

EXHIBIT 1

PETITION, WAIVER AND CONSENT TO FORMATION OF A MUNICIPAL IMPROVEMENT DISTRICT BY THE CITY OF YUMA

107

MID#

Saguaro Units No. 3 and 4
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. In support of this petition, the undersigned agrees to waive certain rights under Arizona Law and to consent to the formation and completion of the District.

1. Area of District. The proposed District is described by a diagram and by a legal description on Amended Exhibit "A" that is attached hereto and incorporated herein by reference.
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 retention basins, parkways and parkings 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 retention basins, parkways and parkings within the proposed District by the levying of special assessments in the proposed District.
5. Waiver and Consent. The Petitioners, with full knowledge of their rights being waived hereunder, hereby expressly waive all of the following:
 - (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work relating to the District.
 - (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S. §48-578.
 - (c) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N).
 - (d) All protest rights whatsoever under A.R.S. §48-579(A) and (B), as amended.

- (e) All objections to the filing of and legislative adoption by the City Council of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

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: 197-15-004, 197-15-004

By: [Signature]

Name: Brian L Hall

Title: Manager Saguaro Desert Development LLC

Address: 3264 South Ave B Yuma AZ 85304-1

Date: 8/10/2020

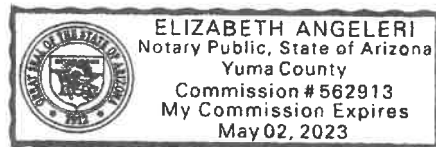
(ACKNOWLEDGMENT)

STATE OF Arizona)
) ss.
COUNTY OF Yuma)

This instrument was acknowledged before me on Aug. 10, 2020
by Brian Hall, as Manager of Saguaro Desert, a(n) LLC,
on behalf of the Company. Development

[Signature]
Notary Public in and for the State of Az.

(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_____,
20___, 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)

Amended Exhibit A

Saguaro Unit No. 3 **LEGAL DESCRIPTION**

That portion of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

Beginning at the East quarter corner of said Section 15 and the TRUE POINT OF BEGINNING;

Thence South 89°53'44" West along the South line of the Northeast quarter of said Section 15 a distance of 1,336.92 feet;

Thence North 00°06'16" West a distance of 50.00 feet to a point on the North Right-of-Way line of 44th Street and the TRUE POINT OF BEGINNING;

Thence North 44°49'47" East a distance of 56.50 feet;

Thence North 00°14'09" West a distance of 48.15 feet;

Thence North 45°16'50" West a distance of 35.33 feet;

Thence North 00°14'09" West a distance of 58.00 feet;

Thence South 89°40'28" West a distance of 64.50 feet;

Thence North 00°14'09" West a distance of 680.00 feet;

Thence North 89°40'28" East a distance of 64.50 feet;

Thence North 00°14'09" West a distance of 58.00 feet;

Thence North 44°43'10" East a distance of 35.38 feet;

Thence North 00°14'09" West a distance of 82.00 feet;

Thence North 89°40'28" East a distance of 58.00 feet;

Thence North 44°43'10" East a distance of 35.38 feet;

Thence North 89°40'28" East a distance of 129.00 feet;

Thence South 45°16'50" East a distance of 35.33 feet;

Thence North 89°40'28" East a distance of 58.00 feet;

Thence South $00^{\circ}14'09''$ East a distance of 64.50 feet;

Thence North $89^{\circ}40'28''$ East a distance of 797.00 feet;

Thence North $00^{\circ}14'09''$ West a distance of 64.50 feet;

Thence North $89^{\circ}40'28''$ East a distance of 58.00 feet;

Thence North $44^{\circ}43'10''$ East a distance of 35.38 feet;

Thence North $89^{\circ}40'28''$ East a distance of 31.80 feet;

Thence South $45^{\circ}16'50''$ East a distance of 56.52 feet to a point on the West Right-of-Way line of Avenue 8E;

Thence South $00^{\circ}14'09''$ East parallel with and 50.00 feet westerly of East line of the Northeast quarter of said Section 15 a distance of 744.92 feet;

Thence South $89^{\circ}45'51''$ West a distance of 18.00 feet;

Thence South $00^{\circ}14'09''$ East parallel with and 68.00 feet westerly of East line of the Northeast quarter of said Section 15 a distance of 175.00 feet;

Thence South $44^{\circ}49'47''$ West a distance of 105.94 feet to a point on the North Right-of-Way line of 44th Street;

