

# **FEASIBILITY REPORT**

**For The Issuance of**

**Not to Exceed  
\$7,000,000 Principal Amount**

**OF**

**EASTMARK  
COMMUNITY FACILITIES DISTRICT NO. 1  
(CITY OF MESA, ARIZONA)**

**GENERAL OBLIGATION BONDS,  
SERIES 2015**

**Public Hearing Date: May 21, 2015**

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## **SECTION ONE**

### **INTRODUCTION; PURPOSE OF FEASIBILITY REPORT; GENERAL DESCRIPTION OF DISTRICT**

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## INTRODUCTION

This Feasibility Report (this “Report”) has been prepared for presentation to the Board of Directors (the “Board”) of Eastmark Community Facilities District No. 1 (City of Mesa, Arizona) (the “District”) in connection with the proposed issuance by the District of its General Obligation Bonds, Series 2015 (the “Bonds”) in a principal amount of not to exceed \$7,000,000, pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6 of Arizona Revised Statutes (the “Act”).

## PURPOSE OF FEASIBILITY REPORT

This Report has been prepared for consideration of the feasibility and benefits of the public infrastructure (as defined in A.R.S. Section 48-701) to be financed with the proceeds of the Bonds, if any are issued (the “Public Infrastructure”), and of the plan for financing such Public Infrastructure in accordance with the provisions of A.R.S. Section 48-715. Pursuant to A.R.S. Section 48-715, this Report includes, among other things required by A.R.S. Section 48-715, (i) a description of the Public Infrastructure, an estimate of the cost and timetable to acquire the Public Infrastructure [Section Two]; (ii) a map showing, in general, the location of the Public Infrastructure and area to be benefitted by the Public Infrastructure [Section Three]; and (iii) a plan for financing the Public Infrastructure [Section Four].

This Report has been prepared for use by the Board of the District only in evaluating the acquisition of the proposed Public Infrastructure and the possible issuance of Bonds. It is not intended or anticipated that this Report will be relied upon by other persons, including, but not limited to, purchasers of the Bonds. This Report does not attempt to address the quality of the Bonds as investments or the likelihood of repayment of the Bonds, if any are issued. In preparing this Report, financial advisors, appraisers, counsel, engineers, City staff and other experts have been consulted as deemed appropriate.

## GENERAL DESCRIPTION OF THE DISTRICT

Formation of the District was approved by the City of Mesa, Arizona (the “City”) on April 2, 2012, upon the request of DMB Mesa Proving Grounds, LLC (the “Developer”), the developer of a residential development project within the District and the sole land owner at the time of formation of the District. The District consists of an approximately 2,170 acre master-planned community called Eastmark within the 3,164-acre project formerly known as the Mesa Proving Grounds (the “Project”). The Project is located east of the 202 freeway generally bounded by Elliot Road to the north, Williams Field Road to the south, Ellsworth Road to the west, and Signal Butte Road to the east. Construction on the Project commenced in August 2012. As of March 31, 2015, homebuilders have closed 346 single family residential units within the Project. Single family residential units represent approximately 2,040 acres within the Project. Commercial development comprises approximately 130 acres within the Project and will include a variety of uses including but not limited to office, retail, multifamily, church, and civic.

The following chart characterizes the approximate acreage within the District:

<b><u>Total District</u></b>	<b><u>Approximate District Acres</u></b>
Single Family Residential	2,040
Non Residential <sup>(a)</sup>	<u>130</u>
Total	2,170

(a) Includes churches, police, fire, SRP, schools, civic, commercial

The District was created to finance the construction and/or acquisition of public infrastructure within the District, including to finance the acquisition of the Public Infrastructure described in Section Two. A legal description of the District is included in Appendix 1. A map of the District is included in Section Three. The acquisition of the Public Infrastructure is consistent with and in furtherance of the approved General Plan of the District.

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## **SECTION TWO**

### **DESCRIPTION, ESTIMATE OF COST AND TIMETABLE FOR COMPLETION OF PUBLIC INFRASTRUCTURE**

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## DESCRIPTION OF PUBLIC INFRASTRUCTURE

The Public Infrastructure has been publicly bid and is being constructed pursuant to State statutes and District guidelines. The costs and timing of completion of the Public Infrastructure, and the acquisition of such Public Infrastructure that may be financed with proceeds of the Bonds, are as follows:

