



City of Avondale

City Council Online Meeting

Monday, June 13, 2022

Mayor and Council

Kenneth Weise, Mayor

Veronica Malone, Vice Mayor

Tina Conde, Council Member | Bryan Kilgore, Council Member

Curtis Nielson, Council Member | Mike Pineda, Council Member

Gloria Solorio, Council Member

Administration

Cherlene Penilla, Acting City Manager | Tracy Stevens, Deputy City Manager

Nicholle Harris, City Attorney | Marcella Carrillo, City Clerk

Online Meeting

Join the meeting and view presentations: <https://avondaleaz.zoom.us/j/99706985158>

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City Council Online Meeting Notice & Agenda Monday, June 13, 2022

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Note from the City Clerk: The Alamar CFD Board Meeting will occur AFTER the City Council meeting.

CITY COUNCIL WORK SESSION 5:30 PM

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. DRAFT COMMUNITY SUSTAINABILITY PLAN

Staff will provide an update to City Council regarding the Draft Community Sustainability Plan. Information presented will include a summary of key achievements the City has made to operate more sustainably, input on sustainability priorities received through community engagement efforts, current challenges and opportunities facing the region, and a set of goals, targets and strategies to advance Avondale's position as a sustainable and resilient city.

3. ADJOURNMENT

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should email a Request to Speak to PublicComment@AvondaleAZ.gov prior to consideration of that agenda item.

**CITY COUNCIL
REGULAR MEETING
6:00 PM**

**CALL TO ORDER BY MAYOR
PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION**

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES (Time is limited per person. Please state your name.)

3. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. RESOLUTION 1045-0622 AND ORDINANCE 2040-0622 - AMENDING CITY CODE, REPEALING CHAPTER 7, COMMUNITY CENTER; ADDING A NEW CHAPTER 7, SPECIAL EVENTS

City Council will consider a request to adopt Resolution 1045-0622, declaring as a public record the repeal of Chapter 7, Community Center; adding a new Chapter 7, "Special Events" and adoption of Ordinance 2040-0622, amending the Avondale City Code by adding "Chapter 7, Special Events" and adopting the document made public by the resolution and authorize the Mayor, City Attorney, and City Clerk to execute the necessary documents. The Council will take appropriate action.

b. RESOLUTION 1046-0622 AND ORDINANCE 2041-0622 - AMENDING CITY CODE, REPEALING CHAPTER 17, PARKS AND RECREATION; ADDING A NEW CHAPTER 17, PARKS AND RECREATION

City Council will consider a request to adopt Resolution 1046-0622, declaring as a public record the repeal of Chapter 17, Parks and Recreation; adding a new Chapter 17, "Parks and Recreation" and adoption of Ordinance 2041-0622, amending the Avondale City Code by adding "Chapter 17, Parks and Recreation" and adopting the document made public by the resolution and authorize the Mayor, City Attorney, and City Clerk to execute the necessary documents. The Council will take appropriate action.

c. ORDINANCE 2042-0622 - AMENDMENT TO LEASE AGREEMENT WITH VERIZON WIRELESS, LLC, FOR A PERSONAL WIRELESS SERVICE FACILITY AT LAS LIGAS COMMUNITY PARK

City Council will consider a request to adopt Ordinance 2042-0622 approving the first amendment to the lease agreement between the City and Cellco Partnership D/B/A Verizon Wireless, LLC, and authorize the Mayor, Acting City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

4. REGULAR AGENDA

a. OVERVIEW OF THE BLVD RFP PROCESS AND TIMELINE

Staff will present the proposed process and timeline for initiating a formal Request for Proposals (RFP) to identify a qualified master developer to purchase and develop approximately 14.8 Acres of City-Owned property in the BLVD Park Avenue District.

5. ADJOURNMENT

ALAMAR COMMUNITY FACILITIES DISTRICT BOARD REGULAR MEETING

Convene immediately following the 6:00 PM City Council Regular Meeting

CALL TO ORDER BY DISTRICT CHAIR

1. ROLL CALL BY THE DISTRICT CLERK

2. CFD RESOLUTION 4-2022 – AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT AND AUTHORIZING THE SALE AND ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2022 OF THE DISTRICT

The Board will conduct a public hearing on a Feasibility Report for projects, the construction of which is to be financed with proceeds of sale of general obligation bonds and will then consider the adoption of CFD Resolution 4-2022; authorizing and ratifying the giving of Notice of Hearing with respect to approving a Feasibility Report and approving such Feasibility Report, authorizing all matters necessary to sell and issue General Obligation Bonds for the Alamar Community Facilities District not to exceed \$4,200,000 in aggregate principal, and authorizing the Interim District Manager and District Treasurer to determine certain matters related thereto.

3. ADJOURNMENT

Council Members of the City of Avondale will attend either in person or by telephone or video conference call. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica o por video. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

CITY COUNCIL REPORT

SUBJECT: Draft Community Sustainability Plan

MEETING DATE: 6/13/2022

TO: Mayor and Council

FROM: Kirk Beaty, Public Works Director, (623) 333-4417

THROUGH: Tracy Stevens, Acting Assistant City Manager, (623) 333-1014

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Areas:

- Creative and Sustainable Community Development – Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride of common values.

The Draft Community Sustainability Plan is informed by Avondale's residents, local businesses, developers, and City staff to reflect and protect the values of Avondale's community for current and future generations. It seeks to chart a path to advance sustainability initiatives city-wide.

- Natural Resources and Open Spaces – Avondale recognizes the value of its natural resources and promotes environmental sustainability and conservation in its operations, activities, and planning.

The Draft Community Sustainability Plan identifies strategies to conserve natural resources and implement sustainable practices throughout municipal operations and the broader Avondale community.

PURPOSE:

Staff will provide an update to City Council regarding the Draft Community Sustainability Plan. Information presented will include a summary of key achievements the City has made to operate more sustainably, input on sustainability priorities received through community engagement efforts, current challenges and opportunities facing the region, and a set of goals, targets and strategies to advance Avondale's position as a sustainable and resilient city.

BACKGROUND:

The Community Sustainability Plan aims to advance Avondale's forward-thinking character and build on the sustainability aspirations and achievements of previous efforts. In 2014, City Council adopted the Municipal Sustainability Plan, which identified 90 actions to implement across 11 impact areas of City operations, including energy consumption at City facilities, vehicle fleet efficiency, procurement practices, land use planning and more. In the eight (8) years since its adoption, 81% of actions in the Municipal Sustainability Plan have been implemented and another 10% are in progress. Key achievements include converting the City's 7,994 streetlights to energy efficient LED fixtures, installing an award-winning solar demonstration project at the Civic Center Campus, establishing the Sustainability Commission, publishing design manuals to encourage sustainable practices in new development, launching the Green Business Program, purchasing

three (3) electric vehicles, and installing 19 charging stations. In 2020, the City achieved a 28% reduction in greenhouse gas emissions from municipal operations compared to 2012 levels, surpassing the goal of 25% reduction by 2025. The City has demonstrated its ability to operate more sustainably while meeting the demands of a growing population and rapid development.

Recognizing that creating a sustainable and resilient city requires coordination and collaboration among residents, businesses, developers, utility partners, City departments, and other stakeholders, the Community Sustainability Plan aims to identify a long-term vision and set of pathways to create a thriving future for the Avondale community.

DISCUSSION:

The Draft Community Sustainability Plan (“the Draft Plan”) presents innovative ideas and strategies to accelerate clean modes of transportation, improve building efficiency and renewable energy, enhance resilience to extreme heat, ensure a reliable water supply, promote a healthy environment, leverage waste as a resource, increase access to fresh food for all, and grow the green economy. Shaped by community input, the Draft Plan seeks to define pathways for creating a sustainable and resilient city in the face of regional challenges including ongoing drought, increasing heat, and strain on natural resources. This item is for discussion only.

BUDGET IMPACT:

For information and discussion only. Specific programs may be presented in future budget proposals.

RECOMMENDATION:

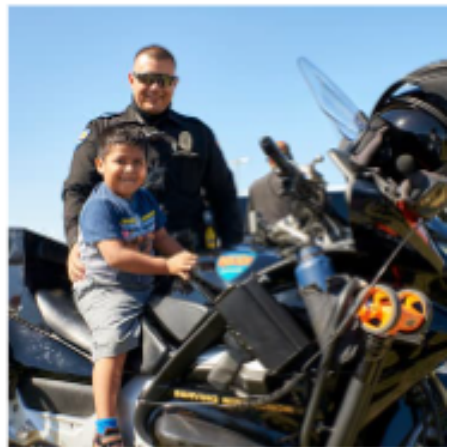
The information presented is intended to encourage discussion related to Avondale’s future sustainability efforts.

Contact person for document distribution: N/A



DRAFT

May 2022



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Letter from the Mayor

[To be included in Final Version]

Acknowledgements

Community

We acknowledge and appreciate the many Avondale community members who participated in meetings, workshops, surveys, and other public involvement efforts. A special thank you to the community leaders from the Cashion and Las Ligas Neighborhoods, members of the Avondale Youth Advisory Commission, the Engineering, Physics, and Science students at West Point High School for their contributions, and to Chispa Arizona for assistance with community engagement efforts.

City Council

Kenneth Weise, Mayor
Veronica Malone, Vice Mayor
Tina Conde, Council Member
Bryan Kilgore, Council Member
Curtis Nielson, Council Member
Mike Pineda, Council Member
Gloria Solorio, Council Member

Sustainability Commission

Paul Lemmon, Chair
Daniel Schuh, Vice Chair
Billy Vaughan, Commission Member
Litzzy Hernandez, Commission Member
Bernadette Barba, Commission Member
Thomas Albrigo, Commission Member
Alejandro Arreguin, Commission Member
Shaun Grimm, Commission Member

City Manager's Office

Cherlene Penilla, Acting City Manager
Tracy Stevens, Acting Assistant City Manager

City of Avondale Sustainability Advisory Taskforce

Brett Harris, Chief Building Official
Bryan Hughes, Parks and Recreation Director
Chris Lopez, Neighborhood and Family Services Director
Danae Presler, Sustainability Officer
Eric Fitzer, Planning Manager
Jennifer Davidson, Water Resources Manager
Ingrid Melle, Communications and Marketing Programs Manager
Jodie Novak, Development and Engineering Assistant Director
Joel Evans, Facilities Director
John Reddy, Facilities Manager
Ken Chapa, Economic Development Director
Larry Rooney, Assistant Fire Chief
Memo Espinoza, Chief of Police
Patrick Korst, GIS Technician
Pier Simeri, Marketing and Public Relations Director
Rob Baer, Budget Manager
Simon Lara, Solid Waste Manager
Torin Sadow, Senior Management Analyst
Varney Lopez, Police Lieutenant

Technical Experts

Dr. Richard Rushforth, Assistant Research Professor, Northern Arizona University
Pilar Gutierrez, MS Candidate, Climate Science and Solutions, Northern Arizona University
Anne Reichman, Executive Director, Sustainable Cities Network, Arizona State University

Executive Summary

Avondale's 2022 Community Sustainability Plan, the "Plan", charts a path for how we, as a community of residents, businesses, public servants, and stakeholders, can create a sustainable and resilient city. The Plan is shaped and informed by conversations with neighborhood leaders, inspiring youth, the development community and the broader Avondale community, as well as technical assessments, and consultation with local experts and key stakeholders. It reflects key concerns, visions to aspire to, and efforts needed to get there – organized into eight sustainability pathways.

The Phoenix Metropolitan Area, which includes Avondale, is experiencing hotter summers with more frequent heatwaves, ongoing drought conditions, poor air quality, and increasing pressure on water, energy, and other natural resources. These impacts are disproportionately affecting communities that are already overburdened, including lower-income individuals, children and older adults, as well as black, indigenous, Hispanic, and people of color. Meaningful actions and strategic investments are needed to safeguard our community's health, wellbeing, and economic prosperity for present and future generations. The success of this Plan is predicated on regional collaboration and coordination. The collective actions we take in the next eight years will determine the quality of life for the next 100-200 years.

Vision: Avondale is a thriving sustainable city with a resilient community, flourishing environment, and strong economy powered by renewable energy and access to healthy, active lifestyles for all.

Sustainability Pathways

Clean Transportation

Goal: Provide safe, convenient, and affordable transportation options that improve air quality and support healthy active lifestyles.

Targets:

- 40% of all work commute trips to be taken by biking, walking, using public transit, carpooling, telecommuting, or driving an electric vehicle by 2030
- Every household is within one-half a mile from a public electric vehicle charging station by 2030

Resilience to Extreme Heat

Goal: Reduce urban heat island effect and protect the community against extreme heat.

Targets:

- 25% tree canopy cover in parks, neighborhoods, and pedestrian corridors by 2030
- Zero heat-associated deaths in Avondale

Reliable Water Supply

Goal: Ensure a reliable and sustainable long-term water supply.

Targets:

- Maintain 100-year supply of water for Avondale’s community
- Reduce water consumption to 112 gallons of water per capita per day by 2030
- Benchmark water consumption for City facilities by 2025

Efficient Buildings and Renewable Energy

Goal: Achieve 90% renewable energy city-wide by 2050.

Targets:

- 100% renewable energy for City operations by 2035
- 50% reduction of greenhouse gas emissions within City operations by 2030
- Adopt green construction codes for City facilities and new development
- Increase the percentage of solar on Avondale City facilities, homes, and businesses

Healthy Environment

Goal: Preserve and revitalize natural systems and achieve a level of air quality that is healthy for humans and the environment.

Targets:

- Meet or exceed Federal Air Quality Standards
- Implement one or more restoration projects in Avondale’s river corridors by 2025

Waste as a Resource

Goal: Reduce annual amount of residential waste landfilled by 90% by 2050 (2020 baseline).

Target:

- Reduce annual amount of residential waste landfilled by 25% by 2030 (2020 baseline)

Fresh Food for All

Goal: All people living in Avondale will have enough to eat and have access to healthy, affordable, local, and culturally appropriate food.

Target:

- Reduce food insecurity by 50% from 2020 levels by 2030

Green Economy

Goal: Avondale’s business community is actively engaged in creating a sustainable city.

Targets:

- Certify 10 local businesses through the Green Business Program each year
- Host a large event to attract green businesses, workforce talent, and/or tourists by 2025

Vision & Goals

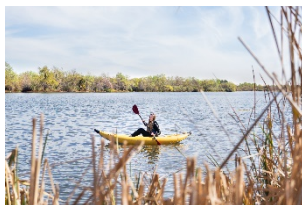
Vision:

Avondale is a thriving sustainable city with a resilient community, flourishing environment, and strong economy powered by renewable energy and access to healthy, active lifestyles for all.

To realize this vision, this plan sets forth the following goals.

Goals:

- ➔ Provide safe, convenient, and affordable transportation options that improve air quality and support healthy active lifestyles.
- ➔ Reduce urban heat island effect and protect the community against extreme heat.
- ➔ Ensure a reliable and sustainable long-term water supply.
- ➔ Achieve 100% renewable energy city-wide by 2050.
- ➔ Preserve and revitalize natural systems and achieve a level of air quality that is healthy for people and the environment.
- ➔ Reduce annual amount of residential waste landfilled by 90% by 2050 (2020 baseline).
- ➔ All people living in Avondale will have enough to eat and have access to healthy, affordable, local and culturally appropriate food.
- ➔ Avondale's business community is actively engaged in creating a sustainable city.



Introduction

The Planning Process

This Plan is the product of a year-long process that involved technical assessments, consultation with local experts and conversations with community leaders, inspiring youth, the development community, local businesses, and the broader Avondale community.



What We Heard

The main themes we heard from our community engagement efforts are summarized below.

Ensure Water Security

A key priority for the community is having a reliable and sustainable long-term water supply. Locals are worried about the impact of continuing drought and rapid growth in the region on our water security. There is strong support for water efficiency and conservation, including native landscaping, rainwater harvesting, and low impact development.

Offer Transportation Choices

Avondale residents want affordable and convenient transportation options to get to work, school, shopping, and more. There is a desire for it to be safe and easy to walk and bike throughout the city, have convenient public transit and support for more electric vehicles.

Provide Heat Relief

Community members are concerned about summers continuing to get hotter and longer with more frequent heatwaves. As the city develops, roadways and buildings are also adding to the heat. There is strong support for planting more trees, increasing shade, and using “cool” building materials in hot neighborhoods and places of employment, education, and play. Residents emphasized planting trees that are desert-adapted and use less water.

Help Those Most at Risk

The community emphasized the need to help those most at risk to extreme heat. Populations that are more vulnerable include people working or living outdoors, low-income households who may not be able to afford air conditioning, and children, elderly, and people with disabilities or health conditions that put them at greater risk from extreme heat.

Preserve Natural Assets

It is important to preserve natural resources and protect the environment for current and future generations. Locals are excited about the city’s growth but are concerned about the loss of natural habitat for wildlife and recreation, and the increasing pressure that development is putting on natural resources. They would like to see natural areas preserved and revitalized.

Use Clean and Affordable Energy

There is a lot of interest in more solar power and renewable energy, while cautioning that electricity needs to be affordable and reliable. Energy efficiency improvements and weatherization of homes and buildings can help reduce energy demand and save costs.

Support Growing Food Locally

Community members would like more gardens in the city and healthy local food options.

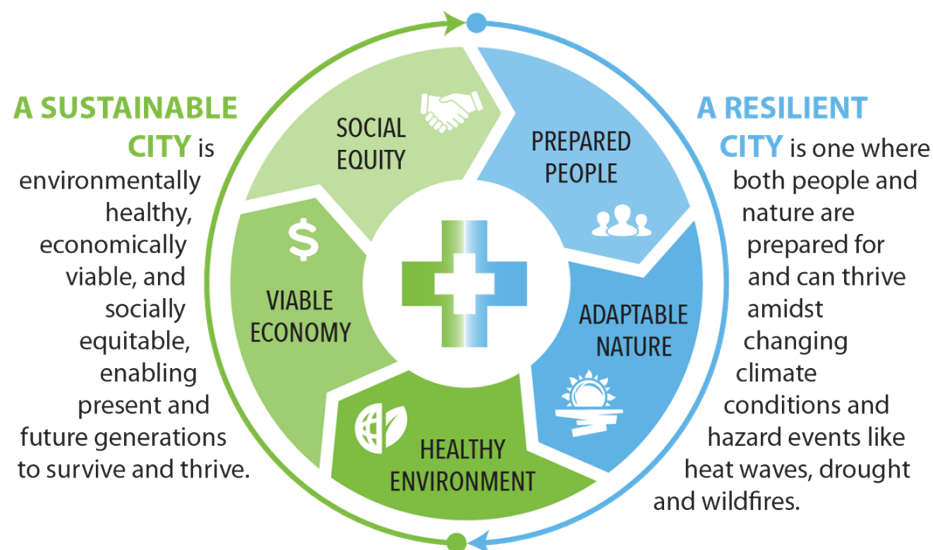
Minimize Waste

Residents advocated for reducing the amount of material sent to the landfill by increasing recycling compliance, promoting composting, and otherwise reusing waste as a resource.

How it Connects

This plan continues Avondale's forward-thinking character and builds on the aspirations and achievements of previous plans, including the General Plan 2030, Municipal Sustainability Plan, and 2021 Avondale Strategic Plan. It seeks to broaden the scope and scale of sustainability efforts and accelerate meaningful actions. Specifically, it extends the scope to include increasing resilience to extreme heat, drought, and other local climate impacts and expands the scale to invite the broader community of residents, businesses, and stakeholders to be part of the solution. Importantly, Avondale is not alone in these efforts and many other communities in the Greater Phoenix Area, Arizona, and Southwestern United States are working hard to ensure a sustainable, livable future. Leveraging regional collaborations, coordinating efforts, and sharing resources will increase our efficiency and effectiveness.

The Community Sustainability Plan creates a long-term vision and outlines pathways for how the city, as a community of residents, business owners, public servants and stakeholders, will prioritize issues and take action to create a sustainable and resilient city for generations to come. It is intended to be a living document that is regularly evaluated and updated.



Avondale City Council adopted the Municipal Sustainability Plan in 2014, which identified 90 actions to implement across 11 impact areas of City operations, including energy and water consumption at City facilities, vehicle fleet efficiency, procurement practices, land use planning and more. Since the Plan's adoption, 81% of actions have been implemented and another 10% are in progress. Key achievements include converting the City's 7,994 streetlights to energy efficient LED fixtures, installing an award-winning solar demonstration project at the Civic Center Campus, establishing the Sustainability Commission, publishing design manuals for new development to encourage sustainable design, measuring municipal greenhouse gas emissions, and launching a Green Business Program. Avondale is well-positioned to expand these efforts.

