

PETITION FOR THE FORMATION OF A MUNICIPAL IMPROVEMENT DISTRICT  
BY THE CITY OF YUMA

100

MID#

PARK WEST UNITS 4 & 5

Subdivision Name

To: Honorable Mayor and  
Honorable Councilmembers  
City of Yuma, Arizona

Pursuant to Arizona Revised Statutes ("A.R.S.") §48-574, the undersigned property owner respectfully petitions the Mayor and City Council of the City of Yuma, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under A.R.S., Title 48, Chapter 4, Article 2.

1. Area of District. The proposed District is described by a diagram and by a legal description on Exhibit "A" that is attached hereto and incorporated herein by reference. The proposed District consists of 4.0163 acres and is entirely within the corporate boundaries of the City of Yuma.
2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed District (the "Petitioner(s)") including any required public dedications of property.
3. Purpose. The District is proposed to be formed for the purpose of the operation, maintenance, repair and improvements of landscape, irrigation, and hardscape in parkways and parkings adjacent to designated public roadways within the proposed District.
4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair and improvements of landscape, irrigation, and hardscape in parkways and parkings adjacent to designated public roadways within the proposed District by the levying of special assessments in the proposed District.
5. Waiver. Petitioner's provide a waiver as to expressly waiving any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S. §48-578.

Further, the improvements described above are of more than local or ordinary public benefit, and not a general public benefit.

IN WITNESS WHEREOF, the parties have executed this Petition and Waiver Agreement  
as of \_\_\_\_\_, 20\_\_\_\_\_.

[SIGNATURES ON FOLLOWING PAGES]

**“Property Owner”**

Property Tax Parcel Numbers: \_\_\_\_\_

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

Name: Brian L. Hall

Title: Manager Park West Yuma Development LLC

Address: 3064 S. Ave. B, Yuma, AZ 85364

Date: December 5, 2017

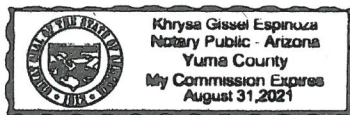
**(ACKNOWLEDGMENT)**

STATE OF Arizona )  
 ) ss.  
COUNTY OF Yuma )

This instrument was acknowledged before me on December 5<sup>th</sup>, 2017,  
by Brian L. Hall, as Manager of Park West Yuma Development LLC, a(n) Arizona LLC, on behalf of the company.

Khrysa Gissel Espinoza  
Notary Public in and for the State of AZ

(affix notary seal here)



[SIGNATURES CONTINUE ON FOLLOWING PAGES]

**“Property Owner”**

Property Tax Parcel Numbers: \_\_\_\_\_

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

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

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

**(ACKNOWLEDGMENT)**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2017,  
by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a(n) \_\_\_\_\_,  
\_\_\_\_\_ on behalf of the \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

(affix notary seal here)

[SIGNATURES CONTINUE ON FOLLOWING PAGES]

**ACCEPTED AND APPROVED BY:**

**“City”**

CITY OF YUMA,  
an Arizona municipal corporation

\_\_\_\_\_  
Douglas J. Nicholls, Mayor

ATTEST:

\_\_\_\_\_  
Lynda Bushong, City Clerk

**(ACKNOWLEDGMENT)**

STATE OF ARIZONA        )  
                                      ) ss.  
COUNTY OF YUMA    )

This instrument was acknowledged before me on \_\_\_\_\_, 2017,  
by Douglas J. Nicholls, the Mayor of the CITY OF YUMA, an Arizona municipal corporation,  
on behalf of the City of Yuma.

\_\_\_\_\_  
Notary Public in and for the State of Arizona

(affix notary seal here)

# EXHIBIT A

---

## LEGAL DESCRIPTION

### Municipal Improvement District Area - Avenue "C" and 28<sup>th</sup> Street

That portion of the Northeast quarter (NE $\frac{1}{4}$ ) of Section 1, Township 9 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 1;

THENCE South 00°21'03" East along the East line of the Northeast quarter of said Section 1 a distance of 2,503.30 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 00°21'03" East along the East line of the Northeast quarter of said Section 1 a distance of 136.42 feet to the Southeast corner of the Northeast quarter of said Section 1;

THENCE South 89°57'07" West along the South line of the Northeast quarter of said Section 1 a distance of 2,650.84 feet to the Southwest corner of the Northeast quarter of said Section 1;

THENCE North 00°15'44" West along the West line of the Northeast quarter of said Section 1 a distance of 142.77 feet;

THENCE North 89°44'16" East a distance of 61.00 feet;

THENCE South 45°09'19" East a distance of 106.26 feet;

THENCE North 89°57'07" East parallel with and 68.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 175.00 feet;

THENCE South 00°15'44" East a distance of 18.00 feet;

THENCE North 89°57'07" East parallel with and 50.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 218.68 feet;

THENCE North 44°50'01" East a distance of 35.28 feet;

THENCE North 00°17'04" West a distance of 17.76 feet;

THENCE North 89°42'56" East a distance of 58.00 feet;

THENCE South 45°09'59" East a distance of 35.43 feet;

THENCE North 89°57'07" East parallel with and 68.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 275.00 feet;

THENCE South 00°21'03" East a distance of 18.00 feet;

THENCE North 89°57'07" East parallel with and 50.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 869.37 feet;

THENCE North 44°48'02" East a distance of 35.26 feet;