ACQUISITION PROJECT DESCRIPTION	TOTAL ESTIMATED COST *	CERTIFIED ENGINEER'S COST	TO BE PAID BY THE BONDS	PAID BY THE 2014 BONDS	ELIGIBLE FOR FUNDING FROM FUTURE BONDS	COMPLETION DATE
<b>1. Ray Road Phase 1 Project CP016 (S828)</b>	<b>\$6,709,511</b>	<b>\$6,709,511</b>	<b>\$3,574,011</b>	<b>\$3,135,500</b>	<b>\$0</b>	<b>June 2013</b>
Construction of a new major arterial roadway within the District consisting of approximately 2 miles of half street improvements. These improvements include water, non-potable water, water valves, fire hydrants, storm drain, storm drain manholes, concrete catch basins, vertical concrete curb and gutter, concrete sidewalk, concrete ramps with truncated domes, paving, striping, street lights, public signage, landscaping and irrigation, reinforced concrete triple box culvert, reinforced concrete channel weir structure, drywells, and conduit for future traffic signalization. The roadway consists of three paved lanes made up of 5 ½" of asphaltic concrete over 10" of aggregate base course, together with vertical curb for the raised/landscaped median. All improvements are shown on the approved plans dated 7-25-12 by the City of Mesa, which may be amended from time to time to allow for additional property uses adjacent to Ray Road that are not yet known.						
<b>2. Signal Butte Phase 1 Project CP0168 (S831)</b>	<b>\$2,411,089</b>	<b>\$2,411,089</b>	<b>\$2,411,089</b>	<b>\$0</b>	<b>\$0</b>	<b>June 2013</b>
Construction of a new major arterial roadway within the District consisting of approximately ½ mile of half street improvements. These improvements include water, waterline casing, water valves, fire hydrants, storm drain, storm drain manholes, concrete catch basins, vertical concrete curb and gutter, concrete sidewalk, concrete ramps with truncated domes, paving, striping, street lights, public signage, landscaping and irrigation, two reinforced concrete double box culverts, gabion retaining walls, and conduit for future traffic signalization. The roadway consists of three paved lanes made up of 5 ½" of asphaltic concrete over 10" of aggregate base course. All improvements are shown on the approved plans dated 7-25-12 by the City of Mesa, which may be amended from time to time to allow for additional property uses adjacent to Signal Butte that are not yet known.						
<b>3. Great Park Phase 1 Project S833</b>	<b>\$2,570,087</b>	<b>\$2,570,087</b>	<b>\$1,014,900</b>	<b>\$0</b>	<b>\$1,555,187</b>	<b>June 2013</b>
Construction of a new public park within the District consisting of approximately 8 acres of park improvements. These improvements include water, non-potable water, water valves, fire hydrants, storm drain bleed lines, concrete sidewalks, concrete multi-use paths, concrete palm plaza, concrete splash pad, CMU splash pad equipment enclosure, two CMU trash enclosures, paved parking lot, vertical curb in parking lot area, 3 half basketball courts, landscaping and irrigation. All improvements are shown on the approved plans dated 10-18-12 by the City of Mesa, which may be amended from time to time to allow for future uses.						
<b>TOTAL:</b>	<b>\$11,690,687</b>	<b>\$11,690,687</b>	<b>\$7,000,000</b>	<b>\$3,135,500</b>	<b>\$1,555,187</b>	

\* Proceeds of the Bonds are reasonably expected to be used to finance the acquisition of all or a portion of the Public Infrastructure upon acceptance by the District and the City of such Public Infrastructure pursuant to the terms of the Development, Financing Participation, Waiver and Intergovernmental Agreement recorded May 11, 2012 at document no. 2012-0401237 in the records of Maricopa County, Arizona, and the terms and provisions of all applicable laws, ordinances, codes and rules. All interests in such Public Infrastructure financed by the District will be dedicated or otherwise transferred to the City after acceptance. Additional portions of Public Infrastructure, as contemplated by the District's formational documents, may be constructed and will be subject to administrative approval by the District before such Public Infrastructure is eligible for funding from future bonds, if any.

