

When recorded return to:

Denice Archibald  
City of Phoenix, City Clerk  
200 W. Washington St.  
Phoenix, AZ 85003

**GENERAL PLAN  
FOR THE PROPOSED  
VERDIN COMMUNITY FACILITIES DISTRICT**

To: City Clerk, City of Phoenix, Arizona

For the purposes of the Act (as defined herein) the following is the general plan for the proposed community facilities district captioned above (the "District"):

**Article I.**

**GENERAL AREA TO BE IMPROVED WITHIN THE DISTRICT**

The land area described in Exhibit A attached hereto and made a part hereof for all purposes is the area to be benefitted by the District ("Benefitted Area"). The public infrastructure improvements will be constructed in public rights-of-way or easements, or on property to be conveyed to a public entity, located both within and outside the Benefitted Area and will result in a beneficial use principally to the Benefitted Area.

**Article II.**

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

The District is being formed to finance public infrastructure and public infrastructure purposes authorized by Arizona Revised Statutes ("A.R.S.") § 48-701, et seq., as amended (the "Act") and which are to primarily serve the Benefitted Area in connection with (i) the development plan approved by the City of Phoenix in connection with the Verdin Planning Unit Development, approved as Ordinance G-6991 on July 1, 2022, Case No. Z62-18-2, (ii) in addition to any additional public infrastructure and public infrastructure purposes as may be provided in any development agreements that may be entered in connection with the Benefitted Area, and (iii) such other public infrastructure and public infrastructure purposes as may be approved by the Board of Directors of the District from time to time. Such public infrastructure may include any of the following:

(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 the Act;
- (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) Pedestrian malls, 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) Lighting systems;
- (j) Traffic control systems and devices, including signals, controls, markings and signage;
- (k) Equipment, vehicles, furnishings and other personalty related to the items listed in clauses (a) through and including (j) above;
- (l) Operation and maintenance of the items listed in clauses (a) through and including (k) above; and
- (m) Any other public infrastructure now or hereafter included in the definition of "Public Infrastructure" in the Act.

### **Article III.**

#### **ESTIMATED COSTS OF CONSTRUCTION OR ACQUISITION OF THE PUBLIC INFRASTRUCTURE TO BE FINANCED, CONSTRUCTED OR ACQUIRED BY THE DISTRICT**

The estimated costs of construction or acquisition of the public infrastructure to be financed, constructed or acquired by the District are not expected to exceed \$110,000,000, or such other amount as may be authorized by an election.

*[Signature Pages to Follow]*

DATED AS OF: April 13, 2023.

PETITIONER:

MACEWEN RANCH, LLC, an Arizona  
limited liability company

By: [Signature]  
Craig Mallery, its Manager

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF ~~SANTA CRUZ~~ )  
Santa Clara

On April 13<sup>th</sup>, 2023 before me, Hector Perez-Mora, Notary Public, personally appeared Craig Mallery, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instruction the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.  
Signature: [Signature]



DATED AS OF: APRIL 13, 2023.

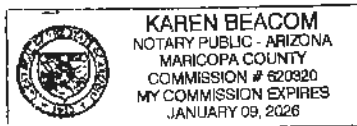
PETITIONER:

TAYLOR MORRISON/ARIZONA, INC.,  
an Arizona corporation

By: [Signature]  
Name: Robert Johnson  
Its: Vice President, Land Development

STATE OF ARIZONA     )  
                                  )  
COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me this the 13<sup>th</sup> day of April, 2023, by Robert Johnson, the Vice President, Land Development of TAYLOR MORRISON/ARIZONA, INC., an Arizona corporation, on behalf of the company.



[Signature]  
Notary Public

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE PROPERTY TO BE INCLUDED IN THE DISTRICT**

#### **PARCEL NO. 1:**

THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 3  
EAST OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT THAT PORTION OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 3 EAST,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22;  
THENCE NORTH 00° 20' 16" EAST, ALONG THE EAST LINE OF SAID SECTION 22,  
A DISTANCE OF  
2,501.66 TO THE POINT OF BEGINNING;

THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 2,642.12 FEET TO THE  
NORTH-SOUTH MIDSECTION  
LINE OF SAID SECTION 22;  
THENCE NORTH 00° 28' 49" EAST, ALONG SAID MID-SECTION LINE, A DISTANCE  
OF 141.23 FEET TO  
THE EAST-WEST MID-SECTION LINE OF SAID SECTION 22;  
THENCE NORTH 89° 48' 35" EAST, ALONG SAID MID-SECTION, LINE A DISTANCE  
OF 2,641.83 FEET TO  
THE EAST QUARTER CORNER OF SAID SECTION 22;  
THENCE SOUTH 00° 20' 16" WEST, ALONG THE EAST LINE OF SAID SECTION 22,  
A DISTANCE OF  
150.00 FEET TO THE POINT OF BEGINNING.

#### **PARCEL NO. 2:**

THE NORTH HALF OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE  
GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL THE COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.  
(AFFECTS THE NORTH  
HALF OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE  
NORTHWEST QUARTER  
OF SECTION 27).

EXCEPT ALL MINERALS IN SAID LAND AS RESERVED TO THE UNITED STATES IN  
PATENT; AND  
EXCEPTING ALL URANIUM, THORIUM, OR OTHER MATERIAL WHICH IS OR MAY  
BE DETERMINED TO BE  
PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS,  
WHETHER OR NOT OF

COMMERCIAL VALUE PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (80 STAT. 755),  
AS SET FORTH IN THE PATENT ON SAID LAND. (AFFECTS THE SOUTHWEST  
QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 27).

The above described parcel contains a computed area of 20,614,608 sq. ft.  
(473.246 acres) more or less and being subject to any easements, restrictions,  
rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision  
regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No: 1784  
Date: November 2022