Thence South $89^{\circ}53'44''$ West parallel with and 61.00 feet northerly of South line of the Northeast quarter of said Section 15 a distance of 85.00 feet;

Thence South $00^{\circ}06'16''$ East a distance of 5.00 feet;

Thence South $89^{\circ}53'44''$ West parallel with and 56.00 feet northerly of South line of the Northeast quarter of said Section 15 a distance of 289.99 feet;

Thence South $00^{\circ}06'16''$ East a distance of 6.00 feet;

Thence South $89^{\circ}53'44''$ West parallel with and 50.00 feet northerly of South line of the Northeast quarter of said Section 15 a distance of 818.79 feet to the TRUE POINT OF BEGINNING;

Aforementioned parcel contains approximately 29.3357 acres.

A SUBDIVISION OF A PORTION OF PARCEL 'A' OF THE SAGUARO LOT SPLIT AS RECORDED IN FEE # 2008-17931, Y.C.R.,
IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: MAY 2019 NUMBER OF LOTS: 136 ACREAGE: 29.3337 ACRES
LEAVING 1.5 ACRES
40TH STREET



LAND SURVEYOR'S CERTIFICATE

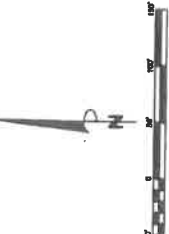


AND SURVEYOR

SHEET 2 OF 2

LEGEND

COUNCILMAN / SECTION LINE
 ALABAMA BOUNDARY
 NORTH OF MAY LINE
 EXHIBIT LINE (TYPE AS SHOWN)
 NEW LOT NUMBER
 NEW LOT AREA
 NEW PLAT NUMBER
 NEW LOT AREA GROUP (ALL GROUP
 PLAT NUMBER (TYPE AS NOTED)
 NEW LOT NUMBER
 NEW SECTION NUMBER
 PUBLIC UTILITY EASEMENT
 ADJACENT'S PARCEL NUMBER
 BOOK
 PAGE
 YALSA COUNTY RECORDS



TYPICAL LOT LAYOUT

Saguaro Unit No. 4

LEGAL DESCRIPTION

That portion of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

Beginning at the East quarter corner of said Section 15 and the TRUE POINT OF BEGINNING;

Thence South 89°53'44" West along the South line of the Northeast quarter of said Section 15 a distance of 1,336.92 feet;

Thence North 00°06'16" West a distance of 50.00 feet to a point on the North Right-of-Way line of 44th Street and the TRUE POINT OF BEGINNING;

Thence South 89°53'44" West parallel with and 50.00 feet northerly of South line of the Northeast quarter of said Section 15 a distance of 1003.12 feet;

Thence North 00°06'16" West a distance of 18.00 feet;

Thence South 89°53'44" West parallel with and 68.00 feet northerly of South line of the Northeast quarter of said Section 15 a distance of 175.00 feet;

Thence North 45°09'40" West a distance of 106.17 feet to a point on the East Right-of-Way line of Avenue 7-1/2E;

Thence North 00°13'04" West parallel with and 61.00 feet easterly of West line of the Northeast quarter of said Section 15 a distance of 85.00 feet;

Thence South 89°46'56" West a distance of 5.00 feet;

Thence North 00°13'04" West parallel with and 56.00 feet easterly of West line of the Northeast quarter of said Section 15 a distance of 290.01 feet;

Thence South 89°46'56" West a distance of 6.00 feet;

Thence North 00°13'04" West parallel with and 50.00 feet easterly of West line of the Northeast quarter of said Section 15 a distance of 534.13 feet;

Thence North 89°40'28" East a distance of 1303.76 feet;

Thence South 00°14'09" East a distance of 73.00 feet;

Thence South 44°43'10" West a distance of 35.38 feet;

Thence South 00°14'09" East a distance of 58.00 feet;

Thence South 89°40'28" West a distance of 64.50 feet;

Thence South 00°14'09" East a distance of 680.00 feet;

Thence North 89°40'28" East a distance of 64.50 feet;

Thence South 00°14'09" East a distance of 58.00 feet;

Thence South 45°16'50" East a distance of 35.33 feet;

Thence South 00°14'09" East a distance of 48.15 feet;

Thence South 44°49'47" West a distance of 56.50 feet;

Aforementioned parcel contains approximately 28.3235 acres.

SAGUARO UNIT No. 4