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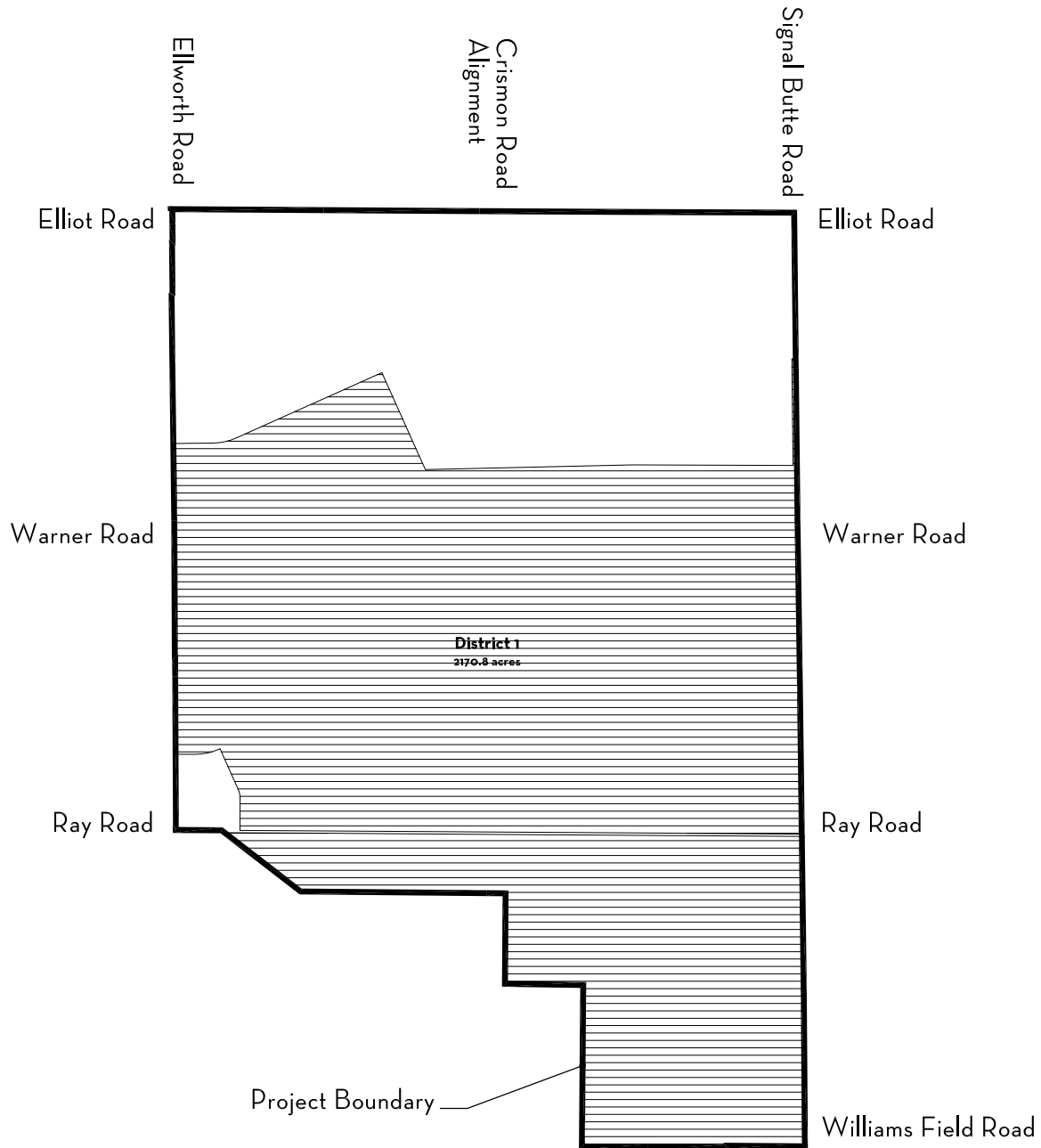
## **SECTION THREE**

### **MAP OF THE DISTRICT SHOWING LOCATION OF PUBLIC INFRASTRUCTURE AND AREA TO BE BENEFITTED**

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# Community Facilities District 1