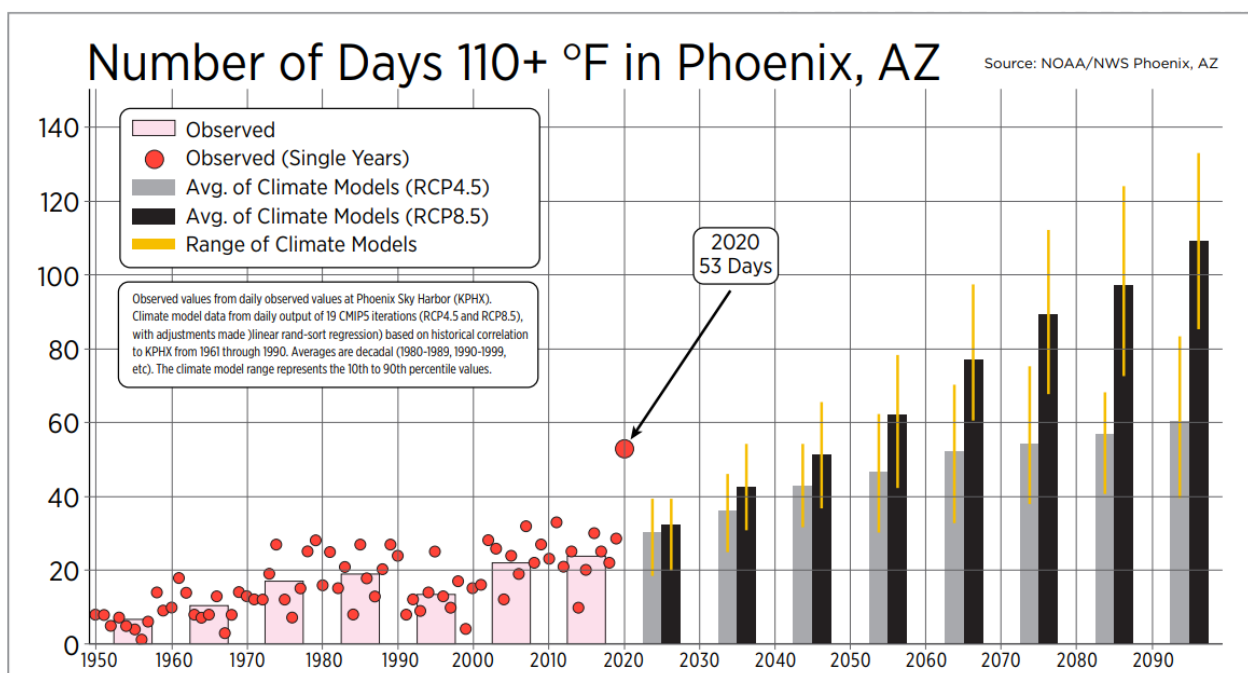
Overview

Sustainability Challenges & Opportunities

Avondale and the rest of the desert southwest is experiencing hotter summers with more frequent heatwaves, ongoing drought conditions, and increasing pressure on natural resources. Without urgent meaningful action, these conditions are projected to worsen, putting the community's health, wellbeing, and economic prosperity at risk. Fortunately, there are a host of solutions in Avondale's toolbox. Rising to the challenge will require addressing sources of the problems while building community resilience and protecting those who are most at risk to the impacts. This section explores the sustainability challenges the community is facing and opportunities available to create a healthy, thriving city for present and future generations.

Heat

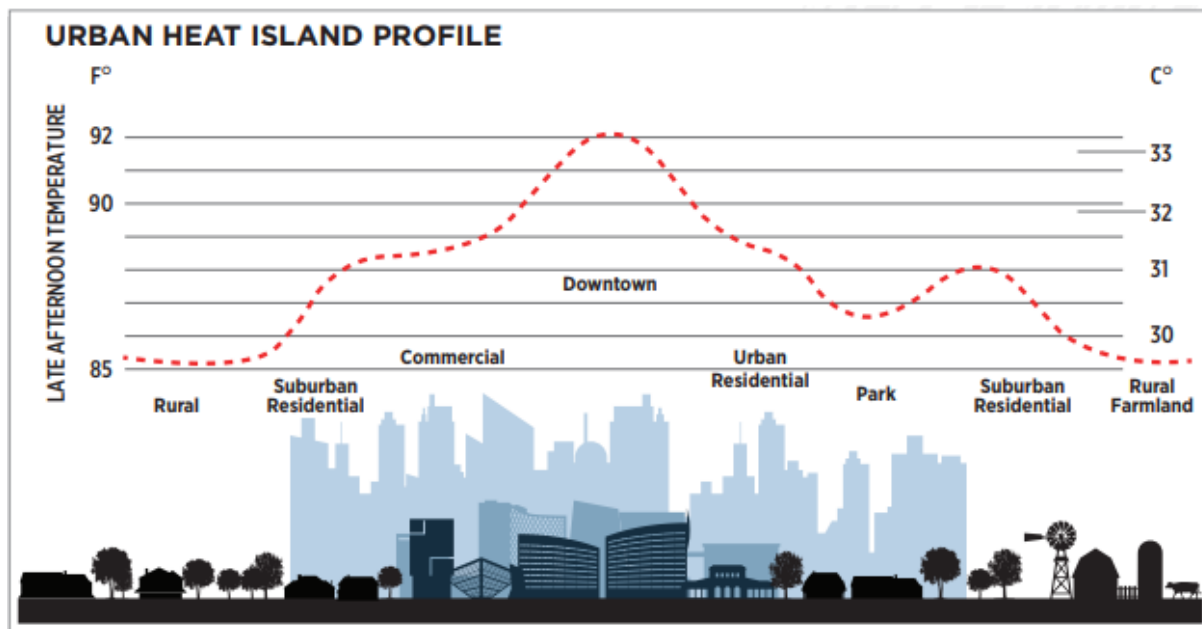
Summers are getting hotter and longer with more frequent and intense heatwaves, which is projected to worsen in the years ahead. Temperatures exceed 100°F as early as May and as late as October. On average, there are 110 days each year when the temperature is above 100°F, including an average 26 days above 110°F. The year 2020 brought a record-breaking 53 days over 110°F, which will likely become common by the 2050s and 60s.



The average number of days over 110°F has more than doubled in the past 60 years. The record-breaking summer of 2020 with 53 days over 110°F will be average by the mid-21st Century. Information like this can help showcase the long-term impact of emissions reductions and apply strategies to reduce the impact of extreme heat on our communities.

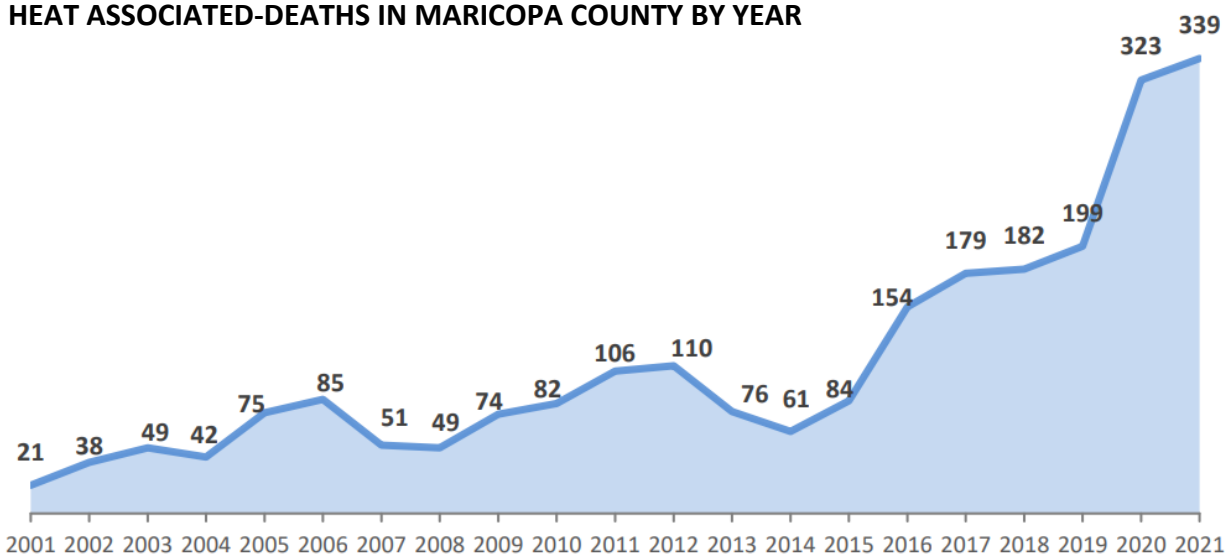
Phoenix is the fourth fastest warming city in the nation, with the average temperature rising 4.35°F between 1970 and 2018¹. This warming is driven by climate change as well as the

increase of roadways and buildings that absorb and re-emit heat more than natural or agricultural landscapes do; a phenomenon referred to as the “urban heat island effect”.



Extreme heat poses threats to public health, our economy, and environmental systems. In 2021, there were a record 339 heat-associated deaths in Maricopa County, a 70% increase from 2019, and 16 times more than in 2001². Additionally, there were 2,873 heat-related emergency room visits in 2021³. Those at greatest risk from the heat include people who are homeless, children, elderly, outdoor workers, low-income households, and those with other health conditions.

HEAT ASSOCIATED-DEATHS IN MARICOPA COUNTY BY YEAR



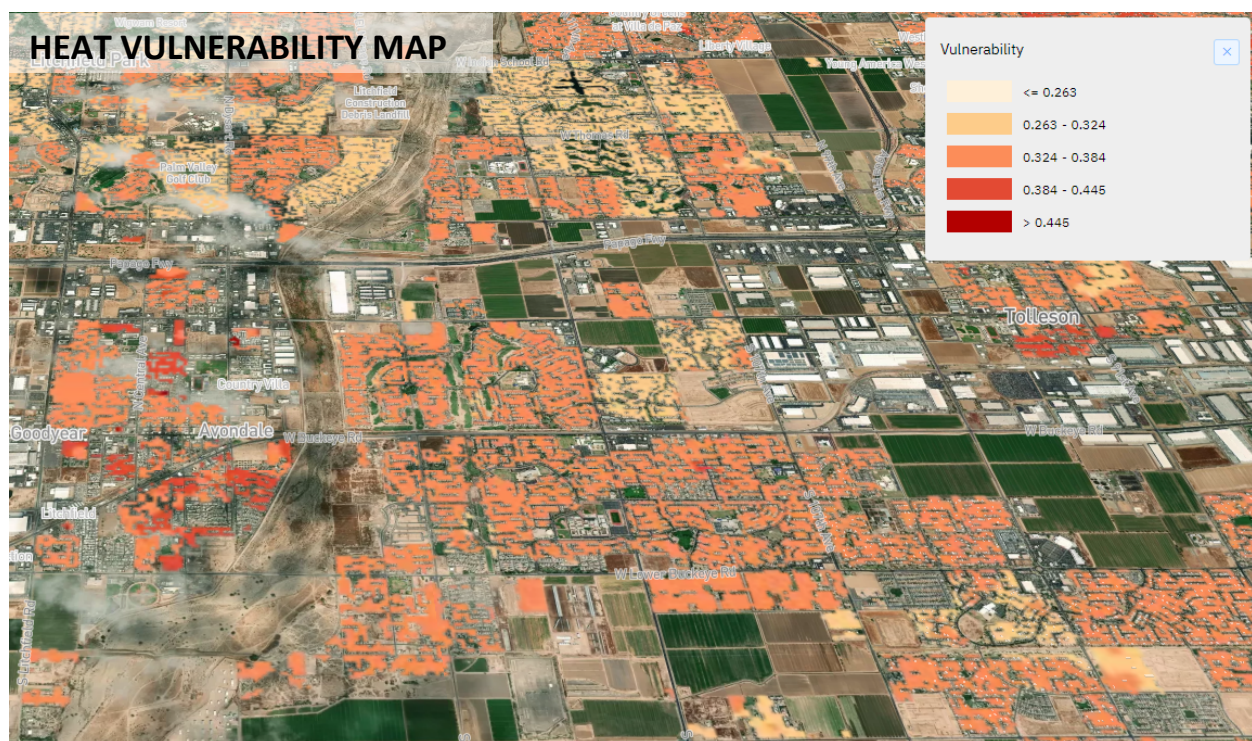
Data Sources: Maricopa County, Office of Vital Registration and Office of Medical Examiner; Arizona Department of Health Services, Office of Vital Registration

The impacts of heat are not evenly felt across Avondale's community. In some neighborhoods, parks, trees, and lakes provide a localized cooling effect. A study conducted by Arizona State University researchers found daytime surface temperatures in May to be up to 31°F cooler in the Crystal Gardens Neighborhood, which has a series of constructed wetlands, than in the adjacent neighborhood that doesn't have any water features⁴. Additional studies are needed to determine how this impacts thermal comfort, or the temperature people feel while in the neighborhood.

Importantly, factors such as income, health, age, and housing conditions also put some people at greater risk to rising temperatures. Heat vulnerability means some residents and households are more exposed and sensitive to heat during their daily routines, commutes, and outdoor activities.



The Crystal Gardens Wetlands is an excellent example of the multiple benefits that green infrastructure projects can provide. The lakes naturally and cost-effectively clean the water that comes from the Salt River Project canal before it is stored in the aquifer for later use. The cooling effect can also be seen on heat maps using temperature data from satellites.



This map shows areas of the community that are more vulnerable to heat in darker reds and areas that are less heat vulnerable in lighter shades of orange and yellow. Map source: [UREX Urban Systems Lab](#).

Economic impacts from extreme heat include reduced labor productivity as people endure uncomfortable conditions and workers take sick leave. Industries that involve significant amounts of outdoor labor, such as construction, landscaping, and agriculture are at higher risk from extreme heat. Tourism and leisure activities are also affected as temperatures rise, making walking, shopping, and sightseeing uncomfortable and potentially dangerous.

Excessive heat is also a problem for plants, animals, and pollinators. Trees and plants can become heat stressed and can lose their leaves, are more vulnerable to disease and pests, and may die. Species that are not native or adapted to the desert are especially vulnerable to heatwaves. Animals including birds, reptiles, and insects are mobile and may be able to avoid the worst effects of extreme heat events but can suffer from dehydration without access to water. Warmer temperatures have caused die-offs of fish in some lakes and rivers.

Fortunately, there are many ways to mitigate heat and increase resilience to heatwaves in Avondale and across the region. Key strategies include planting more native trees and vegetation, using reflective coatings on roofs and roads, implementing green stormwater infrastructure, and establishing Cooling Centers to provide critical heat relief on extremely hot days. Avondale's approach to building community resilience to extreme heat is discussed in the Sustainability Pathways section of this Plan.

Drought

Water is essential for life. It supplies food, generates energy, and creates jobs. The wellbeing of our community and economy depends on it. In a desert city, it is highly important to plan, develop and invest in forward-thinking policies, programs, and infrastructure to ensure safe, reliable, and sustainable water supplies for the future. The ongoing drought, climate change, and over-allocation of the Colorado River system place increasing pressure on Arizona's water supplies.

The Southwestern United States, including Arizona, has been in a drought for over 20 years. Multiple dry winters with limited precipitation, combined with hot and dry summers, have intensified drought conditions across the state. Due to over-allocation of Colorado River water, exacerbated by prolonged drought, Lake Mead has dropped to historic low levels, and the Bureau of Reclamation (BOR) declared a Tier 1 shortage for 2022. The Tier 1 shortage means reduced water supplies to Arizona; however, it does not mean a shortage at the tap for Avondale's community.

The City of Avondale has planned for decades to meet the challenge of providing customers a safe, affordable, and reliable supply of water, even during times of extreme and excess drought. The City has strategically prepared for this shortage through smart planning, diverse water portfolio, and water conservation and efficiency efforts.

- **Smart Planning:** Avondale has a 100-year assured water supply designation from the State of Arizona to ensure reliable water supplies and support responsible growth. This

designation means that the City has shown continuous, physical, and legal availability of water, along with meeting water quality and financial capability standards, to maintain adequate water supplies.

- **Diversification:** The City has built and maintains a diverse and robust water portfolio to include renewable surface water, groundwater, and reclaimed water.
- **Relentless Activity:** The City's water resource team continually reviews opportunities to enhance the City's water portfolio through long-term groundwater storage credits, strong partnerships with other water entities, and ongoing efforts to promote water conservation and efficiency.

The City of Avondale's water portfolio includes a mix of three renewable sources, with approximately 40% of our water supply coming from the Salt and Verde Watershed delivered by Salt River Project, 30% from the Colorado River system through the Central Arizona Project, and 30% from the City's own reclaimed wastewater. Nearly all of the water used in Avondale is groundwater that is continuously replenished by these renewable sources through a process called aquifer recharge. Avondale recycles 100% of the water that goes down drains of homes and businesses. The 'wastewater' is treated and cleaned to meet recharge quality standards and then allowed to percolate back into the underground aquifer for future use, creating a sustainable water cycle and renewable resource for future generations. Having multiple sources of water and maintaining long-term storage provides the City of Avondale greater resilience in the face of drought and other challenges.

However, as drought conditions continue and intensify, additional actions will become necessary to conserve water resources and use water efficiently. Currently, up to 55% of residential water is used outdoors for irrigation of landscapes, presenting both challenges and opportunities. Looking to the future, Avondale will need to be smart about water usage, prepare for ongoing drought, and make efficient use of our current water resources. At the same time, the City will continue to pursue opportunities for new water sources and increase capacity to treat, deliver, recharge and reclaim our water resources to support the community's needs. Avondale also recognizes the need to work collaboratively with partner agencies on regional water infrastructure projects to ensure long-term water security.

As Avondale continues to grow and begins making plans for future development south of the Estrella Mountains, thoughtful innovation, ingenuity, and partnerships are needed to secure a sustainable and resilient water supply and build the necessary distribution and treatment systems to serve the area. There is an opportunity to research and deploy techniques such as rainwater harvesting, low impact development (LID) and direct potable water reuse.

The City works tirelessly and proactively to assure a viable water future for Avondale's current and future community. To be truly successful, water conservation and water efficiency practices ought to be standards to extend supplies longer into the future. More details on water-wise and water efficiency strategies and actions are outlined in the Sustainability Pathways section of this plan.

Natural Assets

From the flowing waters of the Gila and Salt Rivers to the beauty of the Estrella Mountains, the continuous open space corridor carved out by the Agua Fria River, and the many public parks, trails, and water features throughout the City, these natural assets are unique to Avondale. Locals and visitors alike take advantage of convenient access to fish, hike, bike, view wildlife, get out on the water, and otherwise enjoy the great outdoors. The community values these amenities and sees them as vital to supporting healthy active lifestyles and attracting tourists.

Functioning ecosystems provide additional health and economic benefits to the community. Trees and vegetation clean the air and the water by filtering out harmful pollutants. Plants also lower surface and air temperature by providing shade and through evapotranspiration, which can reduce demand for air conditioning and save costs on utility bills. Studies show that shaded surfaces may be 20-45°F cooler than unshaded materials⁵. Natural landscapes also help protect against flooding events by absorbing stormwater runoff. Furthermore, spending time in nature can act as a balm for our busy brains, reducing stress, improving moods and increasing happiness⁶. With all these attributes, it is no wonder that having green space and nature in urban environments reduces healthcare costs and increases property values^{7,8}.

Wildlife also relies on these natural assets. The Base and Meridian Wildlife Area, managed by the Arizona Game and Fish Department, provides 200 acres of crucial riparian, wetland, and Sonoran Desert habitat along the Salt and Gila Rivers. The area provides critical nesting, cover and food resources for many birds, mammals, fish and reptiles. Though typically a quiet escape from city life, each year thousands of people flock to the site for the annual Tres Rios Nature Festival, a celebration of the environment and lively weekend of fun for the whole family. To the southeast, the Sierra Estrella Wilderness Area, managed by the Bureau of Land Management, contains 14,400 acres of rugged mountain habitat for a diversity of desert plants and animals.

One of the significant challenges the region faces is air pollution from ozone (smog) and particulate matter (dust and soot). The greater Phoenix area is currently designated as Moderate Non-attainment for ozone and likely to be redesignated to Serious Non-attainment in 2024. The area is also designated as Serious Non-attainment for PM-10 (dust) and is experiencing increasing levels for PM-2.5 (soot) that could potentially result in the region's status changed to Non-attainment for PM-2.5. As the classification becomes more severe, the Clean Air Act requirements become more stringent and costly. Failure to meet the standards by established deadlines has economic repercussions. Transitioning to cleaner modes of transportation is key to our success in tackling air pollution.

The City has experienced remarkable growth in recent decades and continues to attract new residents, developers, businesses, and visitors. Avondale is currently home to a population of over 90,000 people and is projected to surpass 100,000 by 2030 and reach 119,000 by 2050⁹. Sustaining economic prosperity and a high-quality affordable lifestyle for Avondale's communities depends on smart, sustainable development.

Sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs. Strategies for sustainable development include:

- Preserve and revitalize existing natural assets, river corridors, and open spaces
- Ensure convenient, affordable access to nature and its benefits for all residents
- Invest in cost-effective “green” (nature-based) infrastructure to mitigate heat and air pollution and manage stormwater
- Ensure homes, buildings, and businesses use water and energy efficiently
- Prioritize clean modes of transportation
- Transition to renewable energy sources
- Promote a circular economy where waste is reused as a resource

By taking advantage of these approaches and other opportunities that become available, Avondale can sustain a healthy, resilient, and equitable community for generations to come.

Greenhouse Gas Emissions

Governments, corporations, citizens and financial institutions are taking action to reduce greenhouse gas emissions. BlackRock, a global investment firm managing assets worth \$10 trillion, wrote in a 2020 letter to CEOs that climate risk is investment risk and placed sustainability at the center of its investment approach¹⁰. The short two years since has seen a huge shift of capital with sustainable investments reaching \$4 trillion¹¹. Cities that plan for the decarbonized economy and prioritize a just and fair transition will be better positioned for job growth and be more attractive to businesses, technology, and investment opportunities. They also benefit from cleaner air, greater access to prosperity for all, and a higher quality of life.

In order to tackle greenhouse gas emissions it’s important to understand what they are and where they come from. Greenhouse gases trap heat in Earth’s atmosphere. The most common greenhouse gases are carbon dioxide, methane, and nitrous oxide. They act like a glass greenhouse by letting sunlight pass through but preventing heat from leaving, causing a warming effect. Having the right balance of greenhouse gases is critical for life as we know it. An excess of these gases in the atmosphere, however, warms the planet and causes changes to the climate, leading to irregular weather patterns and more frequent and intense droughts, heatwaves, wildfires, and other extreme events.

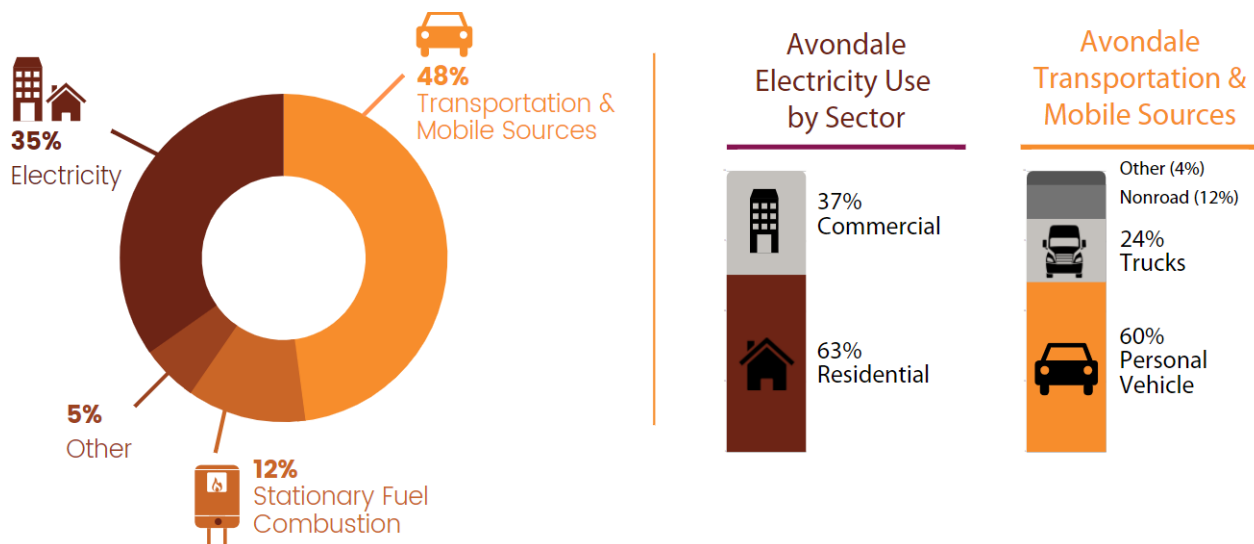
While there have been fluctuations in Earth’s climate in the past, the current rate of warming is higher than in at least the last 2,000 years¹². The impacts of climate change are already being felt. In the United States, the number of weather and climate disasters exceeding \$1 billion in losses has increased six-fold in the past five years compared to the 1980s (including CPI adjustments to 2022 USD)¹³. In 2021 alone, the U.S. sustained 20 separate billion-dollar weather/climate events resulting in more than 700 deaths and a combined loss exceeding \$148 billion¹³. Without immediate and deep emission reductions, the impacts on communities, infrastructure, and ecosystems will worsen in the decades ahead and some will be irreversible.

The primary driver of excess greenhouse gas emissions comes from the burning of fossil fuels like coal, oil, and gasoline that is used to generate electricity, fuel transportation systems and make goods and raw materials¹². The world’s leading experts on climate change, the International Panel on Climate Change (IPCC), find that global greenhouse gas emissions need to peak by 2025 at the latest, be reduced by 43% by 2030, and achieve net-zero in the early 2050s to limit warming and associated adverse impacts¹⁴. This will require major transitions in the energy sector. Fortunately, since 2010, there have been sustained decreases of up to 85% in the costs of solar and wind energy and batteries. In the United States, greenhouse gas emissions from the electricity sector have decreased by about 21% since 1990 due to a shift in cleaner energy and greater energy efficiency¹⁵.

Cities can be part of the solution by creating compact walkable communities, electrifying transportation, transitioning to renewable energy sources, and leveraging nature’s capacity to capture and store carbon dioxide. Reducing emissions in industrial processes will involve using materials more efficiently, reusing and recycling products and minimizing waste.

Avondale Community Emissions

The vast majority (83%) of emissions in Avondale come from transportation (48%) and electricity (35%) used to power homes and buildings. Increasing energy efficiency of homes and buildings, switching to clean renewable energy, and reducing the need for gas vehicles presents the greatest opportunities for emissions reductions city-wide.

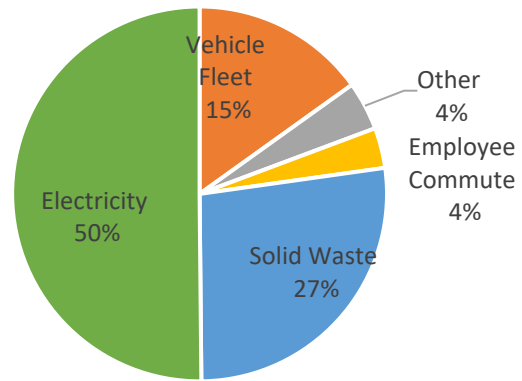


How does Avondale compare? In 2018, Avondale’s residents, businesses, employees, and visitors produced over 838,000 metric tons of carbon dioxide equivalent (MTCO₂e)¹⁶. Avondale’s city-wide “carbon footprint” was smaller than most nearby cities in 2018, at 10.1 MTCO₂e per person. However, if everyone on the planet lived like the average person in Avondale, it would take multiple Earths to sustain this lifestyle.

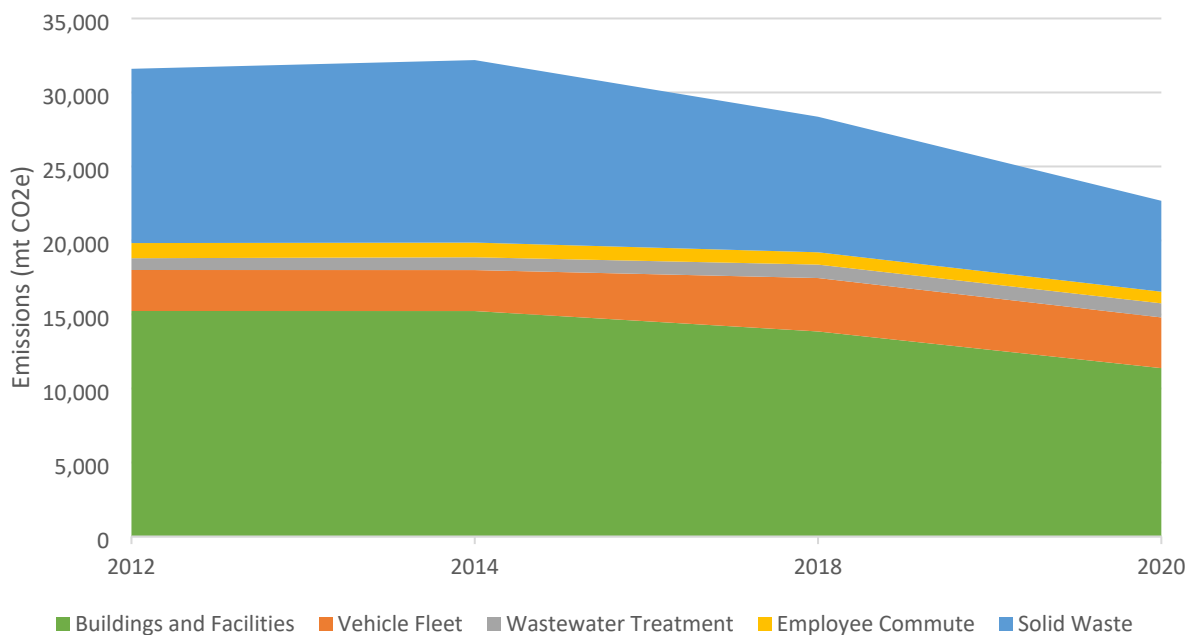
Municipal Emissions

The municipal emissions inventory looks at the amount of greenhouse gases created by the City of Avondale from providing services to its residents and operating government buildings and vehicles. The largest sources of municipal greenhouse gas emissions are electricity for City buildings, water treatment and delivery, and emissions from landfill processes. Overall, municipal operations account for approximately 2% of all greenhouse gas emissions City-wide.

2020 Municipal Greenhouse Gas Emissions by Operation



2012-2020 Greenhouse Gas Emissions by Operations



Emissions from municipal operations decreased 28% between 2012 and 2020, surpassing the City's goal of a 25% reduction by 2025. The reductions were primarily driven by improved energy efficiency, a cleaner electricity grid, and improved carbon capture technology at the Glendale Landfill. Emissions reductions were achieved at the same time Avondale's population and economy grew significantly.

Equity Principles

While heatwaves, drought, poor air quality, and environmental degradation affect everyone in our community, some people are more acutely impacted than others. For instance, some neighborhoods and parts of the City are hotter than others because they have less tree cover, shade, and water features compared to cooler areas nearby. Residents living in homes with poor insulation and inefficient air conditioners, such as older houses and mobile homes, often require more electricity to try to keep homes adequately cooled, which can be challenging if finances are stretched thin. People who work outside or are experiencing homelessness are especially at-risk to heat illness and death during the region's intense summers.

Often, the same communities face multiple adverse environmental and socio-economic conditions. Black, Indigenous, and People of Color, lower-income individuals, children, and older adults are disproportionately impacted by environmental harms, and climate change is worsening these disparities. Strategies to create a sustainable and resilient city need to center equity by prioritizing those who are most at-risk to the impacts. The Urban Sustainability Directors Network describes four forms of equity:

- ➔ **Procedural equity** – ensure that processes are fair and inclusive in the development of any work
- ➔ **Distributional equity** – ensure that resources, benefits, and burdens of a policy or program are distributed fairly, beginning with those most in need
- ➔ **Structural equity** – ensure the correction of past harms, institutional racism, and the prevention of future negative consequences by changing decision-making and accountability structures
- ➔ **Intergenerational equity** – ensure that decisions do not result in unfair burdens on future generations

Equity unleashes the potential for people to improve their own lives and contribute to the community. Advancing equity will take honest examinations of existing barriers, sustained commitment, and investment to increase access to opportunities, health, and wealth for all.

Sustainability Pathways

This section is organized into eight “paths” that were identified by the community as key elements of a sustainable and resilient Avondale. The paths are: Efficient Buildings and Renewable Energy, Clean Transportation, Resilience to Extreme Heat, Reliable Water Supply, Healthy Environment, Waste as a Resource, Fresh Food for All, and Green Economy.

Each path includes a long-term goal, one or more intermediate targets to track progress, a set of strategies and actions to implement, and ideas for how residents and businesses can support these efforts.

Pathway to Clean Transportation

Goal: Provide safe, convenient, and affordable transportation options that improve air quality and support healthy active lifestyles.

Targets	Year
40% of all work commute trips taken by biking, walking, using public transit, carpooling, telecommuting, or driving an electric vehicle	2030
Every household is within one half mile of a public charging station	2030

Avondale's pathway to clean transportation prioritizes making it easier to walk, bike, use transit, and drive an electric vehicle (EV). Not only are these options better for our health and the environment than driving gasoline vehicles, but they can also save costs, especially as fuel prices continue to rise.

Highlight:



The City has installed 19 EV charging stations and purchased three EVs for its fleet.

Strategies & Actions:

Support Walking and Biking	Improve Public Transit	Enable Electric Vehicles
• Implement an Active Transportation Plan that creates a safe, convenient and effective system for walking, biking, and other forms of active transportation throughout Avondale • Promote walkable neighborhoods through land use planning and transportation investments	• Optimize Zoom bus service • Extend and upgrade existing Valley Metro routes • Pilot more flexible transit options (e.g., Microtransit) • Establish Mobility Hubs to promote multimodal connectivity • Improve bus stop comfort and safety • Upgrade amenities at Avondale's Park-and-Ride • Electrify buses and transit vehicles	• Ensure affordable, convenient access to EV charging • Support and prepare for 14,000 EVs in the city by 2030 • Require EV charging connectivity in new residential developments • Shift City's vehicle fleet towards electric vehicles and other types of no-/low-emission fuels

How Residents can Help:

- ➔ Walk and bike whenever possible, use public transit or carpool as often as possible, and switch to an electric vehicle if available.

How Businesses can Help:

- ➔ Encourage and incentivize employees to use alternate commute modes to work, provide EV charging stations for staff and customers, and transition company vehicles to electric.

Pathway to Resilience to Extreme Heat

Goal: Reduce urban heat island effect and protect the community against extreme heat.

Targets	Year
25% tree canopy cover in parks, neighborhoods, and pedestrian corridors	2030
Zero heat-associated deaths in Avondale	Each year

The threat of extreme heat is intensifying due to climate change and the urban heat island effect. As Avondale grows, it can implement strategies to cool down the city and build resilience to extreme heat that will protect the community and help sustain a high quality of life and a prosperous economy.



Highlight:

The AZ Complete Health Avondale Resource Center serves a critical role as a Cooling Center and water distribution site, providing a safe, cool indoor place during the day for refuge from the heat. It is part of the [Heat Relief Network](#), a regional partnership of cities, nonprofits, faith-based organizations, and businesses providing water and cool spaces to prevent heat-related illnesses among vulnerable populations.

Strategies & Actions:

Mitigate Urban Heat	Build Resilience
• Increase tree cover, green infrastructure, and structural shade • Implement and evaluate solar reflective materials like cool pavement/cool roofs • Ensure reliable access to air-conditioned spaces and water during extreme heat • Coordinate with partners to collect and share information and resources with vulnerable populations • Include heat mitigation actions in the City's All Hazards Mitigation Plan • Update zoning requirements for new development to meet shade canopy goal	• Identify and target support for populations most at-risk to extreme heat • Promote and expand programs that provide weatherization and energy assistance to low-income households • Conduct interdepartmental/interagency training and coordination meetings to align programming and resources • Establish "Resilience Hubs" to increase community connections and to provide respite during heatwaves and other disaster events

How Residents can Help:

- ➔ Plant low-water-use shade trees in landscape areas. Check-in on neighbors who live alone or may not have adequate air conditioning during extreme heat events.

How Businesses can Help:

- ➔ Train staff on heat illness prevention and response; take extra precautions if working outside in the heat. Seek ways to add shade to buildings and landscape and consider joining the Heat Relief Network to provide water and/or heat relief.

Pathway to Reliable Water Supply

Goal: Ensure a reliable and sustainable long-term water supply.

Targets	Year
Maintain 100-year supply of water for Avondale's community	Ongoing
Reduce water consumption to 112 gallons per capita per day	2030
Benchmark water consumption at City facilities	2025

Avondale has assured a 100-year supply of water and leverages a diverse portfolio of water sources, including renewable supplies from the Salt and Verde River watersheds, Colorado River System, and reclaimed water. However, ongoing and intensified drought along with increased demand are straining the capacity of natural systems to provide sufficient and reliable water supplies to the Southwest. Preparing for continued and intensified drought conditions, optimizing water use, and investing in innovative infrastructure projects are vital to the City's growth and economic future.



Highlight:

Crystal Gardens Wetlands is a series of 21 lakes spanning 72 acres that use natural processes to cost-effectively clean water from the canal system before it is stored underground. The City raises fish and releases them into the lakes to eat algae instead of relying on chemicals. The Wetlands are located within a neighborhood and are open to the public.

Strategies & Actions:

Prepare for Drought	Conserve Water	Invest in Infrastructure
- Update and implement Avondale's Drought Preparedness Plan - Account for water demand when reviewing new commercial/ industrial use proposals - Continue to maintain a diverse water portfolio	- Promote and use water-wise landscaping - Optimize water use in City operations - Provide education, resources, and tools for the community to conserve water - Incentivize replacement of high-water use fixtures and landscapes with water efficient options	- Pilot green infrastructure projects to use stormwater as a resource - Plan for the city's Wastewater Treatment Plant expansion - Evaluate sustainable water system options for future development of 'South Avondale', such as rainwater harvesting, direct potable reuse, etc.

How Residents can Help:

- ➔ Stay informed and take advantage of [Avondale's Water Conservation Programs](#).

How Businesses can Help:

- ➔ Conduct regular water efficiency checks and fix any leaks; use WaterSense®- labeled fixtures and water-efficient landscapes.

Pathway to Efficient Buildings and Renewable Energy

Goal: Achieve 90% renewable energy city-wide by 2050.

Targets	Year
100% renewable energy for City operations	2035
50% reduction of greenhouse gas emissions within City operations (2012 baseline)	2030
Adopt green construction codes for City facilities and new development	2025
Increase the percentage of solar on Avondale City facilities, homes, and businesses	Ongoing

The electricity that powers homes, businesses, schools, and streets is essential to quality of life and wellbeing, yet 67% of power comes from unsustainable coal and gas plants (2019)¹⁷ and accounts for 35% of greenhouse gas emissions city-wide. Achieving a clean, resilient, and affordable energy grid requires boosting efficiency, shifting to solar and other renewable energy sources, and increasing storage capacity.

Highlight:

Avondale receives power from Arizona Public Service (APS) and Salt River Project (SRP). Both are committed to a clean energy future.

APS Commitment: 100% clean, carbon-free and affordable electricity by 2050

SRP Commitment: 90% reduction in carbon intensity by 2050 (2005 baseline)

Strategies & Actions:

Increase Energy Efficiency	Expand Renewable Energy	Support Energy Resilience
• Evaluate International Green Construction Code and adopt relevant codes for new development • Provide weatherization, energy efficiency resources, and tools for existing homes and buildings, prioritizing those with high energy burden • Improve energy efficiency of City facilities	• Install on-site solar projects at City facilities • Support utility-scale renewable energy projects in the region • Assess feasibility of small-scale wind pilot project • Support policies and programs that make it more affordable to generate renewable energy on homes and businesses	• Seek innovative ways to support a resilient electricity grid, such as load shifting, energy storage, microgrids, vehicle to grid integration, and carbon capture projects • Evaluate green building construction certifications, such as LEED, Green Globes, and others for City facilities.

How Residents can Help:

- ➔ Visit the local utility provider's website for energy savings tips, rebates, and discounts for your home. (Click the link for [APS customers](#) or [SRP customers](#))

How Businesses can Help:

- ➔ Consult the local utility provider's website for a free energy assessment to identify savings and rebate opportunities. (Click the link for [APS customers](#) or [SRP customers](#))

Pathway to Healthy Environment

Goal: Preserve and revitalize natural systems and achieve a level of air quality that is healthy for humans and the environment.

Targets	Year
Meet or exceed Federal Air Quality Standards	Ongoing
Implement one or more restoration projects in Avondale's river corridors	2025

A healthy environment provides fresh air, clean water, recreation opportunities for people, and shelter and food for wildlife. Avondale contains vital river and wetland habitat, parks, trails, and beautiful desert landscapes. However, the region faces significant air quality challenges from vehicle exhaust, dust generating activities, and wood burning, as well as increasing pressure on limited natural resources.



Highlight:

Water flows year-round in the Salt and Gila Rivers in Avondale, thanks to the City of Phoenix Tres Rios Wetlands project. Locals and visitors can enjoy free access to fishing, bird watching, kayaking, hiking, and more in the Base & Meridian Wildlife Area near Phoenix Raceway in Avondale. More work is needed to mitigate litter and illegal off-roading in this area, combat invasive plant species, and establish a trail system.

