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ADRIAN FONTES

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**CAPTION HEADING:** Rerecording

202928

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ELECTRONIC RECORDING  
2029282282019-14-1-1--

When filed with the City Clerk, return to:

Thomas G. Stack, Esq.  
City of Phoenix  
200 West Washington Street  
Suite 1300  
Phoenix, AZ 8500

**GENERAL PLAN  
FOR THE PROPOSED  
PARK CENTRAL COMMUNITY FACILITIES DISTRICT**

To: City Clerk, City of Phoenix, Arizona

For the purposes of Section 48-702(B), Arizona Revised Statutes, as amended, the following is the general plan for the proposed captioned district:

**Article I.**

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

All that area described in Exhibit A attached hereto and made a part hereof for all purposes shall comprise the area to be benefited. The public infrastructure improvements shall be constructed in within the Park Central Community Facilities District (the "District") and the areas described in Exhibit A hereto, all for the benefit of the area described in Exhibit A hereto.

**Article II.**

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

The proposed District is to be formed to accomplish the purposes permitted in the Act. It is anticipated that the District will construct the public infrastructure described in Exhibit B, which shall be available for use by the public.

public infrastructure described in Exhibit B.

Article III.

**ESTIMATED COSTS OF CONSTRUCTION OR ACQUISITION OF THE PUBLIC INFRASTRUCTURE**

ESTIMATED COSTS OF CONSTRUCTION OR ACQUISITION OF THE PUBLIC INFRASTRUCTURE TO BE FINANCE, CONSTRUCTED OR ACQUIRED BY THE DISTRICT WILL NOT BE MORE THAN \$30,000,000.00.

**RECEIPT**

Received and filed in the office of the City Clerk of the City of Phoenix, Arizona, for the Park Central Community Facilities District.

DATED: 8/17/18

*[Signature]*  
ACTING City Clerk

*BL*



ATTACHMENTS:

- EXHIBIT A      Legal description of property to be included in the District
- EXHIBIT B      Description of initial public infrastructure to be constructed or installed by the District
- EXHIBIT C      Map showing general areas of the public infrastructure to be constructed or installed by the District

EXHIBIT A

Legal description of property  
to be included in the District

The land consists of three parcels:

1. The Catalina Parcel, described as follows:

Lot 4, Park Central Mall, according to Book 467 of Maps, Page 14, records of Maricopa County, Arizona;

EXCEPT that portion shown in Order for Immediate Possession recorded in Document No. 2006-0191453, described as follows:

COMMENCING at the intersection of Central Avenue and Catalina Drive;

THENCE North 00 degrees 01 minutes 39 seconds East, along the centerline of Central Avenue, a distance of 67.57 feet;

THENCE North 89 degrees 58 minutes 21 seconds West, a distance of 418.23 feet to the POINT OF BEGINNING;

THENCE South 13 degrees 00 minutes 25 seconds East, a distance of 25.79 feet to a point of cusp of a curve whose 265.00 foot radius bears South 12 degrees 54 minutes 18 seconds East and is concave Southeasterly;

THENCE Southwesterly, along said curve, through a central angle of 6 degrees 20 minutes 20 seconds, a distance of 29.32 feet to the beginning of a reverse curve whose 235.00 foot radius bears North 19 degrees 19 minutes 36 seconds West and is concave Northwesterly;

THENCE Southwesterly, along said curve, through a central angle of 10 degrees 16 minutes 29 seconds, a distance of 42.14 feet;

THENCE North 13 degrees 00 minutes 00 seconds West, a distance of 32.94 feet;

THENCE North 77 degrees 00 minutes 05 seconds East, a distance of 8.75 feet;

THENCE North 76 degrees 59 minutes 58 seconds East, a distance of 53.56 feet;

THENCE South 75 degrees 26 minutes 03 seconds East, a distance of 10.18 feet to the POINT OF BEGINNING.