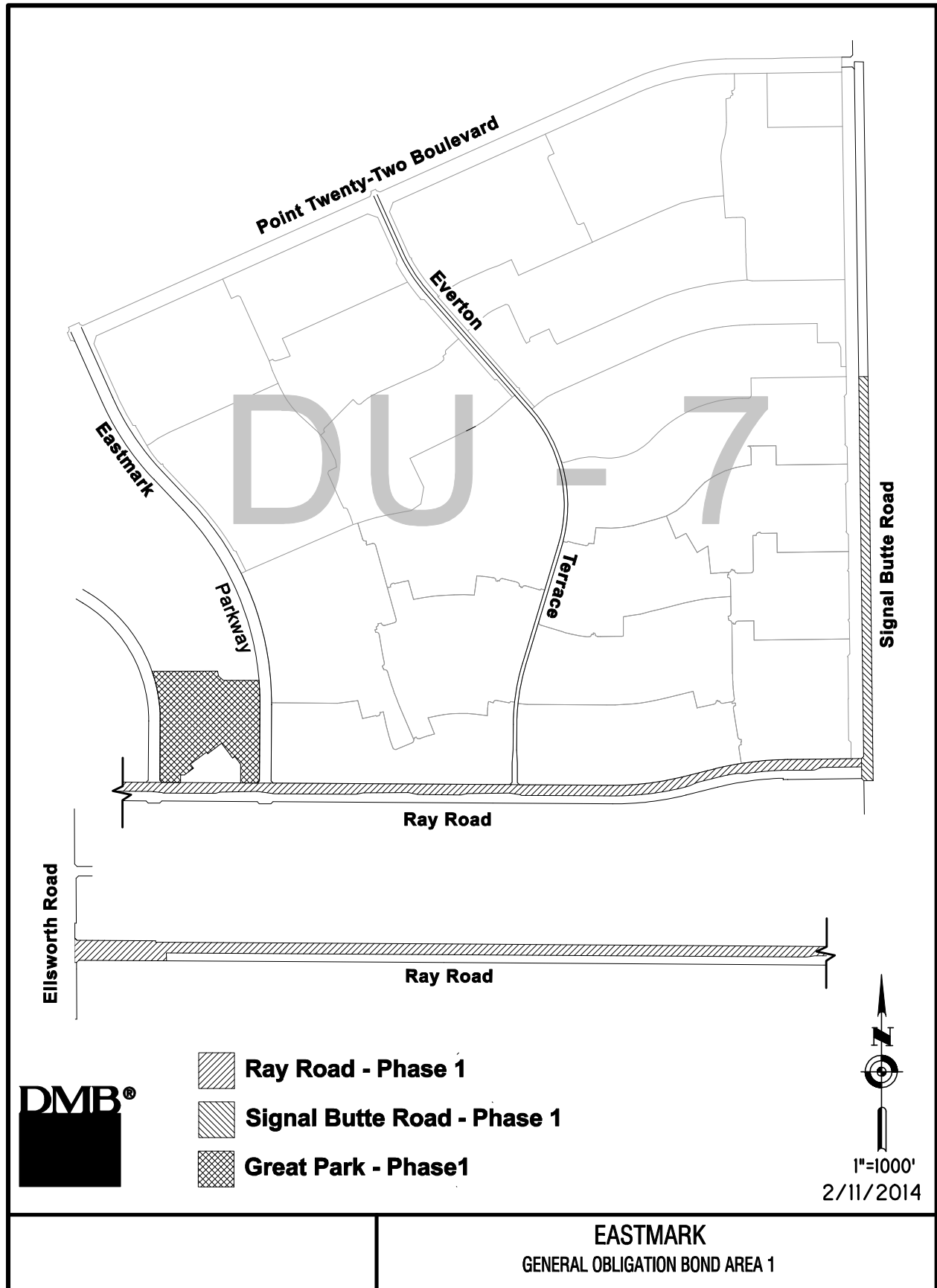
MESA PROVING GROUNDS



 District 1 - 2170.8 acres

  
North  
N.T.S.

Rev. 20 Mar 12



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**SECTION FOUR**

**PLAN OF FINANCE**

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## PLAN OF FINANCE

The Public Infrastructure will be acquired by the District by way of a Plan of Finance herein described below. This Plan of Finance is subject to modification to accommodate market conditions at the time of the actual sale of the Bonds and to the extent necessary to comply with federal and State law.

### (i) Authorization

In response to a petition from the owners of 100% of the property within the District, the City Council formed the District on April 2, 2012. The Developer, as the sole landowner in the District at the time, authorized, through an election held on May 17, 2012 general obligation bonded debt in an amount not to exceed \$435,000,000.

### (ii) Proposed Bond Sale

The District currently has \$3,250,000 of general obligation bonded debt outstanding. It is anticipated that the District will issue the Bonds in July 2015 of approximately \$4,600,000 in aggregate principal amount to finance the acquisition of the Public Infrastructure. The amount shown on the cover of this Report is a not-to-exceed amount and the actual aggregate principal amount of the Bonds issued may be lower. It is currently estimated that the Bonds will have a final maturity of approximately 25 years and be structured to achieve level annual debt service. Please refer to Table Two of this section for the estimated revenue versus debt service schedule. The Bonds will not be rated by any rating agency and will only be sold to investors who meet specific eligibility criteria.

### (iii) Estimated Sources and Uses of Funds

The proceeds of the Bonds will be applied by the District to finance the acquisition of all or a portion of the Public Infrastructure listed in Section Two of this Report. The estimated sources and uses of funds related to the sale of the Bonds are as follows:

**TABLE ONE**

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**SOURCES:**

Principal amount of Bonds	\$ 4,600,000
Net Premium	125,000
Costs of Issuance Contribution by Developer	<u>92,000</u>
Total	<u>\$ 4,817,000</u>

**USES:**

Cost of Public Infrastructure	\$4,529,000
Costs of Issuance *	<u>288,000</u>
Total	<u>\$ 4,817,000</u>

\* Estimated Costs of Issuance

Underwriter's Discount	\$138,000
Bond Counsel	70,000
Underwriter's Counsel	30,000
Financial Advisor	35,000
Registrar & Paying Agent	5,000
Printing	5,000
Miscellaneous	<u>5,000</u>
	<u><b>\$ 288,000</b></u>

**(iv) District Tax Rate and Homeowner's Property Tax Obligation**

All Public Infrastructure that may be acquired by the District with any proceeds of the Bonds will be dedicated to and accepted by the City. The obligations pertaining to the operation and maintenance of the Public Infrastructure have been negotiated between the City, the District and the Developer and are set forth in the various development agreements among the parties. The costs associated with the operation and maintenance of the Public Infrastructure, as well as the administrative costs, of the District will be provided by several sources of funds: Homeowner's Association ("HOA") fees, a property tax levy of up to \$0.30 per \$100 of secondary assessed valuation to provide for a portion of the administrative, operation and maintenance expenses of the District (the "O&M Tax"), and Developer contributions.

The HOA is responsible for the operation and maintenance costs of landscaping for the roadways, trails, and open space within the District. All homeowners are required to participate in the HOA. Monthly fees for the HOA are anticipated to be approximately \$85 per homeowner.