Strategies & Actions:

Revitalize & Expand Natural Assets	Reduce Pollution
• Preserve and revitalize river corridors by supporting restoration of native habitat, expanding trail systems, and connecting the Avondale community with its rivers • Promote and expand Avondale's natural assets such as parks, trails, rivers, and wilderness areas to residents, visitors, and businesses • Upgrade the McDowell recharge basin to provide public access and amenities	• Continue to work with other valley cities, Maricopa Association of Governments, and Arizona Department of Air Quality to improve air quality in the region • Support cleanup and redevelopment of environmentally-challenged sites • Continue to coordinate river cleanups, volunteer tree plantings, and other opportunities for community members to support environmental health

How Residents can Help:

- ➔ Picking up litter, planting native trees and plants, minimizing vehicle trips, and conserving water and energy.

How Businesses can Help:

- ➔ Volunteer at a cleanup event or donate/plant trees as an organization. Integrate sustainable practices into daily operations, purchases, and throughout the supply chain.

Pathway to Waste as a Resource

Goal: Reduce annual amount of residential waste landfilled by 90% by 2050 (2020 baseline).

Target	Year
Reduce annual amount of residential waste landfilled by 25% from 2020 levels	2030

The City of Avondale offers recycling services to residential households to support sustainable lifestyles. However, recycled materials currently account for less than 15% of total solid waste by tonnage. Most of the 40,000+ tons of waste from Avondale households each year is delivered to the Glendale Landfill, where it degrades over decades and produces potent greenhouse gases. Technologies such as methane capture systems are used to reduce pollution released from the landfill, but ultimately minimizing the amount of waste that is sent to the landfill is the best way to prevent emissions and reduce the need for more landfills.



Highlight:

Avondale's Green Waste Pilot Program ran between 2014-2021 and collected approximately 800 tons of green waste (tree limbs, yard trimmings, etc.) annually from Avondale households. The material was delivered to a local farm to use for compost and mulch. The program ended due to the vendor's closure; no viable or cost-effective alternative option for green waste has yet been identified.

Strategies & Actions:

Reduce	Reuse	Recycle
• Provide education, resources, and tools to residents and businesses on ways to reduce waste • Reduce waste within City operations, construction, and purchasing practices • Encourage reduction in construction waste	• Promote a "circular economy" where waste is reused as a resource, supporting local supply chains where possible • Seek innovative ways to cost-effectively provide composting options for organic waste • Investigate opportunities to capture biogas from wastewater treatment	• Develop bilingual programs to increase recycling and reduce contamination rates • Provide safe and easy ways for residents to dispose of household hazardous materials • Ensure access to recycling for multi-family residential developments • Prioritize procuring products with recycled content

How Residents can Help:

➔ Reduce single-use plastics, use the [Recycle Right Wizard](#), and compost food scraps.

How Businesses can Help:

➔ Promote and implement the three R's: Reduce, Reuse, and Recycle.

Pathway to Fresh Food for All

Goal: All people living in Avondale will have enough to eat and have access to healthy, affordable, local, and culturally appropriate food.

Targets

Year

Reduce food insecurity by 50% from 2020 levels

2030

Healthy food is fresh, nutritious and grown without harming its producers or the environment. Growing healthy food in our community contributes to economic growth, health, and wellbeing. Despite our agricultural roots and rich potential, our current food system is not working for many people in our region, especially low-income, ethnic minorities, seniors, and children. As Avondale becomes more urbanized, it is increasingly important to grow and preserve a local sustainable food system.



Highlight:

Coldwater Coffeehouse and Bakery is a cooperatively owned farm-to-table café in Old Town that was started by Avondale residents in 2021.

Strategies & Actions:

Grow Food Locally	Improve Food Access	Provide Food Education
- Support community and backyard gardens - Grow the existing farmers market in Avondale and streamline permitting process for local food vendors - Attract, grow, and retain sustainable agriculture businesses that provide food to the community	- Eliminate food deserts by making sure all residents have access to affordable and healthy food - Address root causes of food insecurity, such as poverty and transportation - Divert excess food from grocers/restaurants to help feed those in need - Integrate policies that increase access to healthy food in the General Plan	- Partner with schools, agriculture businesses and nonprofits to expose students to healthy eating, sustainable food systems, and food technology careers - Partner with stakeholders to support and promote a Buy Local Food campaign - Promote sustainable farming practices

How Residents can Help:

- ➔ Support local growers and/or grow a garden with fruits, veggies, and herbs. Involve friends, family, and neighbors to swap produce.

How Businesses can Help:

- ➔ If catering an event or office meeting, support local businesses that grow food sustainably. Organize donation drives to keep local food pantries stocked.

Pathway to Green Economy

Goal: Avondale’s business community is actively engaged in creating a sustainable city.

Targets	Year
Certify 10 local businesses through the Green Business Program each year	Ongoing
Host a large event to attract green businesses, workforce talent, and/or tourists	2025

In a green economy, growth in employment and income driven by public and private investments into economic activities, infrastructure, and assets that reduce pollution, enhance energy and resource efficiency, and prevents the loss of biodiversity and environmental functions. It is economically balanced, resource efficient, and socially inclusive. Creating a sustainable and resilient city is good for the economy and our wellbeing.



are

for

Highlight:

Coldwater Coffeehouse and Bakery received the 2022 Green Business of the Year Award at the State of the City Address.

Strategies & Actions:

Promote Sustainable Business Practices	Attract Green Industries	Grow the Workforce
- Encourage Avondale businesses to implement sustainable practices and celebrate achievements through the Green Business Program - Provide resources, tools, and connections to help businesses overcome sustainability challenges	- Attract, grow, and retain sustainable businesses and industries to invest in Avondale and create high-quality jobs - Grow and promote ecotourism opportunities such as wildlife viewing, volunteer conservation projects, and outdoor recreation to generate revenue for local businesses and city services	Partner with academic and industry experts to develop training for students, residents and workers to grow the skills needed and prepare for jobs in green career fields such as electric vehicles, energy efficiency, clean energy, and green technology

How Residents can Help:

- ➔ Show community support by shopping at local Green Businesses and encourage friends and family to do the same.

How Businesses can Help:

- ➔ Implement sustainable business practices and learn how to can get certified through the city’s Green Business Program at www.avondaleaz.gov/greenbusiness.

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¹⁷U.S. Environmental Protection Agency. (2021). eGRID Summary Tables 2019. Accessed at https://www.epa.gov/sites/production/files/202102/documents/egrid2019_summary_tables.pdf.

CITY COUNCIL REPORT

SUBJECT: Resolution 1045-0622 and Ordinance 2040-0622 - Amending City Code, Repealing Chapter 7, Community Center; adding a new Chapter 7, Special Events

MEETING DATE: 6/13/2022

TO: Mayor and Council

FROM: Bryan Hughes, Parks and Recreation Director, (623) 333-2411

THROUGH: Tracy Stevens, Deputy City Manager, (623) 333-1014

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Innovative Program and Service Delivery - Avondale will continue to serve as a model of innovative, efficient, and responsive government.

The ordinances will help improve application protocols for event hosts, promoters, and other customers and consolidate guidelines for permit approval.

This agenda item supports the following Avondale Strategic Outcome Area:

- Public Health and Safety - Avondale is a city where all people feel safe and secure, relying on trusted public and community-based resources.

The ordinances will help improve review procedures to certify safe and compliant uses of property owned or controlled by the City.

PURPOSE:

City Council will consider a request to adopt Resolution 1045-0622, declaring as a public record the repeal of Chapter 7, Community Center; adding a new Chapter 7, "Special Events" and adoption of Ordinance 2040-0622, amending the Avondale City Code by adding "Chapter 7, Special Events" and adopting the document made public by the resolution and authorize the Mayor, City Attorney, and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The current Chapter 7, Community Center was originally enacted in 2004 and has never been amended. Updates to Chapter 17, Parks and Recreation will outline rules and procedures that apply to both City Parks and City Facilities, making the old Chapter 7 obsolete.

The new Chapter 7, Special Events is proposed to formalize terms that were not in City Code and allow for improved regulation of increasing numbers of special event requests. City of Avondale Parks and Recreation Department, with the assistance of a Special Event Review Committee, shall be responsible for processing

applications for special events held on property owned or controlled by the City. The new Chapter 7, Special Events includes definitions, permit requirements, application process, insurance, code compliance, and other general terms for consideration when reviewing and approving special event plans. An objective of the special event permitting process is to ensure an equitable application and review process that certifies applicants are adequately planning to provide for the health, safety and/or welfare of the event participants, neighboring property owners and businesses, the City and its residents, and the general public.

DISCUSSION:

Adoption of the proposed ordinance will repeal Chapter 7, Community Center, and add a new Chapter 7, Special Events to formalize the City's regulations, policies, and procedures governing the requirements for the issuance of permits for Special Events and the operation of Special Events held on property owned or controlled by the City.

BUDGET IMPACT:

This item does not have any new budget impact. Existing permit application and facility rental fees may apply.

RECOMMENDATION:

Staff recommends adoption of a Resolution declaring as a public record the repeal of Chapter 7, Community Center; adding a new Chapter 7, "Special Events" and adoption of an Ordinance amending the Avondale City Code by adding "Chapter 7, Special Events" and adopting the document made public by the resolution and authorize the Mayor, City Attorney, and City Clerk to execute the necessary documents.

Contact person for document distribution: Corey Larriva

RESOLUTION NO. 1045-0622

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED THE “AVONDALE CITY CODE, CHAPTER 7, SPECIAL EVENT PERMITS, AMENDED AND RESTATED JUNE 13, 2022.”

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. That certain document entitled the “Avondale City Code, Chapter 7, Special Event Permits, Amended and Restated June 13, 2022” attached hereto as Exhibit A and incorporated herein by reference, and of which one paper copy and one electronic copy maintained in compliance with ARIZ. REV. STAT. § 44-7041 are on file in the office of the City Clerk and open for public inspection during normal business hours, is hereby declared to be a public record and said copies are ordered to remain on file with the City Clerk.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 13, 2022.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1045-0622

[Avondale City Code, Chapter 7, Special Event Permits,
Amended and Restated, June 13, 2022]

See following pages.

**AVONDALE CITY CODE,
CHAPTER 7, SPECIAL EVENT PERMITS,
AMENDED AND RESTATED, JUNE 13, 2022**

7-1 - Definitions.

For the purpose of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Applicant - the individual who submits the Special Event Application.

City Sponsored Event - an event that is conducted in whole or in part by the City or that is conducted on behalf of the City by third parties pursuant to a written contract with the City.

Director - the Director of the City's Parks and Recreation Department or their designee.

Event Organizer - any person who conducts, manages, promotes, organizes, aids, or solicits attendance at a special event.

Fireworks - any combustible or explosive composition, substance or combination of substances or any article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation except for Consumer Fireworks as defined by Arizona State Statute Section [36-1601](#).

First Amendment Activity - all expressive and associative activity conducted on private property in a public forum that is protected by the United States and Arizona Constitutions, including speech, press, assembly and the right to petition, but does not include commercial advertising or speech.

First Amendment Event - an event where the sole activity is First Amendment Activity.

Non-Permitted Special Event - an event for which a Special Event Permit was required, but not obtained.

Non-Domesticated Animals - any wild animal that is not naturally tame or gentle but is of a wild nature or disposition and that because of its size, vicious nature or other characteristics would constitute a danger to human life or property.

Permittee – a Person to whom a Special Event Permit is issued.

Person - an individual, agent, representative, firm, partnership, corporation, limited liability company, joint venture, organization, contractor, subcontractor, affiliate, association or other legal entity of any kind but shall not mean the City.

Promoter - any Person who produces or conducts a Special Event on behalf of a Special Event Sponsor.

Special Event - any gathering, use, event or activity that meets any of the following criteria:

- (a) involves or is expected to attract more than 150 people;
- (b) involves the closing or partial closing of a public street or right-of-way; or that restricts the use of a public street or right-of-way, which includes by way of example, but not limitation, races over public streets and/or sidewalks;
- (c) will block or restrict access to the property of others;
- (d) involves the use of fireworks, special effects, large open flames such as bonfires, explosions, or other potentially dangerous displays or actions;
- (e) involves any activity or use on property that deviates from the current legal land use or legal nonconforming use of the property;
- (f) involves the installation of mechanical amusement rides and/or temporary or portable buildings;
- (g) involves the display of Non-domesticated animals;
- (h) requires a State-issued temporary extension of liquor license premises or a special event liquor license as prescribed in section 13-95 of this Code.

Special Event Permit - the written authorization from the City allowing a Promoter and/or Special Event Sponsor to hold a Special Event pursuant to this Chapter.

Special Event Permit Conditions - the terms, conditions, and/or stipulations imposed as a condition of granting a Special Event Permit.

Special Event Sponsor - a Person who conducts a Special Event on the Person's own behalf, or the person on whose behalf a Special Event is conducted.

Vendor - a Person, other than a Promoter and/or Special Event Sponsor, who occupies a space, cell, booth, or other temporary structure or location for the purpose of retail sales of goods or services to the public in connection with a Special Event.

7-2 – Special Event Permit required.

- (a) Except as otherwise provided in this Chapter, it is unlawful for any Person to conduct, hold, sponsor or cause to be held a Special Event without first having obtained a Special Event Permit from the Parks and Recreation Department.
- (b) Any Person who conducts, holds, sponsors, or causes to be held a Special Event, shall comply with all Special Event Conditions, and the failure to do so is unlawful.

(c) All events requiring a Special Event Permit pursuant to this Chapter shall comply with: the requirements of this Code; the City of Avondale Zoning Ordinance; all other applicable federal, state, and local laws, ordinances, rules, regulations, policies and procedures.

(d) The issuance of a Special Event Permit is not deemed evidence or proof that the Permittee has complied with the provisions of this Code, the City of Avondale Zoning Ordinance or any other applicable federal, state, and local laws, ordinances, rules and/or regulations, nor shall it prevent prosecution by the City for the same.

7-3 - Exceptions.

The provisions of this Chapter do not apply to the following:

(a) School events unless the event involves any of the activities identified in the Section 7-1, with the exception of subsections (d) and (f);

(b) Events occasioned by news or affairs coming into public knowledge less than 48 hours prior to such event;

(c) Events occurring completely within Phoenix International Raceway;

(d) City Sponsored Events, unless the event requires a State-issued temporary extension of liquor license premises or a special event liquor license.

7-4 - Application Process.

(a) Any person seeking the issuance of a Special Event Permit shall make application with the City in a form prescribed by the Director.

(b) The application for a Special Event shall be submitted to the City no less than 60 calendar days prior to the first day of the event. Notwithstanding the foregoing, applications for a First Amendment Event shall be filed no less than 14 calendar days prior to the first day of the event. An application for a First Amendment Event may be filed less than 14 days prior to the first day of the event if it is accompanied by a statement from the Applicant that the impetus to hold the First Amendment Event did not occur until less than 14 days prior to the event and the application was filed promptly after the desire or intention to hold such an event was formed.

(c) There shall be a non-refundable application fee for each application. All application fees shall be assessed under a schedule of fees promulgated by resolution of the City Council. No application fee shall be required for First Amendment Events. The application fee may be waived upon the approval of the City Manager or a designee.

(d) The Parks and Recreation Department, with the assistance of a Special Event Review Committee, shall be responsible for processing applications for Special Events.

- (1) A Special Event Review Committee consisting of representatives of City departments/divisions that could be affected by proposed Special Events shall be established. The Director shall be the chair of the Special Event Review Committee.
- (2) The Special Event Review Committee shall confer as needed to review Special Event Applications and shall have the authority to procure from the Applicant such clarifications and additional information necessary for the approval or denial of an application for a Special Event permit.
- (3) The Director, based on the recommendations of the Special Event Review Committee or any member thereof, may impose terms, conditions, and/or stipulations as a condition of granting a Special Event Permit. These conditions include, but are not limited to the following:
 - (i) Requiring law enforcement personnel to be hired or devices to be installed for traffic control and/or public safety;
 - (ii) Requiring parking attendants;
 - (iii) Requiring that temporary fencing or barricades be installed;
 - (iv) Imposing requirements for the clean-up and restoration at the Special Event site;
 - (v) Requiring first aid stations be available;
 - (vi) Requiring that sanitary facilities be provided, including handicap accessible facilities;
 - (vii) Adjusting the hours of operation of the Special Event and/or restricting the noise levels generated by the Special Event to alleviate the potential of complaints from adjacent businesses or residents;
 - (viii) Imposing conditions on the manner by which alcohol sales and service, if any, shall be conducted at the Special Event;
 - (ix) Imposing dust control measures when unpaved surfaces or lots are used;
 - (x) Requiring the payment to the City of all costs of City services, including unforeseen costs, associated with the Special Event; the payment of deposits in the estimated amount of such costs; and/or the posting of financial security in a form acceptable to the City to insure such payment; and
 - (xi) Any other condition or requirement reasonably necessary to provide for the health, safety and/or welfare of the event participants, neighboring property owners and businesses, the City and its residents, and the general public.

(e) The Director shall notify the Applicant of the decision on the application. In the event of a denial, the notification shall include the reason for the denial. Any aggrieved person shall have the right to appeal to an independent hearing officer by serving written notice to the City Clerk within 30 days of the denial by the Director.

(f) The City Manager is hereby authorized to approve and adopt administratively, additional rules, regulations, policies and procedures governing the requirements for the issuance of permits for Special Events and the operation of Special Events, including insurance requirements for Special Events held on property owned or controlled by the City, provided such rules, regulations, policies and procedures are not inconsistent with specific ordinances and resolutions adopted by the City Council.

7-5 - General requirements and terms.

(a) Neither the words "City of Avondale" nor the City's Logo, or any combination thereof, shall be used by the Special Event in any manner that would imply an official endorsement of the Special Event by the City without the written authorization of the Director.

(b) The Special Event Sponsor and/or the Promoter shall be jointly and severally liable to the City for all applicable fees and costs associated with the Special Event, and the failure to pay such fees and costs shall be unlawful.

(c) Special Event Permits shall remain on the site of the permitted Special Event and shall be shown to City personnel upon request.

(d) Special Event activities shall be confined to the premises listed on the Special Event Permit.

(e) City code compliance officers, peace officers, fire inspectors or other City-staff acting in their official duties shall have the right to enter permitted Special Events or Non-Permitted Special Events free of charge to ensure compliance with the Special Event Permit Conditions, the provisions of this Chapter, the City of Avondale Zoning Ordinance and any other applicable federal, state, and local laws, ordinances, rules and/or regulations.

(f) The Permittee shall be responsible for ensuring that all Vendors have Transaction Privilege Tax numbers.

(g) The Special Event Sponsor and/or the Promoter shall obtain all other licenses, permits, certificates and the like required by federal, state, and local laws, ordinances, rules and/or regulations, which may be required based on the nature of the Special Event. The issuance of a Special Event Permit shall not be evidence that the City knew, or should have known, that another license, permit, certificate or the like, whether required by the City or another entity, was required or was otherwise improperly issued.

(h) The issuance of a Special Event Permit pursuant to this Chapter does not obligate or require the City to provide City services, equipment or personnel in support of the permitted Special Event, although the City may provide such services, equipment or personnel if such are reasonably available and the event organizer makes provisions to reimburse the City for the costs thereof.

(i) Fees and costs will be assessed if supplemental permits are required by other City departments through the Special Event Application review process or if City-provided services are required. All expenses incurred by the City for public safety, sanitation, and traffic control personnel and resources required along with any other expenses or costs incurred by the City as a result of the Special Event are the joint and several liability of the Special Event Sponsor and the Promoter, and the failure to pay such fees and costs shall be unlawful.

(j) The provisions of this Chapter and the Special Event Conditions imposed pursuant to this Chapter are intended as minimum standards for the protection of public health, safety, and welfare. The Special Event Sponsor and the Promoter are responsible for undertaking all measures necessary for the protection of the health, safety or welfare of any Person who may be injured, or whose property may be damaged as a result of the Special Event.

(k) The type of coverage and limits of insurance required by the City for Special Events represent minimum amounts of insurance that must be carried and do not represent a determination that the required coverage and limits are adequate to cover claims and/or losses that may be asserted in connection with the Special Event. The Promoter and the Special Event Sponsor are responsible for determining the type of insurance coverage and the amount of such coverage needed to cover claims and/or losses that may be asserted in connection with a Special event and for carrying such insurance coverage.

(l) If required by the City, the Special Event Sponsor and Promoter for any Special Event shall execute an agreement on a form provided by the City under which the Promoter and Special Event Sponsor agrees to waive and release the City of Avondale and its officers, elected and appointed officials, employees, agents, representatives, and volunteers from and against any and all claims, costs, liabilities (including bodily injury or illnesses), expenses or judgments, including attorney's fees and court costs (collectively "Claims"), arising out of or related to the activities of the permitted Special Event and also agrees to indemnify and hold harmless the City from and against any and all Claims arising out of or related to the activities of the permitted Special Event unless such Claims are caused solely by the negligence, gross negligence or willful misconduct of the City, its officers, elected and appointed officials, employees, agents, representatives, and/or volunteers.