2. Phase I, described on the following pages.

3. Phase II, described on the following pages.

PHASE I

PARCEL NO. 1: (Lot 1A)

That portion of Lot 1, PARK CENTRAL MALL, according to Book 467 of Maps, page 14, records of Maricopa

County, Arizona, described as follows:

COMMENCING at the East-Northeast corner of said Lot 1, said point also being on the Westerly right-of-way of Central Avenue;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 171.63 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00 degrees 00 minutes 00 seconds West, a distance 33.54 feet;

Thence South 05 degrees 08 minutes 54 seconds West, a distance of 100.30 feet;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 162.00 feet;

Thence North 89 degrees 18 minutes 36 seconds West, a distance of 12.00 feet;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 58.00 feet;

Thence South 89 degrees 18 minutes 36 seconds East, a distance of 21.00 feet;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 34.00 feet;

Thence South 10 degrees 12 minutes 14 seconds West, a distance of 50.80 feet;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 100.00 feet;

Thence South 10 degrees 12 minutes 14 seconds East, a distance of 50.80 feet;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 162.01 feet;

Thence North 45 degrees 00 minutes 00 seconds West, a distance of 184.86 feet;

Thence North 90 degrees 00 minutes 00 seconds West, a distance of 197.64 feet;

Thence North 65 degrees 34 minutes 24 seconds West, a distance of 76.37 feet;

Thence North 90 degrees 00 minutes 00 seconds West, a distance of 65.94 feet;

Thence North 00 degrees 00 minutes 00 seconds East, a distance of 28.62 feet;

Thence North 90 degrees 00 minutes 00 seconds West, a distance of 209.89 feet;

Thence South 43 degrees 18 minutes 56 seconds West, a distance of 134.63 feet;

Thence North 89 degrees 56 minutes 12 seconds West, a distance of 30.33 feet;

Thence North 00 degrees 02 minutes 35 seconds West, a distance of 269.60 feet;

Thence North 89 degrees 57 minutes 59 seconds West, a distance of 300.55 feet;

Thence North 00 degrees 00 minutes 00 seconds East, a distance of 71.91 feet;

Thence North 89 degrees 57 minutes 59 seconds West, a distance of 384.54 feet to a point of curvature, from which the radius bears South 70 degrees 48 minutes 07 seconds East, a distance of 226.00 feet;

Thence Northeasterly along said curve, through a central angle of 36 degrees 11 minutes 33 seconds, a distance of 142.76 feet to a point of reverse curvature, from which the radius bears North 33 degrees 18 minutes 30 seconds West, a distance of 296.00 feet;

Thence Northeasterly along said curve, through a central angle of 20 degrees 49 minutes 45 seconds, a distance of 107.61 feet to a point of compound curvature, from which the radius bears North 51 degrees 45 minutes 00 seconds West, a distance of 280.00 feet;

Thence Northeasterly along said curve, through a central angle of 38 degrees 04 minutes 50 seconds, a distance of 186.10 feet to a point of tangency;

Thence North 00 degrees 10 minutes 10 seconds East, a distance of 895.76 feet, to a point of curvature from which the radius bears South 89 degrees 49 minutes 50 seconds East, a distance of 30.00 feet;

Thence Northeasterly along said curve, through a central angle of 90 degrees 26 minutes 27 seconds, a distance of 47.35 feet to a point of tangency;

Thence South 89 degrees 23 minutes 23 seconds East, a distance of 132.65 feet;

Thence South 82 degrees 30 minutes 46 seconds East, a distance of 41.90 feet;

Thence South 00 degrees 03 minutes 00 seconds West, a distance of 446.57 feet;

Thence South 89 degrees 57 minutes 00 seconds East, a distance of 7.96 feet;

Thence South 00 degrees 01 minutes 14 seconds West, a distance of 171.43 feet;

Thence North 89 degrees 58 minutes 46 seconds West, a distance of 23.60 feet;

Thence South 00 degrees 01 minutes 14 seconds West, a distance of 330.04 feet;

Thence South 89 degrees 58 minutes 46 seconds East, a distance of 265.68 feet;

Thence South 00 degrees 01 minutes 14 seconds West, a distance of 230.96 feet;

Thence South 90 degrees 00 minutes 00 seconds East, a distance of 247.45 feet;

Thence North 32 degrees 20 minutes 18 seconds East, a distance of 92.99 feet;

Thence South 90 degrees 00 minutes 00 seconds East, a distance of 365.97 feet;

