance of 33 feet along the West line of the Southeast quarter to the TRUE POINT OF BEGINNING;
 Thence North 0 degrees 25 minutes 29 seconds East, a distance of 925.85 feet to a point;
 Thence South 89 degrees 31 minutes 30 seconds East, a distance of 2805.18 feet to a point;
 Thence South 0 degrees 27 minutes 36 seconds West, a distance of 825.94 feet to a point;
 Thence North 89 degrees 32 minutes 25 seconds West, a distance of 2805.98 feet to the TRUE POINT OF BEGINNING; and
 EXCEPT beginning at the center quarter corner of Section 11, at a found iron pin;
 Thence South 89 degrees 56 minutes 51 seconds East along the East-West Mid Section line of Section 11, a distance of 1888.25 feet to the TRUE POINT OF BEGINNING;
 Thence South 89 degrees 56 minutes 51 seconds East containing along the East-West Mid Section line of Section 11, a distance of 751.25 feet to a found 1" pipe, said pipe being the East quarter corner of Section 11;
 Thence South 00 degrees 01 minutes 00 seconds East, a distance of 1449.58 feet to a set iron pin & cap (R.L.S. #18528);
 Thence North 89 degrees 56 minutes 51 seconds West, a distance of 751.25 feet to a point for corner;
 Thence North 00 degrees 01 minutes 00 seconds West, a distance of 1449.58 feet to the TRUE POINT OF BEGINNING; and
 EXCEPT beginning at the SW corner of said Section 11;
 Thence South 89 degrees 56 minutes 51 seconds East along the East-West Mid Section line of Section 11, a distance of 388.72 feet to a point;
 Thence South 00 degrees 01 minutes 00 seconds East a distance of 1449.58 feet to the TRUE POINT OF BEGINNING;
 Thence South 89 degrees 56 minutes 51 seconds East a distance of 1832.78 feet to a point on the East line of said Section 11;
 Thence South 00 degrees 01 minutes 00 seconds East along the East line of said Section 11, a distance of 528.11 feet to a point;
 Thence South 89 degrees 56 minutes 51 seconds West a distance of 1832.78 feet to a point;
 Thence North 00 degrees 01 minutes 00 seconds West a distance of 528.10 feet to the TRUE POINT OF BEGINNING.

OWNER/SUBDIVIDER
 SAN LUIS PORT L.L.C., AN
 ARIZONA LIMITED LIABILITY COMPANY
 833 E. PLAZA CIRCLE
 YUMA, AZ 85363

PRELIMINARY PLAT PREPARER
 NICKLAUS ENGINEERING, INC.
 1851 W. 24TH STREET
 YUMA, AZ 85364
 TIMOTHY V. EISENMANN - CIVIL ENGINEER/LAND SURVEYOR

- LEGEND**
- FOUND SURVEY MONUMENT AS NOTED
 - EXISTING SECTIONAL LINE/PROPOSED CENTERLINE
 - - - EXISTING SUBDIVISION BOUNDARY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - NEW LOT LINE
 - NEW LOT NUMBER



SE CORNER SECTION 11
 FOUND OLD GLO BRASS CAP
 EXP 08/19/11

PRELIMINARY PLAN
 NOT FOR CONSTRUCTION

SAN LUIS PORT SUBDIVISION

MASTER SUBDIVISION PLAN OF A PORTION OF THE S/2 OF SECTION 11, T.11S., R.24W., YUMA COUNTY, ARIZONA

SCALE: AS SHOWN
 DATE: DEC. 2010
 DES. BY: T.V.E.
 DRAWN BY: R.M.
 SURVEYED BY: R.L.S.
 JOB NO.: 070-0103
 FILE NO.: W-8-40

Nicklaus Engineering Inc.
 1851 West 24th Street P.O. Box 6029
 YUMA, ARIZONA 85364 (928)344-8374
 Email: ne@nicklaus.com

SHEET 1
 OF 17

GENERAL PLAN
FOR THE PROPOSED SAN LUIS PORT
COMMUNITY FACILITIES DISTRICT
(CITY OF SAN LUIS ARIZONA)

TO: CLERK, CITY OF SAN LUIS, ARIZONA

For the purposes of A.R.S. §48-702.B, as amended (the 'Act'), the following is the general plan for the proposed captioned district:

GENERAL AREA TO BE IMPROVED WITHIN THE PROPOSED DISTRICT:

See exhibit A attached hereto.

GENERAL DESCRIPTION OF THE PUBLIC INFRASTRUCTURE
IMPROVEMENTS FOR WHICH THE PROPOSED CAPTIONED DISTRICT IS
PROPOSED TO BE FORMED:

To plan, design, inspect, own, control, maintain, construct, operate or repair public infrastructure within the area of the proposed district, including, but not limited to the employment of staff, counsel and consultants, and reimbursing the municipality for staff and consultant services and support facilities supplied by the municipality.