(m) The Promoter and Special Event Sponsor shall execute any agreements and pay all applicable fees required by the City for the use of the City's parks, facilities or other City-owned property.

ORDINANCE NO. 2040-0622

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE CITY OF AVONDALE CITY CODE, CHAPTER 7, COMMUNITY CENTER; ADOPTING BY REFERENCE THE “AVONDALE CITY CODE, CHAPTER 7, SPECIAL EVENT PERMITS, AMENDED AND RESTATED JUNE 13, 2022” AND INCORPORATING THE “AVONDALE CITY CODE, CHAPTER 7, SPECIAL EVENT PERMITS, AMENDED AND RESTATED, JUNE 13, 2022” AS THE TEXT OF THE NEW CHAPTER 7.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. That certain document known as the “Avondale City Code, Chapter 7, Special Event Permits, June 13, 2022” (the “Special Events Code”), of which one paper copy and one electronic copy maintained in compliance with ARIZ. REV. STAT. § 44-7041 are on file in the office of the City Clerk, which document was made a public record by Resolution No. 1045-0622 of the City of Avondale, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance.

SECTION 2. The City of Avondale Code Chapter 7, Community Center, and all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby deleted in their entirety and the Special Events Code is hereby inserted into the Avondale City Code as the text of the new Chapter 7 (Special Event Permits).

SECTION 3. It is necessary for the preservation of the peace, health and safety of the City of Avondale that an emergency is hereby declared to exist and this Ordinance shall be effective immediately upon its passage and adoption.

SECTION 4. The deletion of provisions from the Avondale City Code by this Ordinance does not affect the rights and duties that matured or penalties that were incurred and proceedings that were begun before the effective date of the repeal.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 6. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 13, 2022.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

CITY COUNCIL REPORT

SUBJECT: Resolution 1046-0622 and Ordinance 2041-0622 - Amending City Code, Repealing Chapter 17, Parks and Recreation; adding a new Chapter 17, Parks and Recreation

MEETING DATE: 6/13/2022

TO: Mayor and Council

FROM: Bryan Hughes, Parks and Recreation Director, (623) 333-2411

THROUGH: Tracy Stevens, Acting Assistant City Manager, (623) 333-1014

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Natural Resources and Open Spaces - Avondale recognizes the value of its natural resources and promotes environmental sustainability and conservation in its operations, activities, and planning.

The ordinances will help improve permitting procedures and facility administration to certify safe and compliant uses of park areas controlled by the City.

- Public Health and Safety - Avondale is a city where all people feel safe and secure, relying on trusted public and community-based resources.

Revisions will better aid staff in certifying the promotion of public health, welfare, safety, and recreation in Avondale City park areas.

- Diverse Recreation and Entertainment Opportunities - Avondale provides residents with the ability to connect with amenities, businesses, and their community, enhancing the opportunity to live, work, and enjoy a healthy, active, and affordable lifestyle. I

Implementation is intended to have minimal impact on park patrons and not unreasonably interfere with or detract from the intended recreational uses of City park areas.

PURPOSE:

City Council will consider a request to adopt Resolution 1046-0622, declaring as a public record the repeal of Chapter 17, Parks and Recreation; adding a new Chapter 17, "Parks and Recreation" and adoption of Ordinance 2041-0622, amending the Avondale City Code by adding "Chapter 17, Parks and Recreation" and adopting the document made public by the resolution and authorize the Mayor, City Attorney, and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The existing Chapter 17, Parks and Recreation was originally enacted in 2004 and has never been amended.

Updates to Chapter 17, Parks and Recreation will outline rules and procedures that apply to both City Parks and City Facilities, making the old Chapter 17 obsolete. A redlined version of the code is attached for further review.

Avondale Parks and Recreation Department shall be responsible for administering park areas, including neighborhood parks, community parks, regional parks, public open spaces, swimming pools or aquatics facilities, skate parks, multi-use trails, cemetery, and all surrounding parking areas, whether enclosed or open in which the City has an interest in the property and which is open to the public for active or passive recreation.

Chapter 17, Parks and Recreation updates are proposed to formalize and expand terms that were not in the City Code and allow for improved regulation of the City's growing number of park properties, trails, amenities types, and their affiliated user groups. The proposed language includes definitions, regulated activities, hours of operations, spiritual liquor and alcohol permits, rules of conduct, permitting procedures, and permit enforcement. Implementation is intended to have minimal impact on park patrons and not unreasonably interfere with or detract from the intended uses of park properties. Revisions will better aid staff in certifying the promotion of public health, welfare, safety, and recreation in Avondale City park areas.

The Parks and Recreation Department has coordinated internal draft reviews of new language in Chapter 17, Parks and Recreation with appropriate levels of staff from The City Attorney's Office, Police, Neighborhood Family Services, and Code Compliance.

DISCUSSION:

Adoption of the proposed ordinance will repeal Chapter 17, Parks and Recreation and add a new Chapter 17, Parks and Recreation to formalize the City's regulations, policies, and procedures governing the growing inventory of City park areas.

BUDGET IMPACT:

This item does not have any new budget impact. Existing permit application and facility rental fees may apply.

RECOMMENDATION:

Staff recommends adopting a Resolution declaring as a public record the repeal of Chapter 17, Parks and Recreation; adding a new Chapter 17, "Parks and Recreation" and adoption of an Ordinance amending the Avondale City Code by adding "Chapter 17, Parks and Recreation" and adopting the document made public by the resolution and authorize the Mayor, City Attorney, and City Clerk to execute the necessary documents.

Contact person for document distribution: Corey Larriva

RESOLUTION NO. 1046-0622

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED THE “AVONDALE CITY CODE, CHAPTER 17, PARKS AND RECREATION, AMENDED AND RESTATED, JUNE 13, 2022.”

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. That certain document entitled the “Avondale City Code, Chapter 17, Parks and Recreation, Amended and Restated, June 13, 2022” attached hereto as Exhibit A and incorporated herein by reference, and of which one paper copy and one electronic copy maintained in compliance with ARIZ. REV. STAT. § 44-7041 are on file in the office of the City Clerk and open for public inspection during normal business hours, is hereby declared to be a public record and said copies are ordered to remain on file with the City Clerk.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 13, 2022.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1046-0622

[Avondale City Code, Chapter 17, Parks and Recreation,
Amended and Restated. June 13, 2022]

See following pages.

**AVONDALE CITY CODE
CHAPTER 17, PARKS AND RECREATION
AMENDED AND RESTATED, JUNE 13, 2022**

17-1 - Definitions.

For the purpose of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Alcohol Permit - any written license issued by or under the authority of the Parks and Recreation Department or other approving governing agency permitting the consumption of spirituous liquor in a Parks Area.

Beer – has the same meaning as defined in Ariz. Rev. Stat. § 4-101.

Bona Fide Guest - has the same meaning as defined in Ariz. Rev. Stat. § 4-101.

Camp – the use of a Park Area as a temporary or permanent place of dwelling, lodging or residence, or as a living accommodation at any time, including parking a trailer camper or other Vehicle for the purpose of remaining overnight. Indications of camping may include, but are not limited to, burning a fire, carrying on cooking activities, storing personal belongings, laying down bedding for sleeping, using tents or temporary structures for shelter, sleeping or storing of personal belongings. Such activities constitute camping when it reasonably appears under the circumstances that the participants are using the area as a living accommodation, no matter how temporary.

Commercial Purpose - offering to sell any goods or services or otherwise advertising or conducting a business or any portion of a business, whether for profit or not-for-profit. This definition shall not apply to the distribution of newspapers, books, brochures or other printed items that have imprinted on them a political, religious, philosophical or ideological message relevant to the purpose of the organization distributing the item.

Director – the Director of the City’s Parks and Recreation Department, or a designee.

Dog Park – an enclosed area of a City park which has been designated by the City as a dog exercise area.

E-cigarette - A device which produces a vapor, rather than cigarette smoke, which the user inhales to provide a similar feel to tobacco smoking. These devices may also be known as personal vaporizers (PVs) or electronic nicotine delivery systems (ENDS). This definition does not include metered-dose inhalers (MDIs), such as those used for asthma or chronic obstructive pulmonary disease.

Firearm - any loaded or unloaded handgun, pistol, revolver, rifle, shotgun or other weapon that will expel, is designed to expel or may readily be converted to expel a projectile by the action of an explosive, spring, release of tension, or air.

Park Area – any neighborhood park, community park, regional park, public open space, swimming pool or aquatics facility, skate park, multi-use trail, cemetery, and all surrounding parking areas, whether enclosed or open in which the City has an interest in property and which is open to the public for active or passive recreation.

Park Ranger – any person appointed by the City Manager to issue citations for violations of City codes, ordinances, or park rules and regulations. Nothing in this section shall be construed to grant Park Rangers other powers or benefits to which peace officers are entitled.

Park Permit – any written license issued by or the Parks and Recreation Department, that is not an Alcohol Permit, or Special Event Permit as defined in Chapter 7 of this Code, permitting activity in a Park Area.

Motorized Vehicle – any rolling motorized conveyance including automobiles, campers, trucks, motorcycles, motorbikes, motor scooters, all-terrain vehicles or any other vehicles propelled by means other than muscular power. A "Motorized Vehicle" also includes trailers of all types and any horse or horse-drawn conveyances, but excludes a wheelchair, scooter, or other mobility device used by a person with a disability for mobility.

Non-motorized Vehicle – any rolling non-motorized conveyance including skateboards, roller skates, inline skates, bicycles, or scooters. A "Non-motorized Vehicle" excludes a wheelchair, scooter, or other mobility device used by a person with a disability for mobility.

Smokeless tobacco – any non-combustible product derived from tobacco that contains nicotine and is intended for human consumption, whether chewed, absorbed, dissolved, ingested, or by other means.

Smoking - Inhaling, exhaling, burning, carrying or possessing any lighted tobacco product or vapor, including cigars, cigarettes, e-cigarettes, hookahs, pipe tobacco and any other lighted tobacco product or vapor-producing product.

Spirituos liquor - has the same meaning as defined in Ariz. Rev. Stat. § 4-101.

Sound amplification system – any device, instrument, or system, whether electrical, mechanical, or otherwise, used for one of its purposes to amplify sound or to produce or reproduce sound. Sound amplification systems include, but are not limited to: radios, stereos, computer-reproduced sound, musical instruments, phonographs, receivers, sound or musical recorders, compact discs, audio discs and video disc players.

Vapor - An aerosol produced from a liquid which is emitted from an e-cigarette

Vehicle – Any Motorized Vehicle or Non-motorized Vehicle.

Wine - has the same meaning as defined in Ariz. Rev. Stat. § 4-101.

17-2 – Regulated activities.

(a) The following activities, designated as "Regulated Activities," for purposes of this section, are permitted in a Park Area only as allowed by subsection (b) of this section:

- (1) Camping;
- (2) Swimming, bathing, wading, boating, and fishing;
- (3) Tethered model airplane flying, rocket launching, or model boat sailing;

- (4) Archery;
 - (5) Horseshoe pitching;
 - (6) Offering for sale, meaning in return for price, something of value, or minimum stated donation, any article within a Park Area. Offer for sale, meaning in return for price, something of value, or minimum stated donation, any article within a Park Area;
 - (7) Using special equipment including inflatables, dunk tanks, pony rides, or other large equipment primarily used for events;
 - (8) Golfing;
 - (9) Live action role playing (LARP);
 - (10) Releasing or landing sky lanterns;
 - (11) Erecting any stand, canopy, inflatables or other structure, unless otherwise permitted by this Chapter;
 - (12) Selling or distributing of any food or drink;
 - (13) Conducting organized sports activity, including practices, games, clinics, tournaments, or scrimmages.
- (b) Regulated Activities may occur in a Park Area only if:
- (1) signage is posted in the Park indicating that the Regulated Activity is allowed in a designated area; or,
 - (2) the Regulated Activity is conducted pursuant to a Park Permit.
- (c) It is presumed that unless a Park Permit has been issued for a Regulated Activity or signage is posted indicating that such an activity is permitted that the activity is prohibited in a Park Area.
- (d) Violation of this section is punishable by a civil violation, In the alternative, the City may elect to charge and punish a violation of this section as a class one misdemeanor.

17-3 - Hours of operation; access restricted.

- (a) It shall be a violation of this chapter for any person other than a peace officer, Park Ranger, or other person authorized by the Director to do any work or activity to be in any Park Area while the Park Area is closed to the public.
- (b) The City Manager or the Director may establish hours for each Park Area, which shall be posted at each area. Unless otherwise established by the City Manager or the Director, Park Areas shall be open from sunrise to sunset.
- (c) The City Manager or the Director may temporarily extend the hours of operation of any Park Area for such events as they determine to be appropriate.

(d) The Public Works Director, the Director, and City Engineer are authorized to post appropriate signage, set appropriate speed limits, and install appropriate devices to restrict access into Park Areas when closed to the public.

(e) Violation of this section is punishable by a civil violation, In the alternative, the City may elect to charge and punish a violation of this section as a class one misdemeanor.

17-4 - Restrictions on spiritous liquors; alcohol permits

(a) It shall be unlawful for any person to consume or have in their possession any Spiritous Liquor in any Park Area unless:

(1) The sale, consumption, possession of spirituous liquor is governed by and in compliance with the requirements of a "liquor license" or a "special event license" issued by the Arizona Department of Liquor License and Control and by a Special Event Liquor License issued by the City pursuant to Section 13-95 of this Code.

(2) The consumption and possession of Spirited Liquor is a permitted use authorized under and in compliance with the requirements of an Alcohol Permit issued by the Director.

(b) All Alcohol Permits issued by the City shall be subject to the following:

(1) An Alcohol Permit may only be issued to a person at least 21 years of age.

(2) Every person consuming or possessing Spiritous Liquor as pursuant to an Alcohol Permit, whether the permittee or a Bona Fide Guest of the permittee, must be at least 21 years of age. Spiritous Liquor may not be provided to members of the public other than Bona Fide Guests of the event for which the Alcohol Permit is issued.

(3) Every person consuming or possessing Spiritous Liquor as pursuant to an Alcohol Permit, whether the permittee or a Bona Fide Guest of the permittee, must be within the area designated by the Alcohol Permit.

(4) An Alcohol Permit authorizes the consumption and possession of Beer and Wine only and not of any other types of Spirituous Liquor, unless otherwise specified in the Alcohol Permit issued by the Director.

(5) The authority an Alcohol Permit confers to consume or possess Spiritous Liquor in a Park Area does not authorize the sale of any Spiritous Liquor.

(6) The permittee must remain on-site at the area designated in the Alcohol Permit at all times during which Spiritous Liquor is consumed or possessed by the permittee or their Bona Fide Guests.

(7) Any person possessing or consuming Spiritous Liquor must present a valid identification upon request of a duly designated Park Ranger or peace officer for the purpose of determining whether an individual who is possessing or consuming Spiritous Liquor is under the age of 21 years.

17-5 - General rules of conduct.

(a) It shall be unlawful for any person in a Park Area to:

- (1) Mark, deface, disfigure, injure, tamper with or displace or remove any buildings, bridges, tables, benches, fireplaces, barbeque grills, railings, paving or paving materials, water lines or other public utilities or parts or appurtenances thereof, signs, notices or placards, whether temporary or permanent, monuments, stakes, posts, or other boundary markers, or other structures or equipment, facilities or park property or appurtenances whatsoever, either real or personal;
- (2) Fail to cooperate in maintaining restrooms and washrooms in a neat and sanitary condition;
- (3) Dig or remove any soil, rock, sand, stones, trees, shrubs or plants or other wood or materials, or make any excavation by tool, equipment, blasting or any other means;
- (4) Construct or erect any building or structure of any kind, whether permanent or temporary, or run or string any public service utility into, upon, or across such lands, except upon written permit issued by the City;
- (5) Damage, cut, carve, mark, transplant or remove any plant, or injure the bark, or pick flowers or seeds of any tree or plant, dig in or otherwise disturb grass areas, or in any other way injure the natural beauty or usefulness of any area;
- (6) Climb any tree or walk, climb, stand or sit upon monuments, vases, planters, fountains, railings, fences or upon any other property not designated or customarily used for such purpose;
- (7) Attach any rope or cable or other contrivance to any tree, fence, railing, bridge, bench or other structure. The tethering of a piñata is permissible with the reservation of a ramada;
- (8) Throw, discharge, or otherwise place or cause to be placed in the waters of any fountain, pond, lake, stream or other body of water in or adjacent to any park or any tributary, stream, storm sewer, or drain flowing into such water, any substance, matter or thing, liquid or solid, which will or may result in the pollution of said waters;
- (9) Take into, carry through, or put into any park, any rubbish, refuse, garbage, or other material. Such refuse and rubbish shall be deposited in receptacles so provided. Where receptacles are not provided, all such rubbish or waste shall be carried away from the Park Area by the person responsible for its presence, and properly disposed of elsewhere;
- (10) Cause any animal to run at large, except as permitted in a designated Dog Park;
- (11) Tie or hitch an animal to any tree, plant, or structure;

- (12) Hunt, molest, harm, frighten, kill, trap, pursue, chase, tease, shoot, or feed any animal or wildlife, nor shall any person remove or have in their possession the young, eggs, or nest of any wild animal;
- (13) Walk any animal without a leash, said leash to be no longer than 6 feet and have sufficient strength to control the animal;
- (14) Bring or ride a horse, donkey, or mule, except on designated trails. Horses shall be thoroughly broken, properly restrained and ridden with due care;
- (15) Permit a horse, donkey, or mule to be unattended or to graze in a Park Area;
- (16) Hitch a horse, donkey or mule to any rock, vegetation, fence, or other improvement in a Park Area, except for such improvements as are intended to be used for such purpose;
- (17) Use a Sound Amplification System in any Park Area, except as provided by this Chapter;
- (18) Have a glass container in their possession, except with written permission of the Director;
- (19) Misuse waters by swimming or bathing, animal swimming or bathing, washing clothes, cleaning fish or other unsanitary activities, except at places designated for such activities;
- (20) Fish using barbed hooks or take any fish by any means other than a fishing rod;
- (21) Enter any area posted as "closed to the public," or without invitation enter or disrupt any area, including a ramada or a playing field, that has been reserved for use by another person;
- (22) Obstruct, impede or create a hazard for Vehicles or pedestrians that are using roads, parking areas, sidewalks, trails or other driving or walking areas, including access to and from parking lots, buildings and other facilities that are part of a Park Area;
- (23) Fish without a valid fishing license issued by the Arizona Game and Fish Department or to exceed the legal bag limit for a species as determined by the Arizona Game and Fish Commission and published in the current fishing regulations or community fishing guidebook;
- (24) Erecting a canopy or other shade structure except as follows:
 - (i) Canopies or other shade structures may be used in areas immediately surrounding sports fields, courts and skate parks for the purpose of providing temporary shade for spectators and participants when such areas have been reserved for use through the Parks and Recreation Department or when such areas are being used as part of a City-sponsored event.

- (ii) Canopies or other shade structures must be weighted down to prevent being moved or overturned by the wind. Staking of canopies is not allowed, weighting must be accomplished by sandbags or similar effective means.
 - (iii) Canopies or other shade structures shall not obstruct the flow of pedestrian traffic, block entrances or exits, aisles, sidewalks, parking areas, or any portion thereof.
- (25) Have in their possession or set off any fireworks. Permits may be given by the Fire Marshal and the Director for conducting properly supervised fireworks in a Park Areas;
 - (26) Smoke, Vape, or use Smokeless Tobacco at any time;
 - (27) Kindle, build, maintain, or use a fire except in City-provided barbecue containers within a ramada. Any fire shall be continuously under the care and direction of a competent person from the time it is kindled until it is extinguished;
 - (28) Throw away or discard any lighted match, cigar, cigarette, tobacco, paper, or other material in any place except containers designated for such material;
 - (29) Bring in or use any portable grill, unless subject to a permit issued by the City;
 - (30) Discharge any Firearm or objects upon which loaded or blank cartridges may be used. Official starters, at authorized track and field events, are excepted from this restriction;
 - (31) Operate drones or non-tethered model airplanes;
 - (32) Possess or use a metal detector or other geophysical discovery device to locate or recover subsurface objects;
 - (33) Use any ramadas in a Park Area for more than 4 hours per day, for 2 consecutive days, without obtaining a Park Permit.
 - (34) Operate a Motorized Vehicle except on roads, parking areas, or other areas designated for those purposes; operate a Motor Vehicle at a speed greater than that posted, or to fail to obey traffic signs. In all cases, Motor Vehicles shall be operated in compliance with Title 28 of the Arizona Revised Statutes and this Code.