Thence North 45 degrees 00 minutes 00 seconds East, a distance of 191.23 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion of area noted as "Exception", on Park Central Mall, according to Book 467 of Maps, page 14, records of Maricopa County, Arizona; and

EXCEPT 2 parcels being Parcel 30.2176 on Final Order of Condemnation recorded in Recording No. 2012-1020332, records of Maricopa County, Arizona, being a part of Lot 1 of Park Central Mall Subdivision as

recorded in Book 467 of Maps, page 14 and located in the Northwest quarter of Section 29, Township 2 North,

Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a (brass cap flush) monument at the South quarter corner of said Section 29 and the intersection of Central Avenue and Thomas Road which bears South 00 degrees 01 minutes 56 seconds West, a distance of 2648.41 feet from a (brass cap flush) monument at the center of said Section 29 and the intersection of Central Avenue and Osborne Road;

Thence North 00 degrees 02 minutes 06 seconds East, a distance of 721.91 feet, to a (brass cap flush) monument at the intersection of Central Avenue and Catalina Drive (West);

Thence North 00 degrees 01 minutes 39 seconds East, a distance of 602.35 feet to a (brass cap flush) monument at the intersection of Central Avenue and Earle Drive;

Thence North 00 degrees 02 minutes 03 seconds East, a distance of 504.03 feet to a (brass cap flush) monument at the intersection of Central Avenue and Monterey Way which bears South 00 degrees 01 minutes 57 seconds West, a distance of 820.12 feet from a (brass cap flush) monument at the center of said Section 29 and the intersection of Central Avenue and Osborn Road;

Thence South 00 degrees 02 minutes 03 seconds West, returning along the centerline of said Central Avenue, a distance of 178.56 feet;

Thence North 89 degrees 57 minutes 57 seconds West, a distance of 50.00 feet to a point on the existing Westerly right-of-way boundary of said Central Avenue and the POINT OF BEGINNING;

Thence South 00 degrees 02 minutes 03 seconds West, along said Westerly boundary, a distance of 33.54 feet;

Thence South 05 degrees 10 minutes 57 seconds West, continuing along said Westerly boundary, a distance of 100.30 feet;

Thence South 00 degrees 02 minutes 03 seconds West, continuing along said Westerly boundary, a distance of 1.00 foot;

Thence North 89 degrees 57 minutes 57 seconds West, a distance of 0.04 feet;

Thence North 00 degrees 00 minutes 33 seconds West, a distance of 99.57 feet;

Thence North 01 degrees 08 minutes 12 seconds East, a distance of 26.25 feet;

Thence North 45 degrees 02 minutes 03 seconds East, a distance of 12.18 feet, returning to the POINT OF BEGINNING.

AND ALSO

COMMENCING at a (brass cap flush) monument at the South quarter corner of said Section 29 and the

Intersection of Central Avenue and Thomas Road which bears South 00 degrees 01 minutes 56 seconds West, a distance of 2648.41 feet from a (brass cap flush) monument at the center of said Section 29 and the Intersection of Central Avenue and Osborn Road:

Thence North 00 degrees 02 minutes 06 seconds East, a distance of 721.91 feet, to a (brass cap flush) monument at the intersection of Central Avenue and Catalina Drive (West);

Thence North 00 degrees 01 minutes 39 seconds East, a distance of 602.35 feet, to a (brass cap flush) monument at the intersection of Central Avenue and Earl Drive;

Thence North 00 degrees 02 minutes 03 seconds East, a distance of 55.07 feet;

Thence North 89 degrees 57 minutes 57 seconds West, a distance of 59.01 feet, to a point on the existing Westerly right-of-way boundary of said Central Avenue and the POINT OF BEGINNING;

Thence South 00 degrees 02 minutes 03 seconds West, along said Westerly boundary, a distance of 25.03 feet;

Thence North 89 degrees 16 minutes 45 seconds West, along said Westerly boundary, a distance of 12.00 feet;

Thence South 00 degrees 01 minutes 51 seconds West, along said Westerly boundary, a distance of 58.00 feet;

Thence South 89 degrees 16 minutes 45 seconds East, along said Westerly boundary, a distance of 21.00 feet;