In addition to the O&M Tax, the District will levy an ad valorem property tax to provide for debt service on bonds issued by the District, including the Bonds. Beginning in fiscal year 2014-2015, the District will cause to be levied a combined ad valorem tax rate for each year the Bonds are outstanding in the amount of up to \$3.30 per \$100 of secondary assessed valuation on all taxable property within the boundaries of the District. This tax rate includes a \$3.00 levy for debt service and a \$0.30 levy for the O&M Tax.

At the \$3.30 tax rate level, assuming an average home price of \$330,000, the District portion of a tax bill for a homeowner will be approximately \$74 month or \$883 annually. A.R.S. Section 32-2181 et seq. requires the disclosure of all property taxes to be paid by a homeowner in the Subdivision Public Report. Prior to each initial home sale by a homebuilder, each homebuyer must be supplied a Subdivision Public Report, and the homebuyer must acknowledge by signature that they have read and accepted the Subdivision Public Report. In addition, each homebuyer will receive a form detailing the existence of the District, the tax rate and its financial impact and receipt of this form will be acknowledged in writing by the homebuyer, and a signed copy will be kept on file with the City Clerk.

Remainder of page is intentionally left blank

(v) **Other District Information**

Shown in the table below is the District's overlapping general obligation bonded indebtedness including a breakdown of each overlapping jurisdiction's applicable general obligation bonded indebtedness, net assessed valuation and combined tax rate per \$100 assessed valuation.

Direct and Overlapping Jurisdiction	2014-15 Net Secondary Assessed Valuation	Net Outstanding Bonded Debt (a)	Proportion Applicable to the District		2014-15 Combined Tax Rate Per \$100 Assessed (a)
			Approx. Percent	Net Amount	
State of Arizona	\$55,352,051,074	None	0.014%	None	\$0.0000
Maricopa County (b)	35,079,646,593	None	0.023%	None	2.3615
Maricopa County Community College District	35,079,646,593	\$654,190,000	0.023%	\$149,142	1.5187
Eastern Valley Institute of Technology					
District No. 401 (EVIT)	15,353,630,627	None	0.052%	None	0.0500
Queen Creek Unified School District No. 95	296,586,968	32,430,000	1.256%	407,321	6.5475
Gilbert Unified School District No. 41	1,596,222,809	116,680,000	0.045%	52,506	7.2284
City of Mesa	2,821,172,754	344,645,000	0.283%	976,997	1.1853
<b>Eastmark Community Facilities District</b>	7,997,436	7,850,000 *	100.000%	7,850,000 *	3.4397
				\$9,435,966 *	

(a) The combined tax rate includes the tax rate for debt service payments, which is based on the secondary assessed valuation of the entity, and the tax rate for all other purposes such as maintenance and operation and capital outlay, which generally is based on the primary assessed valuation of jurisdictions other than special districts and on the secondary assessed valuation of special districts such as the District.

(b) The County's tax rate includes the \$1.3209 of the County, the \$0.1400 tax rate of the Central Arizona Water Conservation District, the \$0.1392 tax rate of the Maricopa County Flood Control District, the \$0.0556 tax rate of the County Free Library, the \$0.1856 tax rate of the Maricopa Special Health Care District, the \$0.5089 tax rate of the County Education Equalization and the \$0.0113 tax rate of the County Fire District. It should be noted that the County Flood Control District does not levy taxes on personal property.

The limited value, full cash value, net primary and net secondary assessed values of taxable property within the boundaries of the District for the indicated tax years are shown in the table below:

Fiscal Year	Limited Value	Net Primary Assessed Value	Full Cash Value	Net Secondary Assessed Value
2015-16 *	\$155,391,296	\$19,763,210	\$198,790,733	\$25,337,098
2014-15			57,385,829	7,997,436
2013-14			4,263,851	682,217

Source: Maricopa County Assessor's Office.

\* Preliminary as published by the Maricopa County Assessor's Office in the February 2015 Preliminary Abstract. Beginning in Fiscal Year 2015-16, the District tax rate will be levied against the Net Primary Assessed value, pursuant to Prop 117.

