

ASSESSMENT

IN THE MATTER OF THE EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (CITY OF MESA, ARIZONA) PERTAINING TO THE ACQUISITION OF CERTAIN PUBLIC INFRASTRUCTURE WITHIN THE DISTRICT AND FINANCED BY THE ISSUANCE OF THE DISTRICT'S ASSESSMENT DISTRICT NO. 5 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016.

Pursuant to the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, and amendments and supplements thereto (the "*Act*") and authorized by Resolution No. CFD EM1 RES____, adopted by the Governing Board of the District on November 19, 2015 (the "*Resolution*"), the Superintendent of Streets of the Eastmark Community Facilities District No. 1 (City of Mesa, Arizona) (hereinafter referred to as the "*District*"), hereby assesses the 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 assessment and as shown on the assessment diagram prepared by the City Engineer of the City of Mesa, Arizona, acting as District Engineer, and as described on *Exhibit A* and *Exhibit B* (copies of which are attached hereto). The assessed costs shall be paid to the Treasurer of the District, its agents or assigns, to finance the acquisition of public infrastructure (as such term is defined in the Act) described in the feasibility report for this project (the "*Report*"), including, but not limited to, the acquisition of certain parcels of real property for public rights-of-way and easements, the reimbursement of the costs of constructing certain public infrastructure, the payment of costs related to the design of such improvements and the costs incurred in connection with the sale of the District's Assessment District No. 5 Special Assessment Revenue Bonds, Series 2016 (the "*Bonds*") described in the District's Resolution authorizing the issuance of the Bonds adopted on December 3, 2015 (the "*Bond Resolution*"), and the funding of a debt service reserve (collectively, the "*Project*"), all of the above work or improvement to be done and financed in accordance with the Report on file in the offices of the Clerk of the District and Superintendent of Streets of the District.

The assessment of a portion of the costs of the Project, the apportionment of said costs and the allocation of said costs to each lot, portion of lot, or parcel of land shown on the Assessment Diagram, is hereby assessed, apportioned and allocated pursuant to Sections 48-721(A) and 48-589, Arizona Revised Statutes, as amended, the Eastmark Community Facilities District No. 1 (City of Mesa, Arizona) Waiver and Development Agreement Pertaining to the To Be Formed Assessment District No. 5 (the "*Waiver Agreement*") by and among the District and all of the persons having an interest in the assessed parcels, and any supplemental agreement among the District and the owners of all of the assessed real property. The respective assessed amounts set forth below (which assessments shall bear interest at such rate necessary to pay the interest owing on the Bonds (as defined in the Bond Resolution), and the costs of administering the collection of the assessments), do not exceed the benefits to be received and the assessed amounts are within the estimated costs and expenses of the Project approved in the Resolution, which also approved and authorized the levying of a total assessment in an amount not to exceed \$1,060,000. Opposite the description of each lot or parcel of land is set out the names of the owners of property as known and as shown on the most recently certified assessment roll for State and local taxes (the "*Owners*").

Pursuant to Section 48-721(A), Arizona Revised Statutes, as amended, this assessment is based on a portion of the actual costs of the Project as known on the date hereof. The actual amount of any assessment is available from the Superintendent of Streets of the District. In the Waiver Agreement, the Owners waived their rights to receive a demand for cash payment, consented to the recording of the assessment against the real property described in the Resolution and requested that all assessments go to bond. This assessment pertains to and will secure the payment of all the principal and interest of the Bonds.

THE COST OF A PORTION OF THIS WORK ASSESSABLE AGAINST THE PARCELS TO BE BENEFITTED IS \$1,060,000, AND IS MORE PARTICULARLY BROKEN DOWN AS FOLLOWS:

SUMMARY OF COSTS

Total Project Costs	\$839,557.00
Debt Service Reserve	81,343.00
Total Incidental Costs	178,500.00
(Less Developer Contribution)	<u>(39,400.00)</u>
GRAND TOTAL	\$1,060,000.00

DATED: November ___, 2015

RECORDED THIS ___ DAY OF NOVEMBER, 2015, IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (CITY OF MESA, ARIZONA).

Superintendent of Streets

I, Beth Huning, on behalf of the Superintendent of Streets of the Eastmark Community Facilities District No. 1 (City of Mesa, Arizona), do hereby certify that all charges stated are correct and that the computations and calculations of this Assessment are correct.

Superintendent of Streets

EXHIBIT A

EXHIBIT B