THENCE North 00°21'03" West a distance of 17.69 feet;

THENCE North 89°38'57" East a distance of 58.00 feet;

THENCE South 45°11'58" East a distance of 35.45 feet;

THENCE North 89°57'07" East parallel with and 68.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 230.66 feet;

THENCE South 00°21'03" East a distance of 12.00 feet;

THENCE North 89°57'07" East parallel with and 56.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 290.00 feet;

THENCE North 00°21'03" West a distance of 5.00 feet;

THENCE North 89°57'07" East parallel with and 61.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 85.00 feet;

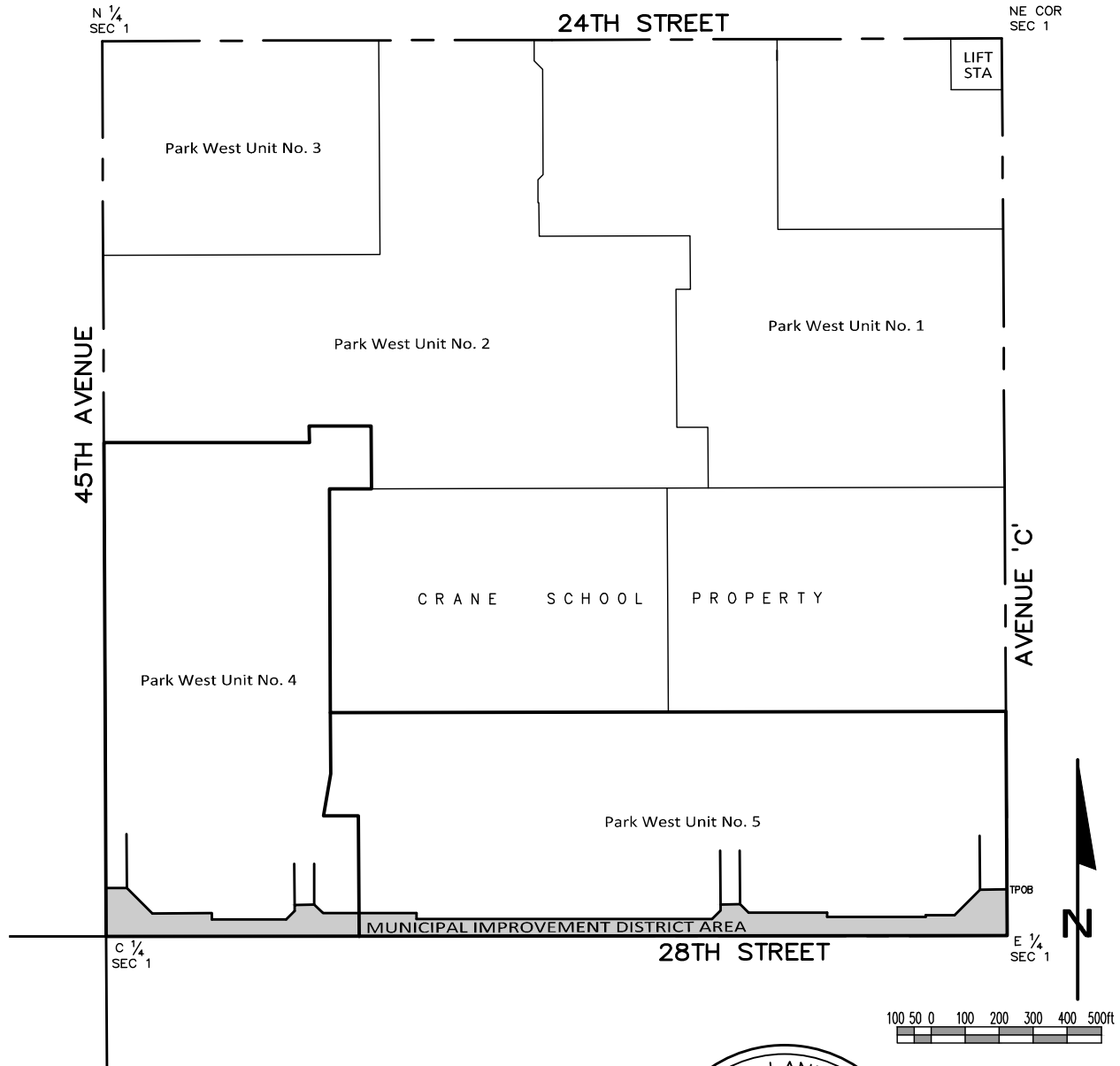
THENCE North 44°48'02" East a distance of 105.79 feet;

THENCE North 89°38'57" East a distance of 80.00 feet to the TRUE POINT OF BEGINNING.

Containing 4.0163 acres, more or less.

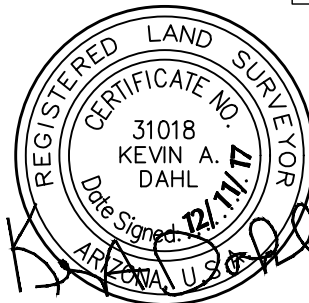


# Municipal Improvement District Assessment Diagram of Park West Units 4 and 5



## Note:

This improvement district is formed for the express purpose of providing the maintenance and operation of the sidewalks, landscaping, retention basins, and related improvements adjacent to and along the public roadways and parkways within the district.



Expires 3/31/2018