\* Preliminary, Subject to Change

TABLE TWO

**Eastmark Community Facilities District No. 1**  
**(City of Mesa, Arizona)**

**Estimated \$4,600,000 General Obligation Bonds, Series 2015**

Fiscal Year Ending June 30	Net Assessed Values (1)	Annual % Change	Outstanding Series 2014 Debt Service	<div style="border: 1px solid black; padding: 5px; text-align: center;">           \$4,600,000            General Obligation Bonds            Series 2015            Dated: 6/3/2015         </div>			Estimated Combined New Debt Service	Estimated District Revenues at 95% Collection Rate (3)	Estimated Debt Tax Rate (3)	Estimated Revenue Excess / (Shortfall)
				Principal	Estimated Interest (2)	Total Debt Service				
2014	\$682,217	N/A								
2015	7,977,436	1069.34%	\$236,386				\$236,386	\$237,944	\$3.1397	\$1,558
2016	19,763,210	147.74%	234,250	\$85,000	\$242,694	\$327,694	561,944	563,251	2.8434	1,308
2017	18,289,392	-7.46%	236,850	110,000	214,788	324,788	561,638	521,248	3.0708	-40,390
2018	18,289,392	0.00%	234,300	115,000	210,388	325,388	559,688	521,248	3.0602	-38,440
2019	18,289,392	0.00%	236,750	120,000	205,788	325,788	562,538	521,248	3.0758	-41,290
2020	18,289,392	0.00%	237,250	125,000	200,988	325,988	563,238	521,248	3.0796	-41,990
2021	18,289,392	0.00%	237,500	125,000	195,988	320,988	558,488	521,248	3.0536	-37,240
2022	18,289,392	0.00%	232,500	135,000	190,988	325,988	558,488	521,248	3.0536	-37,240
2023	18,289,392	0.00%	232,500	145,000	185,588	330,588	563,088	521,248	3.0788	-41,840
2024	18,289,392	0.00%	237,250	145,000	179,788	324,788	562,038	521,248	3.0730	-40,790
2025	18,289,392	0.00%	236,500	150,000	173,625	323,625	560,125	521,248	3.0626	-38,877
2026	18,289,392	0.00%	235,500	160,000	167,250	327,250	562,750	521,248	3.0769	-41,502
2027	18,289,392	0.00%	234,250	165,000	159,250	324,250	558,500	521,248	3.0537	-37,252
2028	18,289,392	0.00%	232,750	175,000	151,000	326,000	558,750	521,248	3.0550	-37,502
2029	18,289,392	0.00%	236,000	185,000	142,250	327,250	563,250	521,248	3.0797	-42,002
2030	18,289,392	0.00%	233,750	195,000	133,000	328,000	561,750	521,248	3.0715	-40,502
2031	18,289,392	0.00%	236,250	200,000	123,250	323,250	559,500	521,248	3.0592	-38,252
2032	18,289,392	0.00%	233,250	215,000	113,250	328,250	561,500	521,248	3.0701	-40,252
2033	18,289,392	0.00%	235,000	225,000	102,500	327,500	562,500	521,248	3.0756	-41,252
2034	18,289,392	0.00%	236,250	235,000	91,250	326,250	562,500	521,248	3.0756	-41,252
2035	18,289,392	0.00%	237,000	245,000	79,500	324,500	561,500	521,248	3.0701	-40,252
2036	18,289,392	0.00%	237,250	255,000	67,250	322,250	559,500	521,248	3.0592	-38,252
2037	18,289,392	0.00%	237,000	270,000	54,500	324,500	561,500	521,248	3.0701	-40,252
2038	18,289,392	0.00%	236,250	285,000	41,000	326,000	562,250	521,248	3.0742	-41,002
2039	18,289,392	0.00%		535,000	26,750	561,750	561,750	521,248	3.0715	-40,502
Totals			\$5,416,150	\$4,600,000	\$3,452,619	\$8,052,619				

(1) Fiscal year 2014 and 2015 Net Secondary Assessed Valuations are actual, as reported by the Maricopa County Assessor's Office (MCAO). FY 2016 is based on the February Preliminary Abstract Net Primary Assessed Valuation for the District, as published by MCAO. FY 2017 is based on an early preliminary Net SAV provided by MCAO on April 29, 2015.

(2) Interest rate on the Series 2015 bonds is estimated based on current market as of 4/29/15.

(3) Debt tax rate was not levied in the District for fiscal year 2014; fiscal year 2015 is actual. FY 2016 and thereafter is based on \$3.00 tax rate at 95% tax collection rate.

Reviewed and accepted by:

DMB Mesa Proving Grounds, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_



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## **APPENDIX 1**

### **LEGAL DESCRIPTION FOR EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1**

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*Wood, Patel & Associates, Inc.*  
(480) 834-3300  
www.woodpatel.com

Revised March 20, 2012  
Revised January 5, 2012  
Revised July 28, 2011  
April 23, 2010  
WP #062753.81  
Page 1 of 6  
See Exhibit "A"

**PARCEL DESCRIPTION**  
**Mesa Proving Grounds**

**Community Facilities District 1**

A parcel of land lying within Sections 14, 15, 22, 23, 26 and 27, Township 1 South, Range 7 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section 15, a 3-inch Maricopa County Department of Transportation brass cap in handhole stamped 2007 RLS 35694, from which the southwest corner of said Section 15, a 3-inch Maricopa County Department of Transportation brass cap in handhole stamped 2007 RLS 35694, bears South 00°42'29" East (basis of bearing), a distance of 2637.98 feet;

**THENCE** along the west line of said Section 15, South 00°42'29" East, a distance of 1338.80 feet;

**THENCE** leaving said west line, North 89°17'31" East, a distance of 50.00 feet, to the east line of the west 50 feet of said Section 15 and the **POINT OF BEGINNING**;

**THENCE** leaving said east line, North 89°17'42" East, a distance of 672.83 feet, to the beginning of a curve;

**THENCE** easterly along said curve, having a radius of 1000.00 feet, concave northerly, through a central angle of 23°28'47", a distance of 409.80 feet, to the curve's end;