Public infrastructure includes:

- a) Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge.

- (b) Drainage and flood control systems, including collection, transport, diversion, storage, detention, retention, dispersal, use and discharge.

- (c) Water systems for domestic, industrial, irrigation, municipal or fire protection purposes including production, collection, storage, treatment, transport, delivery, connection and dispersal, but not including facilities for agricultural irrigation purposes unless for the repair or replacement of existing facilities when required by other improvements permitted by this article.

- (d) Highways, streets, roadways and parking facilities including all areas for vehicular use for travel, ingress, egress and parking.

- (e) Areas for pedestrian, equestrian, bicycle or other nonmotor vehicle use for travel, ingress, egress and parking.

- (f) Parks, recreational facilities other than stadiums, and open space areas for the use of members of the public for entertainment, assembly and recreation.

(g) Landscaping including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems.

(h) Public buildings, public safety facilities and fire protection facilities.

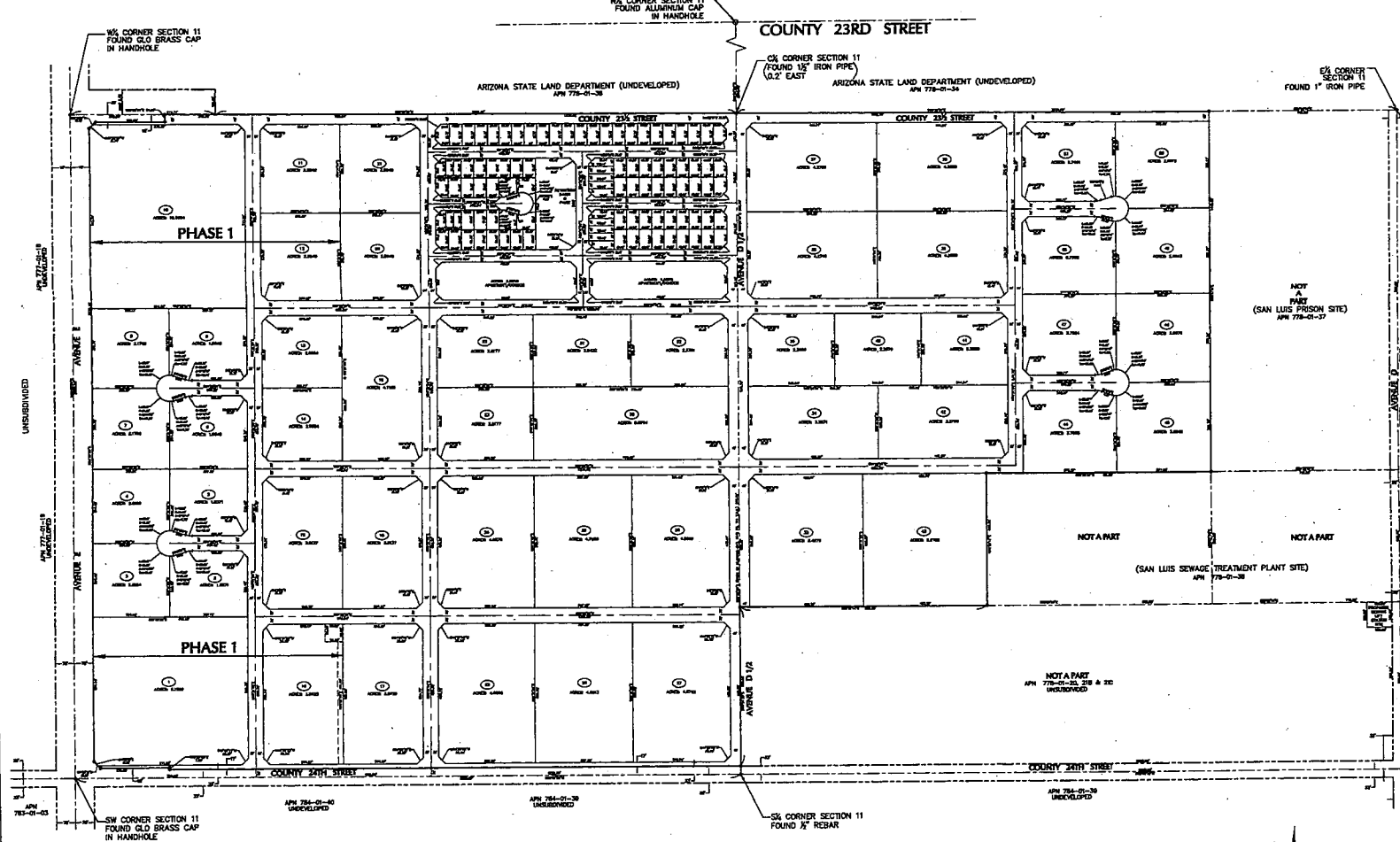
(i) Retaining walls

(j) Lighting systems.