17-6 - Free speech and non-public forum areas.

- (a) No person shall post, paint, affix, distribute, deliver, place, cast or leave about, any sign, poster, billboard, placard, ticket, handbill, circular, flyer, or any other printed materials of any kind in a Park Area except as provided in this section.
 - (1) A person may hand printed materials directly to another person who willingly accepts them.

- (2) Any person who posts, paints, affixes, distributes, delivers, places, casts, or leaves about any sign, poster, billboard, placard, ticket, handbill, circular, flyer, or any other printed materials of any kind in a Park Area, regardless of whether such action is done in violation or compliance with this section, shall be liable to reimburse the City for any verified costs incurred by the City associated with the removal of any litter created by such action.
- (b) The Director shall designate on a map, that shall be available to the public, one or more locations at each Park Area as "free speech areas" where a person or group may set up temporary tables for the sole purpose of engaging in core free speech expressive activities, such as gathering signatures, distributing informational leaflets, proselytizing, or selling message-bearing merchandise in compliance with other provisions in this Code.
- (c) The Director may designate on a map, that shall be available to the public, one or more locations at each Park Area as "non-public forum areas" where core free speech expressive activities may be restricted or limited based on legitimate governmental interests. Generally, such areas may include ramadas, playground areas, sport playing fields and courts, skate parks, and swimming pools. The Director may designate a location as a non-public forum area only if activities at the location would create one or more of the following conditions:
- (1) Cause injury or damage to Park Area resources;
 - (2) Unreasonably impair the atmosphere of peace and tranquility maintained in certain Park Areas;
 - (3) Unreasonably interfere with interpretive, visitor services, or other program or administrative activities of the City;
 - (4) Substantially impair the operation of City facilities or contractors; or
 - (5) Present a clear and present danger to public health and safety.
- (d) Violation of this section is punishable by a civil violation.

17-7 - Sound amplification systems; requirements.

- (a) No person shall operate or permit the operation of any Sound Amplification System in a Park Area:
- (1) Between the hours of 9:00 p.m. and 6:00 a.m.;
 - (2) If the Sound Amplification System can be heard more than 50 feet from the original source;
 - (3) If the Sound Amplification System disturbs the peace or quiet of a neighborhood, family or person. Violations of this Section shall be determined at the sole discretion of the peace officer, Park Ranger, or other City employee authorized to enforce this code.
- (b) The following Sound Amplification System uses are exempt from this section:

- (1) Use by law enforcement agencies and emergency medical and fire service agencies.
 - (2) Use by a public service corporation, telecommunications provider or political subdivision of State of Arizona, or the United States or the State of Arizona in performance of their duties.
 - (3) City-sponsored events or programs.
 - (4) Any use permitted in writing by the Director.
- (c) Violation of this section is punishable by a civil violation, In the alternative, the City may elect to charge and punish a violation of this section as a class one misdemeanor.

17-8 – Park Permits.

- (a) Park Permits are required for each of the following uses in a Park Area:
- (1) Any Special Event, as defined by Chapter 7 of this Code, in addition to all other required permits;
 - (2) Any event involving the sale, distribution, or service to the public of food, beverage, or any other article or good. In the case of the sale, distribution, or service of food or beverage, all required health permits must be obtained from the Maricopa County Health Department prior to the issuance of a Park Permit;
 - (3) Use of any Park Area for a Commercial Purpose;
 - (4) Reserving a designated area or facility such as a ramada, sports field or court, or pool for use at the exclusion of others;
 - (5) Remaining in or entering a Park Area outside of the designated hours of use or entering or using any closed or restricted area of a Park Area;
 - (6) Any activity involving the possession or consumption of Spiritous Liquor in accordance with this Chapter;
 - (7) Any other activity, use, or event requiring a permit in accordance with this Chapter;
 - (8) Any activity, use, or event reasonably determined by the Director to require a Park Permit as set forth in City policy, rule, or regulation.
- (b) A person seeking issuance of a Park Permit, shall file an application on a form promulgated by the Director.
- (c) A person filing an application for a Park Permit may be required to pay a non-refundable fee. All application fees shall be assessed under a schedule of fees promulgated by resolution of the City Council.
- (d) Standards for issuance of a Park Permit shall include the following findings:
- (1) That the proposed use will not unreasonably interfere with or detract from the general public's enjoyment of the surrounding areas.

- (2) That the proposed use will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation.
 - (3) That the proposed use will not include violence, crime, or disorderly conduct.
 - (4) That the proposed use will not require an increased expenditure of City resources, except as agreed upon between the applicant and the City.
 - (5) That the facilities desired have not been reserved for other use on the date and hour requested in the application.
 - (6) That the applicant has not been held responsible previously for 2 or more violations of this article in a one-year consecutive period from the date of the first violation.
 - (7) That the application is complete and does not contain any material falsehood or misrepresentation.
- (e) Park Permits for rentals of a ramada or field which shall be submitted no later than 72 hours before the event. After receipt of an application, the Director shall notify an applicant in writing of the decision to grant or deny a Park Permit. In the event of a denial, the notification shall include the reason for the denial. Any aggrieved person shall have the right to appeal to an independent hearing officer by serving written notice to the City Clerk within 15 days of the denial by the Director.
- (f) A permittee may be required to submit evidence of liability insurance covering injuries to members of the general public arising out of such permitted activities in such amounts as may be from time to time determined prior to the commencement of any activity or issuance of any Park Permit in an amount and form satisfactory to the office of the Risk Manager.
- (g) A permittee may be required to use City employees to supervise the activities authorized by a Park Permit as a condition of issuing the Park Permit, and the direct and indirect costs of such employee supervision to the City may be added to any other fees required for the use of the Park Area. A permittee may be required, at the permittee's cost, to obtain such control or security personnel as determined by the City to be necessary, taking into account the nature of the activity and any other circumstances the City determines to be relevant.
- (h) All Park Permits issued under this article are nontransferable between persons or locations.
- (i) It shall be presumed for purposes of this chapter that absent presentation of a Park Permit that a required Park Permit has not been issued.
- (j) The Director is empowered to adopt additional rules and procedures for the issuance of permits pursuant to this Chapter.

17-9 - Enforcement.

- (a) The City Manager or Director shall have the authority to revoke any permit issued under this Chapter upon a finding of violation of any rule, ordinance, or condition of the permit or upon

good cause shown. A permit holder who has a permit revoked shall not be entitled to a refund by the City of any fees paid.

(b) Any peace officer, Park Ranger or other City employee authorized to issue citations per this Code shall have the authority to issue a citation for a violation of this Chapter.

ORDINANCE NO. 2041-0622

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE CITY OF AVONDALE CITY CODE, CHAPTER 17, PARKS AND RECREATION; ADOPTING BY REFERENCE THE “AVONDALE CITY CODE, CHAPTER 17, PARKS AND RECREATION, AMENDED AND RESTATED, JUNE 13, 2022” AND INCORPORATING THE “AVONDALE CITY CODE, CHAPTER 17, PARKS AND RECREATION, AMENDED AND RESTATED, JUNE 13, 2022” AS THE TEXT OF THE NEW CHAPTER 17.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. That certain document known as the “Avondale City Code, Chapter 17, Parks And Recreation, Amended and Restated June 13, 2022” (the “Parks and Recreation Code”), of which one paper copy and one electronic copy maintained in compliance with ARIZ. REV. STAT. § 44-7041 are on file in the office of the City Clerk, which document was made a public record by Resolution No. 1046-0622 of the City of Avondale, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance.

SECTION 2. The City of Avondale Code Chapter 17, Parks and Recreation, and all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby deleted in their entirety and the Parks and Recreation Code is hereby inserted into the Avondale City Code as the text of the new Chapter 17 (Parks and Recreation).

SECTION 3. It is necessary for the preservation of the peace, health and safety of the City of Avondale that an emergency is hereby declared to exist and this Ordinance shall be effective immediately upon its passage and adoption.

SECTION 4. The deletion of provisions from the Avondale City Code by this Ordinance does not affect the rights and duties that matured or penalties that were incurred and proceedings that were begun before the effective date of the repeal.

SECTION 5. Any person found guilty of violating Sections 17-6 or 17-9 of the Parks and Recreation Code shall be guilty of a civil violation, punishable by a base fine of not more than \$500.00. Any person found violating Sections 17-2, 17-3, or 17-7 of the Parks and Recreation Code shall be guilty of a civil violation, punishable by a base fine of not more than \$500.00, or in the alternative, a class one misdemeanor punishable by a fine not to exceed \$2,500.00 or by

imprisonment for a period not to exceed six months, or by both such fine and imprisonment. Each day that a violation continues shall be a separate offense.

SECTION 6. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 7. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 13, 2022.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

CITY COUNCIL REPORT

SUBJECT: Ordinance 2042-0622 - Amendment to Lease Agreement with Verizon Wireless, LLC, for a Personal Wireless Service Facility at Las Ligas Community Park

MEETING DATE: 6/13/2022

TO: Mayor and Council

FROM: Jodie Novak, Acting Director, Development Services, (623) 333-4015
Aric Stewart, Acting Director, Engineering Services, (623) 333-4241

THROUGH: Tracy Stevens, Acting Assistant City Manager, (623) 333-1014

STRATEGIC PLAN:

Strategic Outcome: Creative and Sustainable Development

Strategy: Maintain and expand quality infrastructure and improve connectivity to City amenities

PURPOSE:

City Council will consider a request to adopt Ordinance 2042-0622 approving the first amendment to the lease agreement between the City and Cellco Partnership D/B/A Verizon Wireless, LLC, and authorize the Mayor, Acting City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

On February 21, 2017, the City of Avondale executed a lease agreement with a commencement date of July 1, 2017, with Cellco Partnership D/B/A Verizon Wireless, LLC, for the construction of a Personal Wireless Service Facility located at the City's Las Ligas Community Park located at 12421 W. Lower Buckeye Road. The lease covered 874 square feet and set development standard parameters for the construction and operation of the site.

The initial terms of the lease were set at five (5) years commencing on July 1, 2017, with three (3) renewable five (5) year extensions with a monthly rate of \$1,500.00. Verizon Wireless, LLC (Verizon), exercised their option to extend the lease an additional five (5) years, expiring in July 2027.

DISCUSSION:

As part of the renewal, the City and Verizon desire to amend the original lease agreement that will:

1. Allow the Planning Services Department to approve changes to the current antenna number and configuration without the need for a lease amendment for each change.
2. Ensure the City receives all information relating to future collocators on the tower and to allow the City to receive additional revenue from the new collocators.
3. Ensure that upon the termination of the lease in the future, Verizon will remove the tower in its entirety, including the foundations below grade; and
4. Require that upon expiration of the lease term, Verizon will record with the Maricopa County Recorder's Office a Termination of Lease or Termination of Memorandum of Lease, evidencing

termination of the lease agreement.

BUDGET IMPACT:

The term of the lease is five (5) years, with three (3) renewable five (5) year extensions for a total of a possible twenty-year lease agreement.

The base rent was \$1,500 per month for the first year and will continue to increase 3.5% on each annual anniversary of the commencement date throughout the term of the lease agreement.

The City will receive sixty percent (60%) of any rents actually received by Verizon in connection with a sublease, license, or other agreement that grants a similar right or use of occupancy of the Premises by a third-party (a Collocator) if an agreement is entered into after April 28, 2022.

RECOMMENDATION:

Staff recommends City Council adopt an Ordinance approving the first amendment to the lease agreement between the City and Cellco Partnership D/B/A Verizon Wireless, LLC, and authorize the Mayor, Acting City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore

ORDINANCE NO. 2042-0622

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, APPROVING THE FIRST AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE CITY OF AVONDALE AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The First Amendment to the Lease Agreement between the City of Avondale and Cellco Partnership d/b/a Verizon Wireless is hereby approved in substantially the form and substance attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 13, 2022.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 2042-0622

[First Amendment]

See following pages.

**FIRST AMENDMENT
TO
LAND LEASE AGREEMENT
BETWEEN
THE CITY OF AVONDALE
AND
CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS**

THIS FIRST AMENDMENT TO LEASE AGREEMENT ("First Amendment") is entered into as of the Effective Date by and between the City of Avondale, an Arizona municipal corporation ("City") and Cellco Partnership d/b/a Verizon Wireless, a Delaware partnership ("Lessee"). The City and Lessee are referred to collectively as the "Parties." The "Effective Date" shall be the date upon which the last of the City and Lessee execute this First Amendment.

RECITALS

A. The City, as successor in interest, and Lessee, as successor in interest, entered into that certain Land Lease Agreement, dated February 21, 2017 (the "Agreement"), regarding that certain real property generally located at 12421 W Lower Buckeye Road, known as Las Ligas Park, Avondale, Arizona, as more particularly described and depicted in the Agreement. Unless otherwise defined, all capitalized terms shall have the meaning set forth in the Agreement.

B. The Parties desire to amend the Agreement as set forth in this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree to amend the Agreement as follows:

1. **Accuracy of Recitals.** The Parties hereby acknowledge the accuracy of the Recitals, which are incorporated herein by this reference.

2. **Amendments to Agreement.** The Agreement is hereby amended as follows:

(a) **A new paragraph 1.3(E) titled "Revenue Sharing" is added as follows:**

(1) Subject to the other applicable terms, provisions, and conditions of this Agreement, sixty (60%) of any rents actually received by Lessee ("Collocation Rent") in connection with a sublease, license, or other agreement that grants a similar right of use or occupancy in the Premises ("Collocation Agreement") that:

(1) is entered into after April 28, 2022; and, (2) confers rights to a third-party (a "Collocator") to construct or connect equipment on the Premises. Any Collocator shall be instructed to pay the foregoing percentage amounts directly to the City. The Lessee shall not be responsible to the City for the payment of Collocation Rent by the Collocator, and the Lessee shall have no liability to the City in the event of failure of payment of the Collocation Rent by the Collocator.

(1)a. The Parties agree that Lessee's Collocator, T-Mobile, is an existing Collocator and the Parties further agree that any Revenue Share or Collocation Rent would not apply to their collocation at any time.

(2) Notwithstanding the foregoing, the City shall not be entitled to receive any portion of any sums due to the Lessee from a Collocator in connection with: (i) a reimbursement of Lessee for any improvements to the Premises or any structural enhancements to the Communications Facilities located on the Premises; (ii) reimbursement of Lessee for any direct costs associated with the development, operation, repair, or maintenance of the Premises including utilities, taxes, or other assessments; (iii) any subleases, licenses, or other agreements between Lessee, or Lessee's predecessors-in-interest, as applicable, and any third parties, or such third parties' predecessors or successors-in-interest, as applicable, entered into prior to April 28, 2022 (any such agreements, the "Existing Agreements"); or (iv) any amendments, modifications, extensions, renewals, or restatements of Existing Agreements. Within thirty (30) days of receipt of the City's written request, Lessee shall provide reasonable substantiation to the City of any revenue retained by Lessee under clauses (i), (ii), (iii) or (iv) above.

(3) Upon the expiration or termination of a Collocation Agreement and between the Lessee and a Collocator, no Collocation Rent shall be required for such after said expiration or termination, unless a new Collocation Agreement is executed.

(b) **Paragraph 3.1, "Installation of Pole and Equipment," is deleted in its entirety and replaced as follows:**

3.1 **Installation of Pole and Equipment.** Lessee shall construct on the Premises a new 70' tall antenna structure utilizing Lessee's "Pine Tree" stealth design (the "Pole") in accordance with the Plans, which Plans have been reviewed and approved by the City, including the opportunity to select the style of stealth "Pine Tree" from installations presently existing in the Phoenix metropolitan area. The Pole shall be of the type, configuration and design set forth in the Plans. Lessee also has the right to erect, maintain

and operate on the Premises foundations, utility lines, transmission lines, air conditioned equipment shelters, fences, electronic equipment, radio transmitting and receiving antennas, an emergency generator, supporting equipment and structures thereto, as more particularly described on the Plans. All improvements constructed and installed by Lessee are hereinafter referred to as the "Communications Facilities," which shall to the extent reasonably possible, blend into the surrounding building architecture and landscaping. Specifically, the equipment storage structure, emergency generator and all related equipment shall be screened from view by 9'-4" block/stucco CMU walls so as to completely conceal their purpose. Lessee shall have the right, without the City's prior approval, to make any modifications, repairs or replacements to the Communications Facilities so long as such modifications, repairs or replacements: (A) result in a substantially similar configuration (identical height and weight); and (B) do not materially change the visual and aesthetic layout of the Communications Facilities as currently depicted in the Plans. As for all other modifications, repairs or replacements, Lessee shall first obtain the City's prior written approval, which approval shall not be unreasonably denied, withheld or conditioned.

- (c) **Paragraph 3.3, Ownership of Pole Upon Termination, is deleted in its entirety and replaced as follows:**

3.3 Ownership of Pole Upon Termination. Upon expiration or early termination of this Agreement, Lessee shall, at its sole cost, expense and risk, remove the Pole and restore the portion of the Property upon which the Pole was located to its original condition, reasonable wear and tear excepted. Lessee shall also remove any foundations for the Communications Equipment and any underground cable or conduit to a depth of four (4) feet below grade.

- (d) **Paragraph 4.2, Collocation, is deleted in its entirety and replaced as follows:**

4.2 Collocation. In furtherance of Section 708 of the Avondale Zoning Ordinance, the Lessee shall reasonably accommodate the collocation of a commercial wireless carrier on the Premises, if practicable. Any such commercial wireless carrier shall enter into a written agreement with the Lessee on terms acceptable to both Parties (a "Collocation Agreement"). If additional ground space, outside of the Premises, is required

for collocation, the Collocator must enter into a separate lease agreement with the City for the additional ground space. In accordance with Subsection 9.9 of this Agreement, Collocation Agreements between the Lessee and a Collocator must be approved by the City. Lessee shall deliver to the City within thirty days of each collocation, a fully executed Collocation Agreement evidencing such collocation and throughout the Term of this Agreement, any modifications or amendments thereto within thirty days of execution.

- (e) **Paragraph 8.5, Removal, is deleted in its entirety and replaced as follows:**

8.5 **Removal.** The Lessee shall, upon expiration of the Lease Term, or within 90 days after any earlier termination of this Agreement, remove its Communications Facilities and restore the Premises to its original condition, reasonable wear and tear excepted. Lessee shall also remove any foundations for the Communications Equipment and any underground cable or conduit to a depth of four (4) feet below grade. The City agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of the Lessee shall remain the personal property of the Lessee and the Lessee shall have the right to remove the same at any time during the Lease Term, whether or not said items are considered fixtures and attachments to real property. If such time for removal causes the Lessee to remain on the Premises after termination of this Agreement, the Lessee shall (A) be deemed to be a holdover, month-to-month tenant, and (B) pay Rent at 150% of the Rent amount existing on the last day of the Lease Term, until such time as the removal of the Communications Facilities are completed.

- (f) **A new paragraph 8.6 titled "Recordation of Termination" is added as follows:**

8.6 **Recordation of Termination.** The Lessee shall, upon expiration of the Lease Term, or within 90 days after any earlier termination of this Agreement, record with the County Records of the Maricopa County Recorder a Termination of Lease or Termination of Memorandum of Lease, as applicable, evidencing termination of this Agreement.

3. Effect of Amendment. Except as specifically modified by this First Amendment, the Agreement remains in full force and effect and is in all events ratified, confirmed and approved.

4. Conflicting Terms. In the event of any inconsistency, conflict or ambiguity among the terms of this First Amendment and the Agreement, the documents shall govern in the order listed herein.

5. Non-Default. By executing this First Amendment, Lessee affirmatively asserts that (i) the City is not currently in default, nor has been in default at any time prior to this First Amendment, under any of the terms or conditions of the Agreement and (ii) any and all claims, known and unknown, relating to the Agreement and existing on or before the date of this First Amendment are forever waived.

6. Counterparts. This First Amendment may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the last date set forth under the signatures of the Parties below.

“City”

CITY OF AVONDALE,
an Arizona municipal corporation

Cherlene Penilla, Acting City Manager

Date: _____

ATTEST:

Marcella Carrillo, City Clerk

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On _____, 2022, before me personally appeared Cherlene Penilla, the Acting City Manager of the City of Avondale, an Arizona municipal corporation, whose identity was

proven to me on the basis of satisfactory evidence to be the person who she claims to be, and acknowledged that she signed the above document, on behalf of the City of Avondale.

Notary Public in and for the State of Arizona

(Affix notary seal here)

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

“Lessee”

CELLCO PARTNERSHIP, a Delaware partnership
d/b/a Verizon Wireless

By: _____

Name: _____

Title: _____

Date: _____

ACKNOWLEDGMENT

STATE OF)
) ss.
COUNTY OF)

On _____, 2022, before me personally appeared _____
_____, the _____ of the Cellco Partnership, a Delaware partnership d/b/a/
Verizon Wireless, whose identity was proven to me on the basis of satisfactory evidence to be the
person who they claim to be, and acknowledged that they signed the above document, on behalf
of Cellco Partnership.