**THENCE** North 65°48'55" East, a distance of 2691.35 feet;

**THENCE** South 24°11'05" East, a distance of 1798.15 feet;

**THENCE** North 88°39'46" East, a distance of 3496.70 feet, to the southwest corner of Lot 2 of Mesa Proving Grounds – Southwest Corner of Elliot Road & Signal Butte Road as shown on the Land Split Map, recorded in Book 1089, page 5, Maricopa County Records (M.C.R.);

**THENCE** along the south line of said Lot 2, South 89°45'48" East, a distance of 2720.10 feet, to the southeast corner of said Lot 2 and the west line of the east 65 feet of said section;

**THENCE** leaving said south line, along said west line and the east line of said Lot 2, North 00°37'57" West, a distance of 1636.84 feet;

**THENCE** North 00°38'25" West, a distance of 165.43 feet;

**THENCE** leaving said east line and said west line, North 89°24'19" East, a distance of 65.00 feet, to the east line of said Section 14;

**THENCE** along said east line, South 00°38'25" East, a distance of 165.39 feet, to the east quarter corner of said Section 14, a 3-inch City of Mesa brass cap in handhole;

**Parcel Description  
Mesa Proving Grounds**

**Community Facilities District 1**

Revised March 20, 2012  
Revised January 5, 2012  
Revised July 28, 2011  
April 23, 2010  
WP #062753.81  
Page 2 of 6  
See Exhibit "A"

**THENCE** South 00°37'57" East, a distance of 2640.25 feet, to the southeast corner of said Section 14, a 1/2-inch rebar with illegible cap;

**THENCE** leaving said east line, along the east line of said Section 23, South 00°50'18" East, a distance of 2628.64 feet, to the east quarter corner of said Section 23, a 1/2-inch rebar with cap stamped RLS 29272;

**THENCE** South 00°42'59" East, a distance of 2597.28 feet, to the north line of that certain tract of land described in Docket 6414, page 56, M.C.R. and a point hereby designated as Point "A" for future reference in this description;

**THENCE** leaving said east line, along said north line, a line parallel to and 40 feet north of the south line of said Section 23, North 89°37'09" West, a distance of 2664.99 feet;

**THENCE** North 89°38'35" West, a distance of 2664.76 feet;

**THENCE** along said north line, a line parallel to and 40 feet north of the south line of said Section 22, North 89°36'10" West, a distance of 2658.23 feet;

**THENCE** continuing, North 89°38'34" West, a distance of 1510.91 feet;

**THENCE** leaving said north line and said parallel line, North 00°21'42" East, a distance of 537.03 feet, to the beginning of a curve;

**THENCE** northerly along said curve, having a radius of 382.45 feet, concave westerly, through a central angle of 24°29'51", a distance of 163.52 feet, to the curve's end;

**THENCE** North 24°08'09" West, a distance of 749.04 feet;

**THENCE** South 65°48'55" West, a distance of 24.54 feet, to the beginning of a curve;

**THENCE** westerly along said curve, having a radius of 945.00 feet, concave northerly, through a central angle of 23°55'04", a distance of 394.49 feet, to the curve's end;

**THENCE** South 89°43'59" West, a distance of 346.11 feet, to the easterly right-of-way line of Ellsworth Road as described in the Maricopa County Condemnation Order CV2003-015999, recorded in Document No. 2005-0714663, M.C.R., (DOC.1);

**THENCE** along said easterly right-of-way line, a line parallel to and 55 feet east of west line of said Section 22, North 00°16'04" West, a distance of 1318.26 feet;

**THENCE** North 00°14'45" West, a distance of 324.85 feet;

**THENCE** leaving said DOC.1 and said parallel line, North 89°38'34" West, a distance of 5.00 feet, to the easterly right-of-way line of Ellsworth Road as described in Quit Claim Deed recorded in Docket 1606, page 249, M.C.R., (DKT.1),

**THENCE** along said easterly right-of-way line, a line parallel to and 50 feet east of the west line of said Section 22, North 00°14'45" West, a distance of 2310.10 feet;

**THENCE** leaving said parallel line, along a line parallel to and 50 feet east of the west line of the southwest quarter of said Section 15, North 00°42'29" West, a distance of 1299.38 feet, to the **POINT OF BEGINNING**.