Thence South 00 degrees 01 minutes 39 seconds West, along said Westerly boundary, a distance of 34.00 feet;

Thence South 10 degrees 13 minutes 53 seconds West, along said Westerly boundary, a distance of 38.57 feet;

Thence North 00 degrees 00 minutes 33 seconds West, a distance of 41.71 feet;

Thence North 89 degrees 45 minutes 05 seconds West, a distance of 5.14 feet;

Thence North 00 degrees 01 minutes 39 seconds East, a distance of 3.38 feet, to the beginning of a non tangent curve whose 10.62 foot radius bears South 77 degrees 31 minutes 28 seconds West;

Thence Northwesterly along said curve through an interior angle of 52 degrees 09 minutes 01 seconds the arc length of 9.66 feet;

Thence North 84 degrees 38 minutes 53 seconds West, a distance of 12.12 feet;

Thence North 89 degrees 54 minutes 25 seconds West, a distance of 2.95 feet;

Thence North 00 degrees 06 minutes 14 seconds West, a distance of 80.05 feet;

Thence North 89 degrees 53 minutes 46 seconds East, a distance, of 7.57 feet;

Thence North 45 degrees 19 minutes 15 seconds West, a distance of 4.64 feet;



Thence North 00 degrees 11 minutes 34 seconds West, a distance of 18.22 feet;

Thence North 89 degrees 58 minutes 33 seconds East, a distance of 13.23 feet, returning to the POINT OF BEGINNING.

EXHIBIT B

Description of public infrastructure to be  
constructed or installed by the District

Parking facilities, including all areas for vehicular use for travel, ingress, egress and parking, specifically a parking structure located along Catalina Drive, west of Central Avenue within the City, located in the southern portion of the District.

**PHASE II**

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

**PARCEL NO. 1:**

That part of the Southwest quarter of Section 29, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the center of said Section 29;

THENCE North 89 degrees 23 minutes 23 seconds West along the North line of said Southwest quarter, Section 29, a distance of 1081.44 feet;

THENCE South 00 degrees 01 minutes 14 seconds West, a distance of 625.04 feet to the POINT OF BEGINNING;

THENCE South 89 degrees 58 minutes 46 seconds East, a distance of 217.99 feet;

THENCE South 00 degrees 01 minutes 14 seconds West, a distance of 36.20 feet;

THENCE South 89 degrees 58 minutes 46 seconds East, a distance of 24.10 feet;

THENCE South 00 degrees 01 minutes 14 seconds West, a distance of 330.04 feet;

THENCE North 89 degrees 58 minutes 46 seconds West, a distance of 265.69 feet;

THENCE North 00 degrees 01 minutes 14 seconds East, a distance of 330.04 feet;

THENCE South 89 degrees 58 minutes 46 seconds East, a distance of 23.60 feet;

THENCE North 00 degrees 01 minutes 14 seconds East, a distance of 36.20 feet to the POINT OF BEGINNING;

**PARCEL NO. 2:**

That portion of Lot 1, Park Central Mall, according to the plat of record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 467 of Maps, Page 14, described as follows:

COMMENCING at the East-Northeast corner of said Lot 1, said point also being on the Westerly right-of-way of Central Avenue;

THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 205.17 feet;

THENCE South 05 degrees 08 minutes 54 seconds West, a distance of 100.30 feet;

THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 162.00 feet;

THENCE North 89 degrees 18 minutes 36 seconds West, a distance of 12.00 feet;

THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 58.00 feet;

THENCE South 89 degrees 18 minutes 36 seconds East, a distance of 21.00 feet;

THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 34.00 feet;

THENCE South 10 degrees 12 minutes 14 seconds West, a distance of 50.80 feet;

THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 100.00 feet;

THENCE South 10 degrees 12 minutes 14 seconds East, a distance of 50.80 feet;

THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 162.01 feet to the POINT OF BEGINNING;

THENCE continuing South 00 degrees 00 minutes 00 seconds West, a distance of 127.41 feet, to a point of curvature from which the radius bears North 90 degrees 00 minutes 00 seconds West, a distance of 20.00 feet;