Notary Public

(Affix notary seal here)

CITY COUNCIL REPORT

SUBJECT: Overview of the BLVD RFP Process and Timeline

MEETING DATE: 6/13/2022

TO: Mayor and Council

FROM: Kenneth Chapa, Director, (623) 333-1411

THROUGH: Tracy Stevens, Deputy City Manager, (623) 333-1014

STRATEGIC PLAN:

Creative and Sustainable Community Development

PURPOSE:

Staff will present the proposed process and timeline for initiating a formal Request for Proposals (RFP) to identify a qualified master developer to purchase and develop approximately 14.8 Acres of City-Owned property in the BLVD Park Avenue District.

BACKGROUND:

Over the past three years, the City has been assembling land in the Park Ave District of the BLVD mixed-use development. Currently, the city owns approximately 14.8 acres in the Park Avenue District. Avondale City Staff is working with real estate firm CBRE to issue a Request for Proposals (RFP) to identify developers that can help activate this land quickly and within the vision of the BLVD Specific Plan.

DISCUSSION:

Recently, the City retained the national real estate firm CBRE to assist in developing, issuing, and managing a Request for Proposals (RFP) for approximately 14.8 acres of undeveloped city-owned land in the Park Avenue District of the BLVD Mixed-Use development. CBRE will be working directly with City Staff to review applications, interview candidates, and secure a developer that is committed to delivering the vision outlined in the BLVD Specific plan.

This Agenda item is designed to introduce the CBRE project team, inform the Mayor and Council on the RFP process and timeline, receive feedback, and answer any questions.

BUDGET IMPACT:

The sale will create a net revenue for the city after the transaction closes and annual tax revenues from retail investments.

RECOMMENDATION:

This is a discussion item only and does not require a vote. Staff and the consultant will be available to answer questions and receive feedback from the Mayor and Council.

Contact person for document distribution: Kenneth Chapa



Overview of BLVD RFP

Timeline & Process

Discussion Item: June 13, 2022



THE BLVD

RFP OVERVIEW AND PROCESS

Agenda

- Team Introductions
- Project Overview/Understanding
- Site Concepts
- RFP Process
- City's Goals & Requirements
- Case Study
- Timeline



Team Introductions

CBRE



Brian Hutcherson
West Regional
Manager
Project Manager



Ashley Brooks
Senior Vice President
Office Leasing



Max Bippus
First Vice President
Retail Leasing



Ashley Bourget
Assoc. Marketing
Director
Property Marketing

Gridics



Max Zabala
Co-Founder &
Vice President



Project Overview/Understanding

CBRE Real Estate Team has been hired to assist with the disposition of the 14.8-acre site within the Park Avenue District

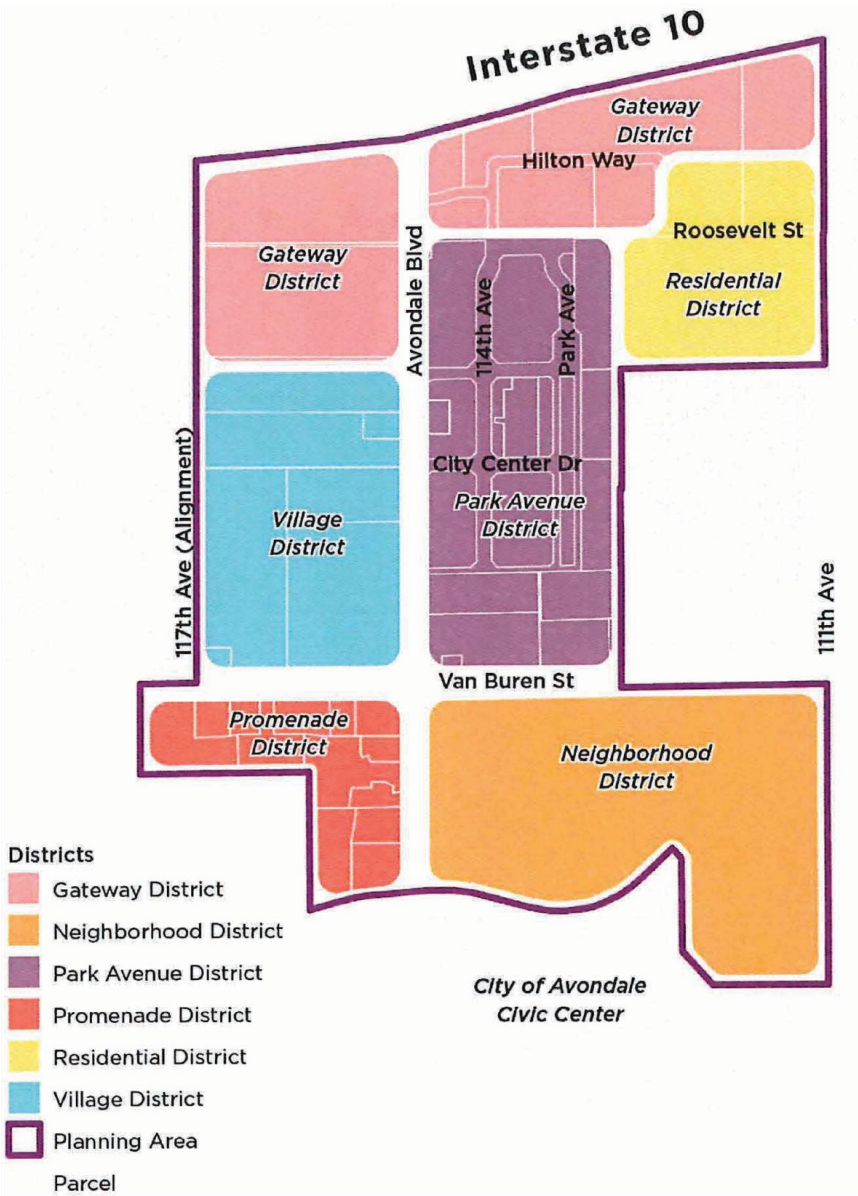
Three Main Tasks:

- Perform a Highest and Best Use Concept Study from the existing master plan.
- Prepare and release a Request for Proposals (RFP) on behalf of the City that promotes an open competitive disposition process to the developer / investor community.
- Provide an appraisal of site that includes:
 - “AS IS”
 - Valuation analysis of concept plan

CBRE Real Estate Team recently assisted with the marketing, selection, and negotiations with Wood Partners which is scheduled to close escrow in July 2022



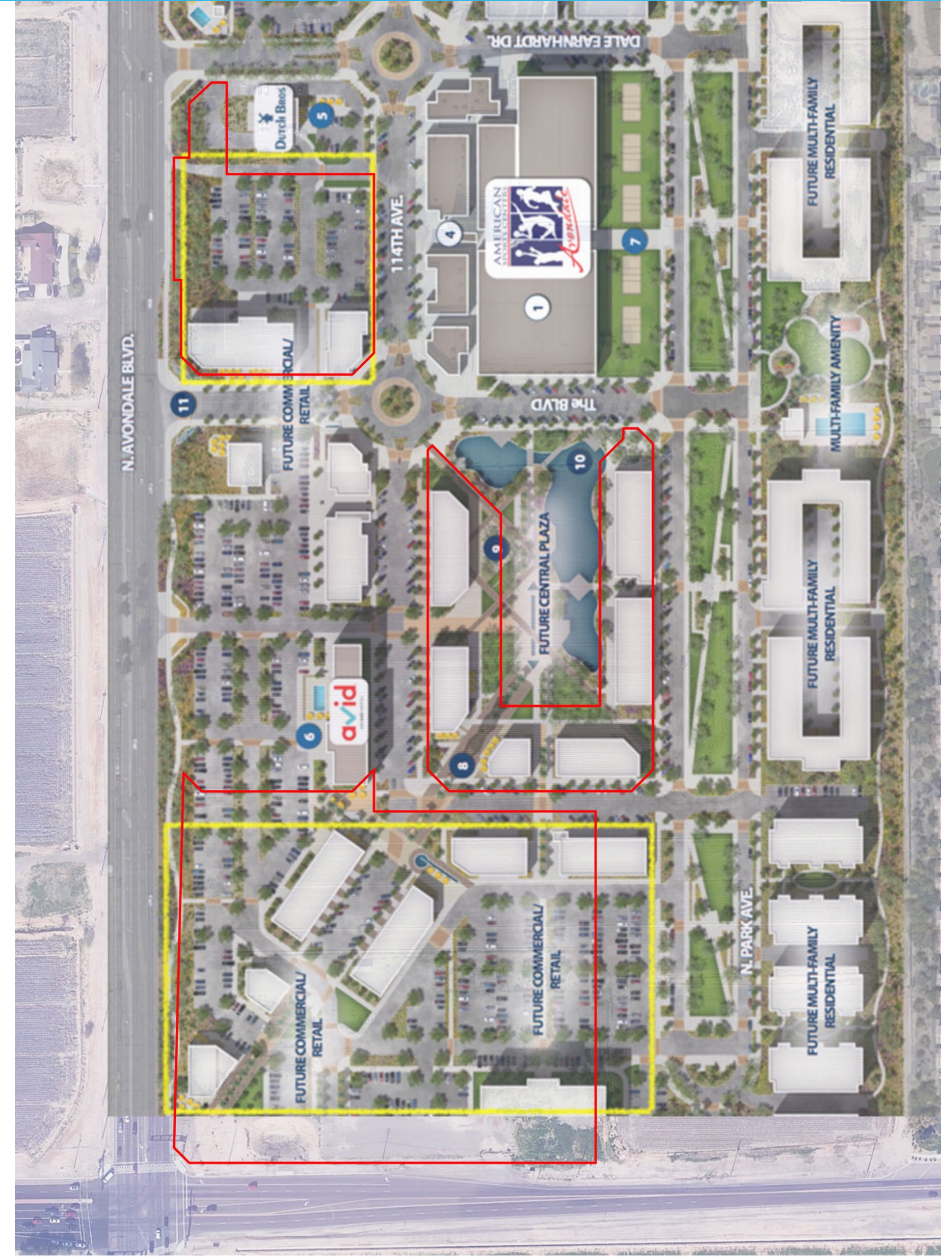
Project Overview | The BLVD Specific Plan



Project Overview | The BLVD Specific Plan

Park Avenue District

- Planned core of the development.
- Centered around a public gathering area that will accommodate events and activities.
- Permitted uses include a mix of:
 - Retail
 - Hotel
 - Restaurants
 - Sports
 - Entertainment
 - Theater
 - Cultural
 - Multifamily (min. 22 units per acre)
 - Studios
 - Offices
 - Post-secondary education



Site Concept | Base Model

Key Features:

- Plan can grow and evolve without changing the main infrastructure or open spaces.
- Interconnected green network that can become a pedestrian loop.
- New proposed vehicular entrance from Van Buren Street connects to proposed linear park and existing street network.
- 1-2 Story commercial/medical office buildings with surface parking in the back.

Proposal Capacity Calculation:

Total Dwelling Units	177
Total Net Commercial Area	42,878.80 SF
Total Net Medical Office Area	37,968.00 SF
Parking Spaces	680



Site Concept | Aspirational

Key Features:

- Full build-out potential for the masterplan.
- Building uses are designed to be interchangeable for market needs.
- Surface parking can be converted to 2-3 levels of parking structure.
- Decks over parking structures can be utilized as amenities for residential and lodging uses.
- Additional buildings to be constructed over the parking structures and linear buildings can be residential, multifamily, and some lodging uses.

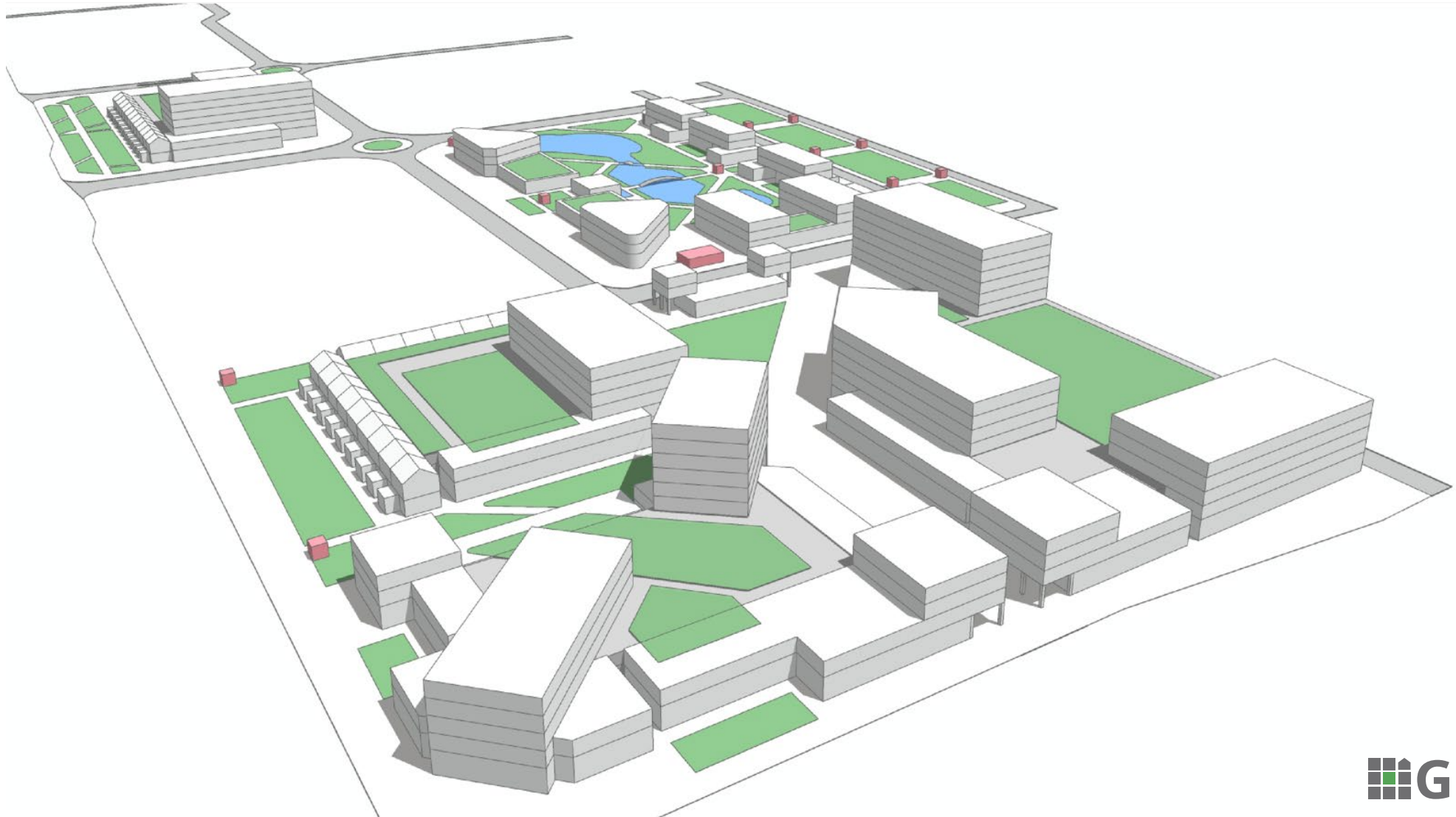
Proposal Capacity Calculation:

Total Dwelling Units	440
Total Net Commercial Area	99,942.40 SF
Total Net Medical Office Area	67,791.20 SF
Parking Spaces	1,833