(k) Traffic control systems and devices including signals, controls, markings and signage.

Dated: December 19, 2017

PRELIMINARY PLAT
SAN LUIS PORT SUBDIVISION
 A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
 TOTAL = 227.9 ACRES



LEGAL DESCRIPTION

The South half of Section 11, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

EXCEPT the East 33 feet; and

EXCEPT the South 33 feet; and

EXCEPT the West 75 feet; and

EXCEPT BEGINNING at the Southeast corner of the Southeast quarter of Section 11;

Thence North 0 degrees 26 minutes 29 seconds East, a distance of 33 feet along the West line of the Southeast quarter to the TRUE POINT OF BEGINNING;

Thence North 0 degrees 26 minutes 29 seconds East, a distance of 828.00 feet to a point;

Thence South 88 degrees 31 minutes 30 seconds East, a distance of 2008.18 feet to a point;

Thence South 0 degrees 27 minutes 38 seconds West, a distance of 2005.95 feet to the TRUE POINT OF BEGINNING; and

EXCEPT beginning at the center quarter corner of Section 11, at a found iron pin;

Thence South 89 degrees 56 minutes 51 seconds East along the East-West Mid Section line of Section 11, a distance of 1883.23 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 56 minutes 51 seconds East, a distance of 733.25 feet to a found 1" pipe, said pipe being the East quarter corner of Section 11;

Thence South 00 degrees 01 minutes 00 seconds East, a distance of 1448.58 feet to a set iron pin & cap (R.L.S. #18528);

Thence North 89 degrees 56 minutes 51 seconds West, a distance of 733.25 feet to a point for corner;

Thence North 00 degrees 01 minutes 00 seconds West, a distance of 1448.58 feet to the TRUE POINT OF BEGINNING; and

EXCEPT beginning at the SW corner of said Section 11;

Thence South 89 degrees 56 minutes 51 seconds East along the East-West Mid Section line of Section 11, a distance of 898.72 feet to a point;

Thence South 00 degrees 01 minutes 00 seconds East, a distance of 1448.58 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 56 minutes 51 seconds East, a distance of 1852.76 feet to a point on the East line of said Section 11;

Thence South 00 degrees 01 minutes 00 seconds East along the East line of said Section 11, a distance of 328.11 feet to a point;

Thence South 89 degrees 56 minutes 00 seconds West, a distance of 1852.76 feet to a point;

Thence North 00 degrees 01 minutes 00 seconds West, a distance of 328.10 feet to the TRUE POINT OF BEGINNING.

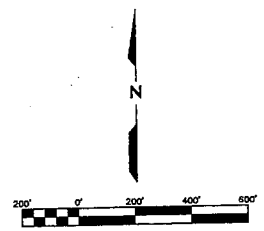


PRELIMINARY PLAN
NOT FOR CONSTRUCTION

OWNER/SUBDIVIDER
 SAN LUIS PORT L.L.C., AN
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 833 E. PLAZA ORACLE
 YUMA, AZ 85365

PRELIMINARY PLAT PREPARER
 NICKLAUS ENGINEERING, INC.
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 TIMOTHY V. ESSEMMANN - CIVIL ENGINEER/LAND SURVEYOR

- LEGEND**
- FOUND SURVEY MONUMENT AS NOTED
 - EXISTING SECTIONAL LINE/PROPOSED CENTERLINE
 - EXISTING SUBDIVISION BOUNDARY LINE
 - EXISTING RIGHT OF WAY LINE
 - NEW LOT LINE
 - ① NEW LOT NUMBER



SAN LUIS PORT SUBDIVISION

<p>MASTER SUBDIVISION PLAT OF A PORTION OF THE SW 1/4 OF SECTION 11, T.11S., R.24W., YUMA COUNTY, ARIZONA</p>	<p>SCALE: AS SHOWN DATE: DEC. 2010 DESIGNED BY: T.V.E. DRAWING BY: R.C.L. SURVEYED BY: R.S. JOB No.: 010-07133 FILE No.: 11-01-40</p>
<p>Nicklaus Engineering Inc. 1851 West 24th Street P.O. Box 8029 YUMA, ARIZONA 85364 (928)344-8374 Email: nei@neiv.com</p>	<p>SHEET 1 OF 17</p>