**TOGETHER WITH**

Commencing at said Point "A":

**THENCE** along the east line of said Section 23, South 00°42'59" East, a distance of 40.01 feet, to the northeast corner of said Section 26, a 3-inch Maricopa County brass cap in pothole stamped 2002 RLS 36563, being the **POINT OF BEGINNING**;

**Parcel Description**  
**Mesa Proving Grounds**

**Community Facilities District 1**

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**THENCE** leaving said east line, along the east line of said Section 26, South 00°43'36" East, a distance of 2644.19 feet, to the east quarter corner of said Section 26, a 2-inch Maricopa County aluminum cap stamped 2002 RLS 36563;

**THENCE** South 00°25'08" East, a distance of 2591.81 feet, to the northerly right-of-way line of Williams Field Road as described in the Maricopa County Condemnation Order CV2004-005453, recorded in Document No. 2005-0928928, M.C.R.;

**THENCE** leaving said east line, along said northerly right-of-way line, a line parallel to and 33 feet north of the southeast quarter of said Section 26, North 89°33'33" West, a distance of 1325.51 feet;

**THENCE** leaving said northerly right-of-way line and said parallel line, South 00°34'39" East, a distance of 33.01 feet, to the south line of said Section 26;

**THENCE** along said south line, North 89°33'33" West, a distance of 1325.41 feet, to the south quarter corner of said Section 26, a 3-inch Maricopa County aluminum cap stamped 2002 RLS 38683;

**THENCE** North 89°38'20" West, a distance of 1119.51 feet, to a 1/2-inch rebar with tag stamped RLS 29272;

**THENCE** leaving said south line, North 00°28'37" East, a distance of 2730.93 feet, to a 1/2-inch rebar with tag stamped RLS 29272;

**THENCE** North 89°13'26" West, a distance of 1323.87 feet, to a 1/2-inch rebar with tag stamped RLS 29272;

**THENCE** North 00°23'52" East, a distance of 1531.75 feet, to a 1/2-inch rebar with tag stamped RLS 29272;

**THENCE** North 89°29'17" West, a distance of 3465.06 feet, to a 1/2-inch rebar with tag stamped RLS 29272;

**THENCE** North 52°18'31" West, a distance of 1625.16 feet, to the north line of said Section 27, a 1/2-inch rebar with no identification;

**THENCE** along said north line, South 89°38'34" East, a distance of 1770.29 feet, to the north quarter corner of said Section 27, a 2-inch Maricopa County aluminum cap flush stamped 2002 RLS 36563;

**THENCE** South 89°36'10" East, a distance of 2658.23 feet, to the northeast corner of said Section 27, a 3-inch Maricopa County brass cap flush stamped 2002 RLS 36563;

**THENCE** leaving said north line, along the north line of said Section 26, South 89°38'35" East, a distance of 2664.76 feet, to the north quarter corner of said Section 26, a Maricopa County aluminum cap flush stamped 2002 RLS 36568;

**Parcel Description  
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**THENCE** continuing, South 89°37'09" East, a distance of 2665.75 feet, to the **POINT OF BEGINNING**.

Containing 2,170.8468 acres, or 94,562,087 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the unrecorded ALTA Survey of GM Proving Grounds prepared by CMX, dated November 21, 2006, job number 7405.01 and other client provided information. This parcel description is located within an area surveyed by Wood/Patel during the month of May, 2007 and 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.

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EXPIRES 12-31-14



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°42'29"E	1338.80'
L2	N89°17'31"E	50.00'
L3	N89°17'42"E	672.83'
L4	N65°48'55"E	2691.35'
L5	S24°11'05"E	1798.15'
L6	N88°39'46"E	3496.70'
L7	S89°45'48"E	2720.10'
L8	N00°37'57"W	1636.84'
L9	N00°38'25"W	165.43'
L10	N89°24'19"E	65.00'
L11	S00°38'25"E	165.39'
L12	S00°37'57"E	2640.25'
L13	S00°50'18"E	2628.64'
L14	S00°42'59"E	2597.28'
L15	N89°37'09"W	2664.99'
L16	N89°38'35"W	2664.76'
L17	N89°36'10"W	2658.23'
L18	N89°38'34"W	1510.91'
L19	N00°21'42"E	537.03'
L20	N24°08'09"W	749.04'
L21	S65°48'55"W	24.54'
L22	S89°43'59"W	346.11'
L23	N00°16'04"W	1318.26'
L24	N00°14'45"W	324.85'
L25	N89°38'34"W	5.00'
L26	N00°14'45"W	2310.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	N00°42'29"W	1299.38'
L28	S00°42'59"E	40.01'
L29	S00°43'36"E	2644.19'
L30	S00°25'08"E	2591.81'
L31	N89°33'33"W	1325.51'
L32	S00°34'39"E	33.01'
L33	N89°33'33"W	1325.41'
L34	N89°38'20"W	1119.51'
L35	N00°28'37"E	2730.93'
L36	N89°13'26"W	1323.87'
L37	N00°23'52"E	1531.75'
L38	N89°29'17"W	3465.06'
L39	N52°18'31"W	1625.16'
L40	S89°38'34"E	1770.29'
L41	S89°36'10"E	2658.23'
L42	S89°38'35"E	2664.76'
L43	S89°37'09"E	2665.75'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	23°28'47"	1000.00'	409.80'
C2	24°29'51"	382.45'	163.52'
C3	23°55'04"	945.00'	394.49'

**WOOD/PATEL**  
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Fax: (480) 834-3320  
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**EXHIBIT "A"**  
MESA PROVING GROUNDS  
COMMUNITY FACILITIES DISTRICT 1  
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