THENCE Southwesterly along said curve, through a central angle of 90 degrees 38 minutes 18 seconds, a distance of 31.64 feet to the point of tangency;

THENCE North 89 degrees 21 minutes 43 seconds West, a distance of 279.93 feet, to a point of curvature from which the radius bears South 00 degrees 38 minutes 17 seconds West, a distance of 250.00 feet;

THENCE Southwesterly along said curve, through a central angle of 06 degrees 15 minutes 22 seconds, a distance of 27.30 feet;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 249.38 feet;

THENCE North 66 degrees 34 minutes 20 seconds West, a distance of 48.71 feet;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 312.10 feet;

THENCE South 52 degrees 28 minutes 53 seconds West, a distance of 97.13 feet;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 66.96 feet;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 143.27 feet;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 42.99 feet;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 88.78 feet;

THENCE North 89 degrees 21 minutes 43 seconds West, a distance of 50.07 feet;

THENCE North 00 degrees 38 minutes 17 seconds East, a distance of 204.50 feet;

THENCE North 89 degrees 21 minutes 43 seconds West, a distance of 152.78 feet;

THENCE North 27 degrees 35 minutes 42 seconds West, a distance of 60.79 feet;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 91.14 feet;

THENCE North 15 degrees 50 minutes 22 seconds West, a distance of 164.05 feet;  
THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 100.27 feet;  
THENCE South 89 degrees 57 minutes 59 seconds East, a distance of 47.50 feet;  
THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 71.91 feet;  
THENCE South 89 degrees 57 minutes 59 seconds East, a distance of 33.37 feet;  
THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 269.46 feet;  
THENCE South 89 degrees 56 minutes 12 seconds East, a distance of 297.71 feet;  
THENCE North 43 degrees 18 minutes 56 seconds East, a distance of 134.63 feet;  
THENCE South 90 degrees 00 minutes 00 seconds East, a distance of 209.89 feet;  
THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 28.62 feet;  
THENCE South 90 degrees 00 minutes 00 seconds East, a distance of 65.94 feet;  
THENCE South 65 degrees 34 minutes 24 seconds East, a distance of 76.37 feet;  
THENCE South 90 degrees 00 minutes 00 seconds East, a distance of 197.64 feet;  
THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 184.86 feet, to the POINT OF BEGINNING;

EXCEPT the following parcel of land as set forth in Final Order of Condemnation recorded in Document No. 2012-1020332, records of Maricopa County, Arizona:

COMMENCING at the intersection of Central Avenue and Catalina Drive;

THENCE North 00 degrees 01 minutes 39 seconds East, along the centerline of said Central Avenue, a distance of 178.24 feet;

THENCE North 89 degrees 58 minutes 21 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 01 minutes 39 seconds West, a distance of 127.41 feet to the beginning of a tangent curve having a 20.00 foot radius and is concave Northwesterly;

THENCE Southwesterly, along said curve, through a central angle of 90 degrees 40 minutes 46 seconds, a distance of 31.65 feet;

THENCE North 89 degrees 17 minutes 36 seconds West a distance of 3.15 feet;

THENCE North 00 degrees 02 minutes 41 seconds East, a distance of 7.22 feet;

THENCE North 79 degrees 12 minutes 12 seconds East, a distance of 1.35 feet;

THENCE North 48 degrees 51 minutes 04 seconds East, a distance of 7.26 feet;

THENCE North 50 degrees 59 minutes 46 seconds East, a distance of 19.11 feet to the beginning of a non-tangent curve whose 4158.00 foot radius bears South 88 minutes 37 seconds 01 seconds West and is concave Southwesterly;

THENCE Northerly, along said curve, through a central angle of 0 degrees 32 minutes 17 seconds, a distance of 39.05 feet;

THENCE North 01 degrees 55 minutes 16 seconds West a distance of 90.06 feet;

THENCE South 44 degrees 58 minutes 21 seconds East, a distance of 8.42 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

That portion of Lot 1, Park Central Mall, according to the plat of record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 467 of Maps, Page 14, described as follows;

COMMENCING at the East-Northeast corner of said Lot 1, said point also being on the Westerly right-of-way of Central Avenue, and being the POINT OF BEGINNING;

THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 171.63 feet;

THENCE South 45 degrees 00 minutes 00 seconds West, a distance of 191.23 feet;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 365.99 feet;

THENCE South 32 degrees 20 minutes 18 seconds West, a distance of 92.99 feet;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 247.45 feet;

THENCE North 00 degrees 01 minutes 14 seconds East, a distance of 561.00 feet;

THENCE North 89 degrees 58 minutes 46 seconds West, a distance of 24.10 feet;

THENCE North 00 degrees 01 minutes 14 seconds East, a distance of 36.20 feet;

THENCE North 89 degrees 58 minutes 46 seconds West, a distance of 217.98 feet;

THENCE North 00 degrees 01 minutes 14 seconds East, a distance of 135.23 feet;

THENCE South 89 degrees 57 minutes 00 seconds East, a distance of 231.36 feet;

THENCE North 00 degrees 03 minutes 00 seconds East, a distance of 437.25 feet;

THENCE South 89 degrees 23 minutes 23 seconds East, a distance of 35.99 feet;

THENCE North 00 degrees 36 minutes 37 seconds East, a distance of 12.00 feet;

THENCE South 89 degrees 23 minutes 23 seconds East, a distance of 44.54 feet;

THENCE South 00 degrees 03 minutes 00 seconds West, a distance of 190.35 feet to a point of curvature from which the radius bears South 89 degrees 57 minutes 00 seconds East, a distance of 15.00 feet;

THENCE Southeasterly along said curve, through a central angle of 89 degrees 26 minutes 23 seconds, a distance of 23.42 feet to a point of tangency;

THENCE South 89 degrees 23 minutes 23 seconds East, a distance of 109.94 feet;

THENCE South 00 degrees 03 minutes 00 seconds West, a distance of 416.44 feet;

THENCE North 89 degrees 21 minutes 04 seconds West, a distance of 3.37 feet;

THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 165.04 feet;

THENCE South 89 degrees 18 minutes 36 seconds East, a distance of 607.00 feet to the POINT OF BEGINNING;

EXCEPT the following parcel of land as set forth in Final Orders of Condemnation recorded in Document No. 2007-0075674 and in Document No. 2012-1020332, records of Maricopa County, Arizona:

COMMENCING at the intersection of Central Avenue and Monterey Way (East);

THENCE South 00 degrees 02 minutes 03 seconds West along the centerline of said Central Avenue, a distance of 6.93 feet;

THENCE North 89 degrees 57 minutes 57 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 02 minutes 03 seconds West a distance of 171.63 feet;

THENCE South 45 degrees 02 minutes 03 seconds West, a distance of 12.18 feet;

THENCE North 01 degrees 08 minutes 12 seconds East, a distance of 73.77 feet;

THENCE North 00 degrees 00 minutes 33 seconds West, a distance of 56.77 feet;

THENCE North 89 degrees 44 minutes 48 seconds West a distance of 5.01 feet;

THENCE North 00 degrees 27 minutes 15 seconds East, a distance of 1.77 feet;

THENCE North 20 degrees 18 minutes 40 seconds West, a distance of 20.79 feet;

THENCE North 44 degrees 43 minutes 15 seconds West a distance of 3.92 feet;

THENCE North 72 degrees 10 minutes 35 seconds West, a distance of 2.16 feet;

THENCE North 89 degrees 06 minutes 50 seconds West a distance of 10.50 feet;

THENCE North 00 degrees 08 minutes 06 seconds East, a distance of 25.25 feet;

THENCE South 89 degrees 16 minutes 45 seconds East, a distance of 34.74 feet to the POINT OF BEGINNING.

PARCEL NO. 4:

Lot 5, Park Central Mall, according to Book 467 of Maps, page 14, records of Maricopa County, Arizona.

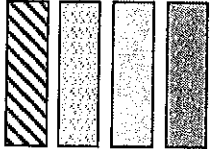
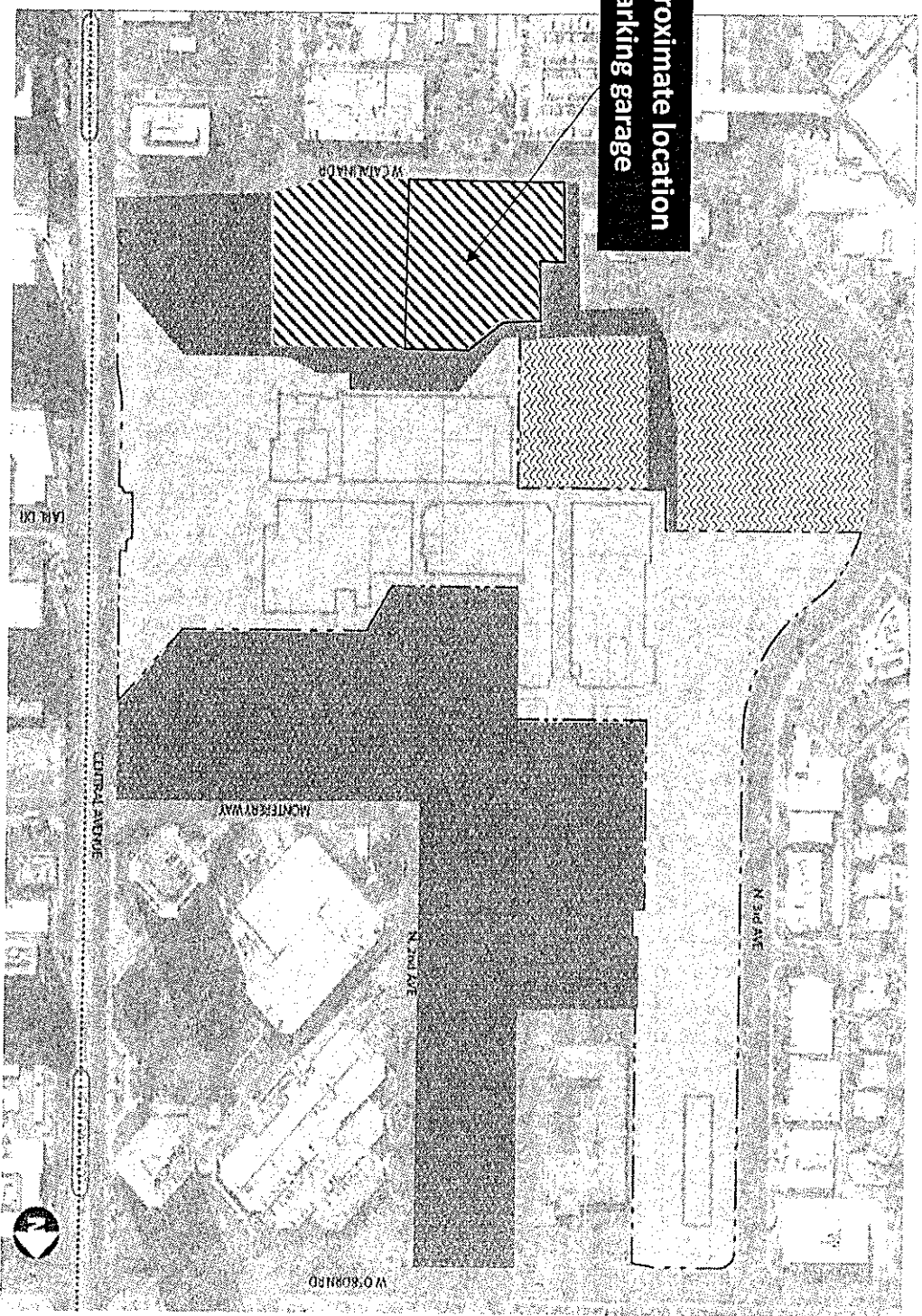
EXHIBIT C

Map showing general areas of the public infrastructure  
to be constructed or installed by the District



# Exhibit B.

Approximate location of parking garage



- Phase 2, under contract – 15.4 acre Site including 193,060 SF Office building
- Phase 1, Park Central Mall acquired 10/2017 – 17.4 acre site including 337,363 rentable SF
- Owned by Dignity Healthcare – Office building (1.65 acres) and surface parking (2.82 acre)
- Catalina Parcel – 3.23 acre site owned by Dignity Healthcare that will be acquired through a \$1 purchase option