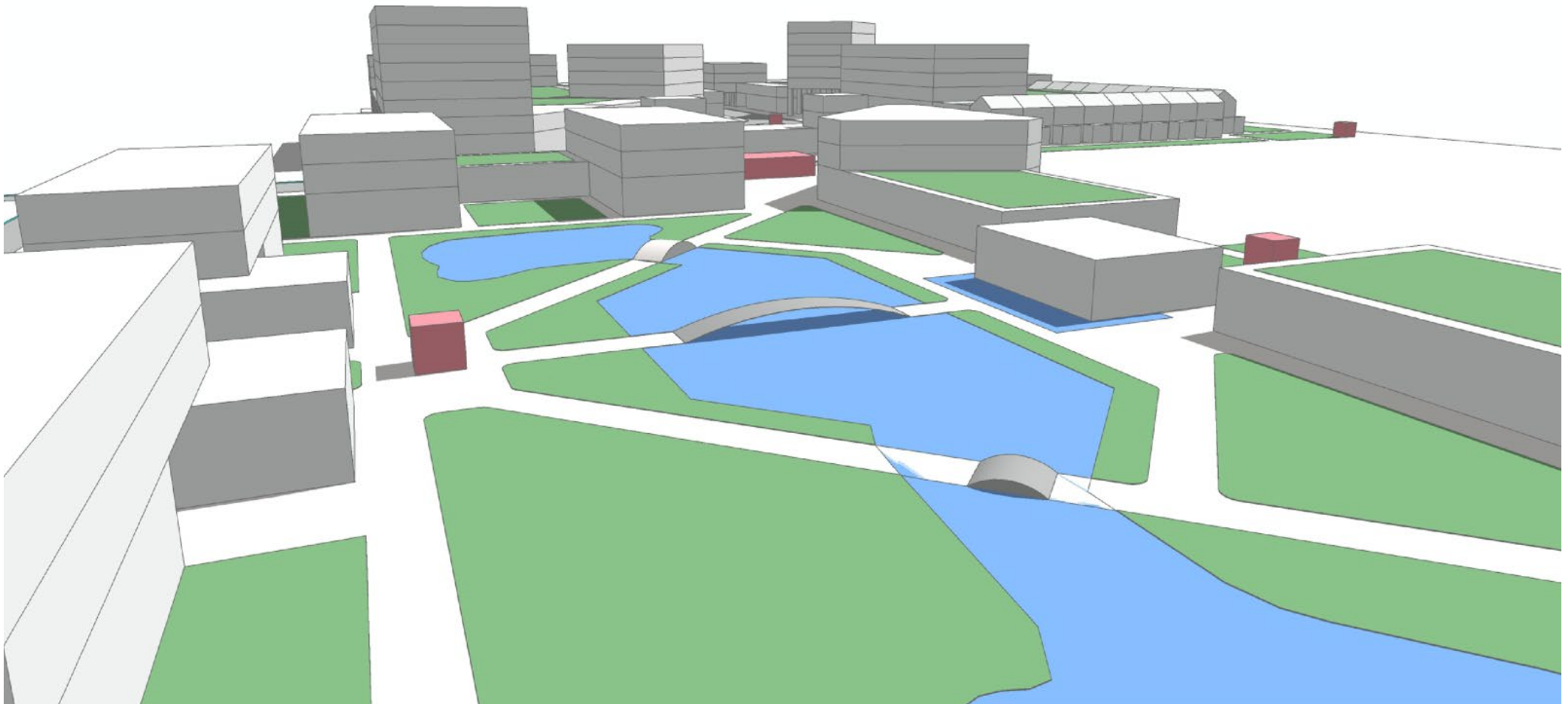
Site Concept | Massing Illustration

Northeast View



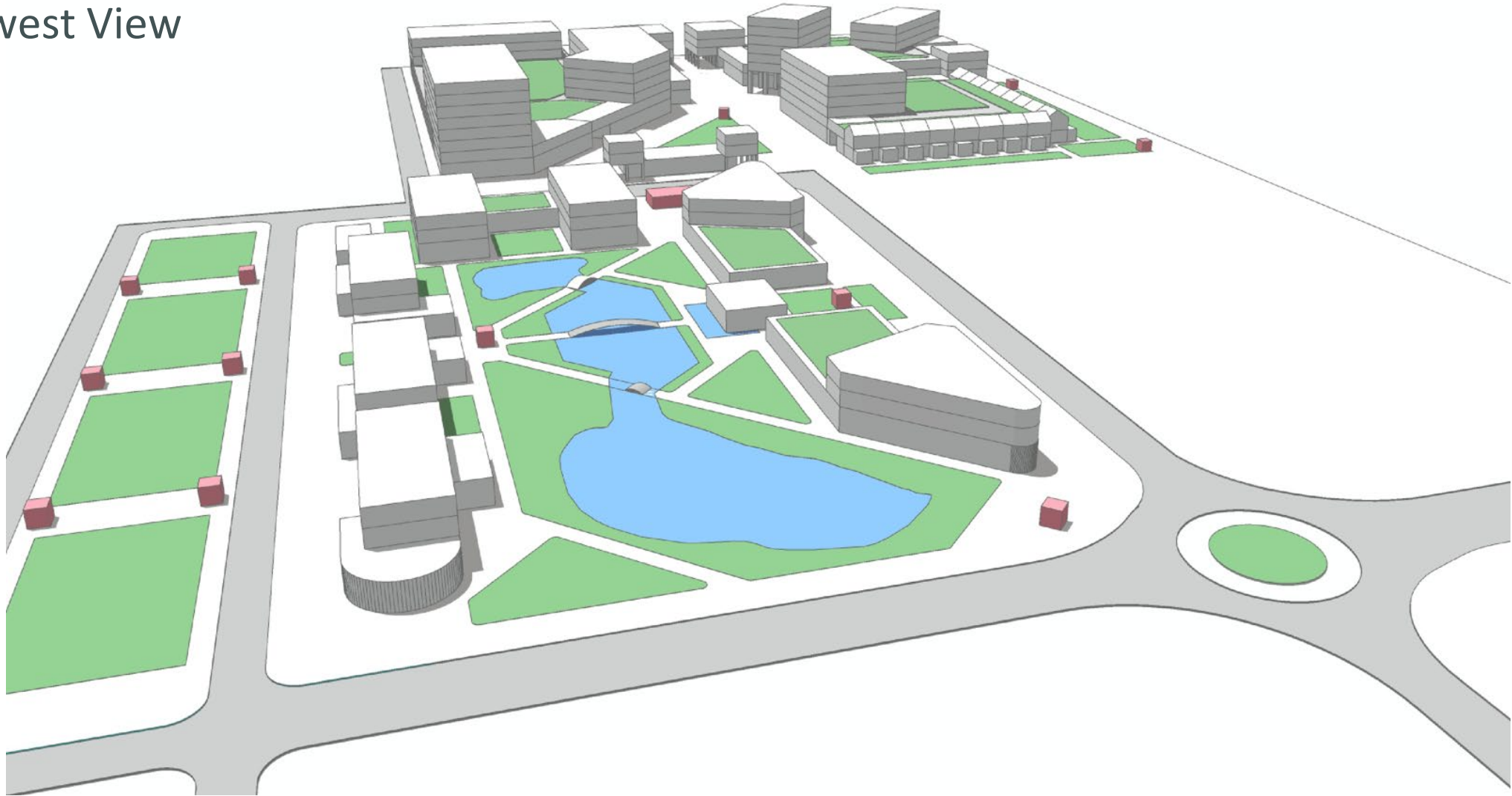
Site Concept | Massing Illustration

Northeast View



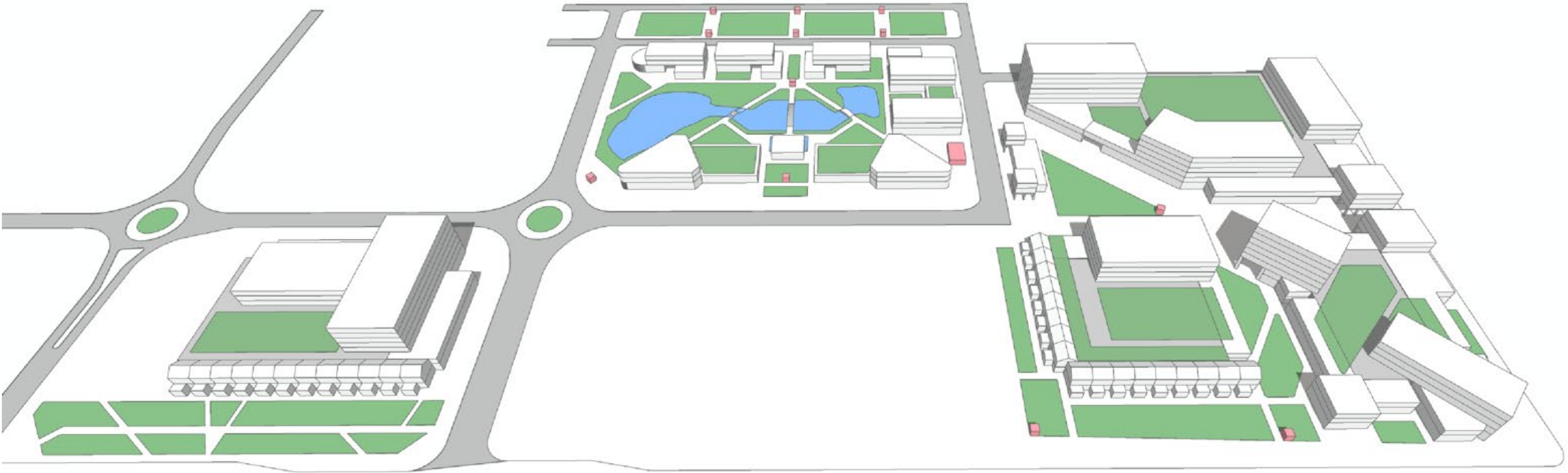
Site Concept | Massing Illustration

Southwest View



Site Concept | Massing Illustration

Southwest View



Comprehensive RFP Process that outlines:

- Open, transparent, and competitive selection process.
- Detailed understanding of the site opportunity.
- Details a development vision that the City is looking to achieve.
- Provides City Goals and Requirements that proposers must adhere to for submission.
- Outlines the timeline for release, submission of proposals, and selection of most qualified proposer.
- Provides evaluation criteria on how the proposers will be measured.
- Markets the property locally, regionally, nationally, and globally (25K Investors / Developers).

City of Avondale Goals and Requirements

City Goals:

- Development will adhere to The BLVD Specific Plan District.
- Create a vibrant mixed-use development that compliments the City of Avondale and promotes long term economic development for the community.
- Create a live, work, play, walkable community city center.
- Revenue of the transaction to assist with other community requirements.

Requirements:

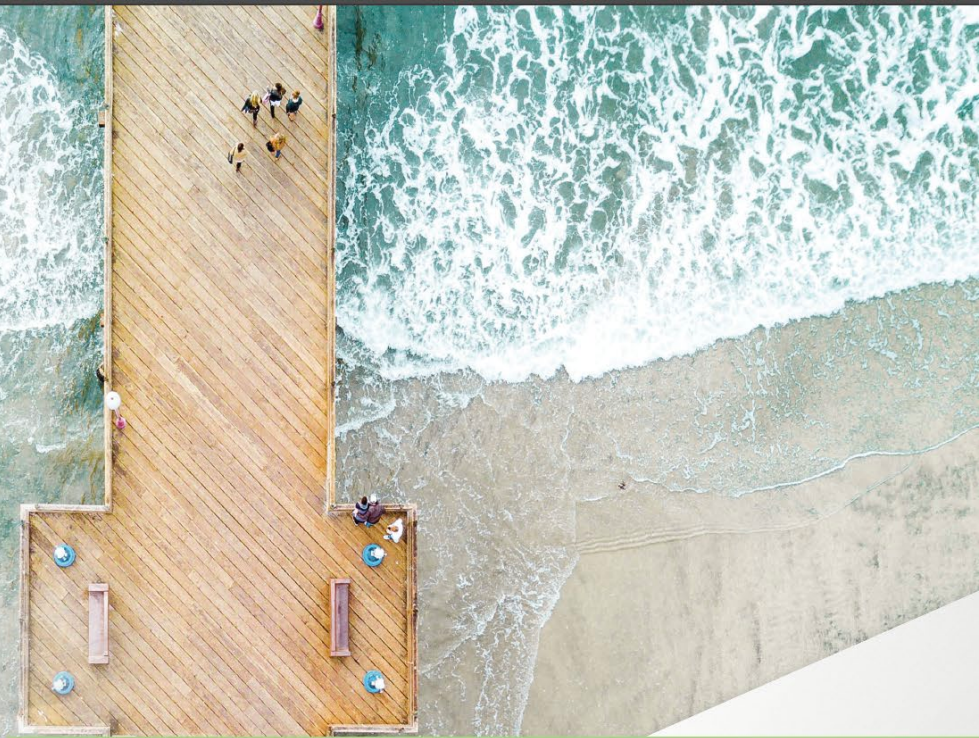
- Fee Simple Sale Transaction that yields the highest price and best overall value to the City of Avondale.
- No additional water features will be contemplated for site design.
- Completion of monument signage for The BLVD District will be included.
- No non-useable turf surfaces will be included in site design/concepts.



Case Study

North County Transit District

OCEANSIDE, CALIFORNIA



REQUEST FOR PROPOSALS

**NORTH COUNTY
TRANSIT DISTRICT**



**Transit-Oriented
Development Opportunity**

CBRE

Case Study | North County Transit District, Oceanside, CA

NCTD Goals:

- The overall goals for the Project reflect the District's vision for providing a revenue source that will accommodate transit operations, serve as NCTD's administrative headquarters and increase activation of the downtown through thoughtful design. The District seeks higher density, and mixed and complementary uses that will serve to draw new residents and visitors, and expand the workforce in downtown Oceanside.
- Development solutions will address the following goals:
 - Long-term revenue stream through ground lease payments.
 - A transformational mixed-use, transit-oriented development that complements downtown Oceanside.
 - Improved bus-rail connectivity.
 - Relocation of NCTD offices
 - Regional draw for the City

Case Study | North County Transit District, Oceanside, CA

NCTD Requirements:

NCTD has established required criteria to support finding and selecting the highest qualified Proposer whose proposal provides the overall best value to NCTD. Development solutions must address the requirements as specified below:

- 50-99-year ground lease with adequate provisions that will generate a long-term revenue stream to support NCTD's transit operations.
- Replacement of 556 parking spaces dedicated to current transit customers NCTD is open to shared-use concepts in the proposal and highly encourages creative ways to use parking in a more efficient and cost-effective manner.
- 40,000 SF office building in order to relocate NCTD's existing office operations to the new development. Necessary uses include general office and executive space, meeting space, information technology space and related ancillary uses.
- 3,000 SF ticket/customer service counters for NCTD, Greyhound, and Amtrak.
- The current bus island on the North End of the parcel is to be relocated on-site to achieve improved rider experience by streamlining Bus and Rail connectivity. Additionally, this requirement involves 10 bus stalls, each designed to accommodate a 40' transit bus (40' long and 10' wide). Plus, a lane designed to be wide enough to accommodate passing buses pulling in and out of the bays for the entire length of the stalls.
- Proposal must contain concepts that improve the current rail platform operations including the existing passenger waiting areas and amenities.

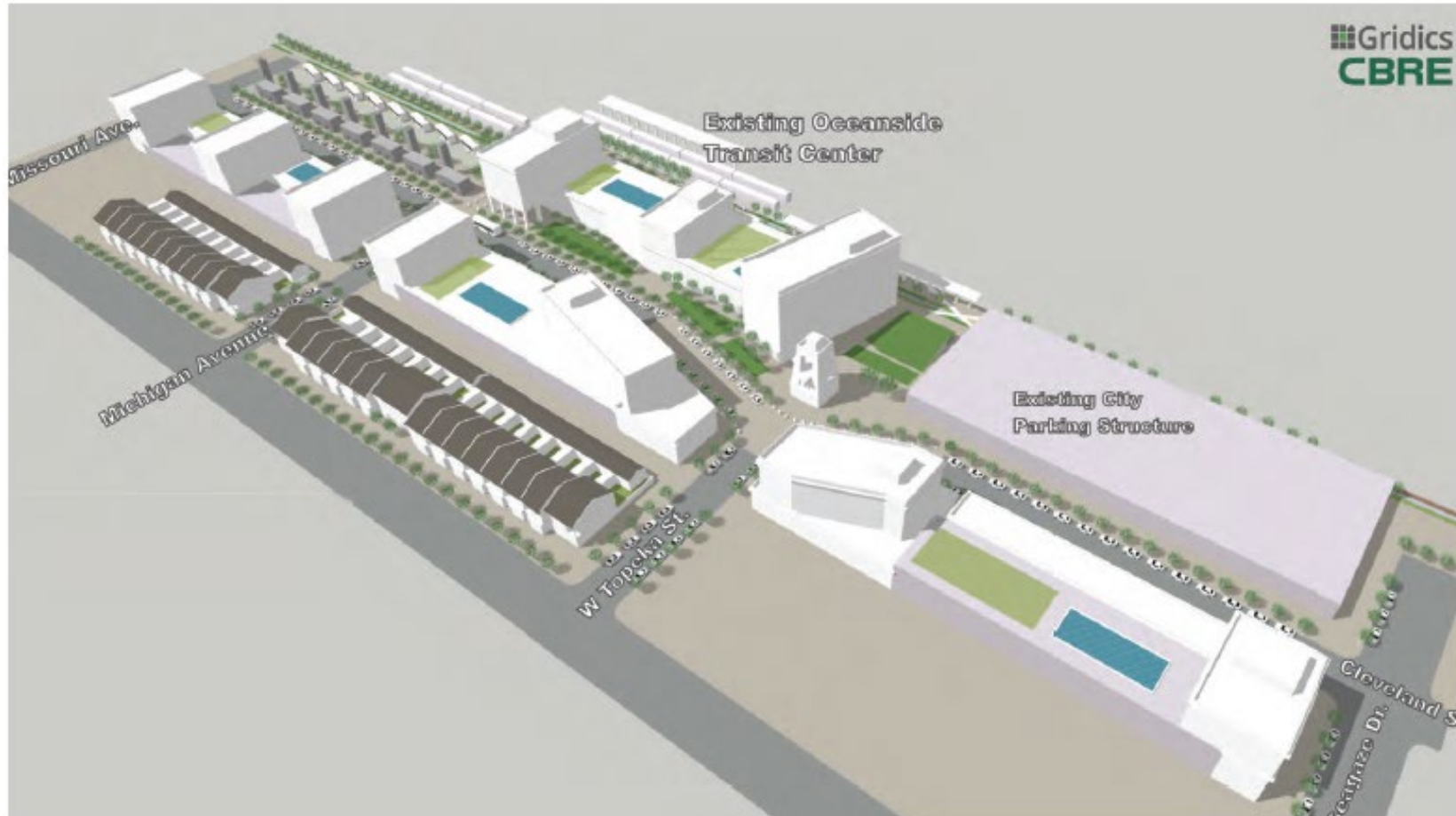
Case Study | North County Transit District, Oceanside, CA

STUDY - SITE PLAN



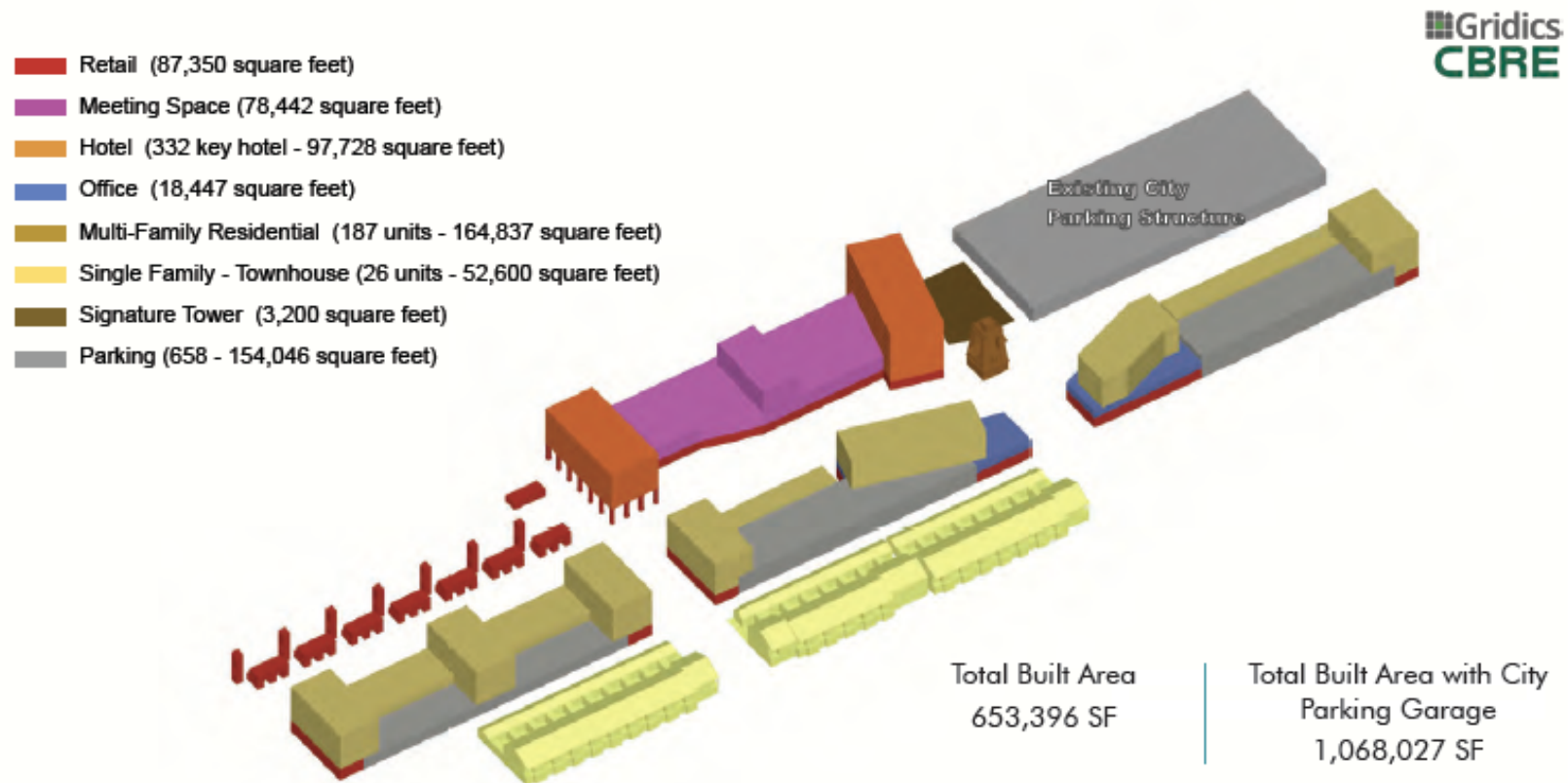
Case Study | North County Transit District, Oceanside, CA

CONCEPTUAL IMPROVEMENTS



Case Study | North County Transit District, Oceanside, CA

CONCEPTUAL USES



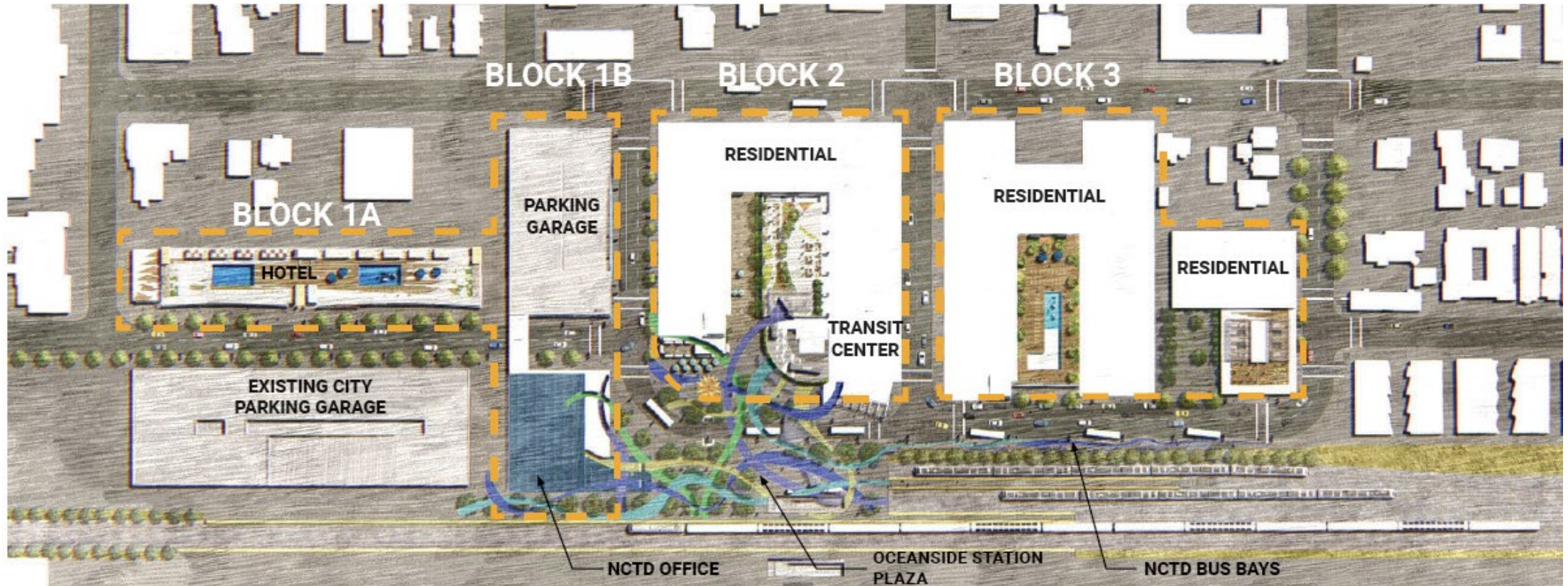
Case Study | North County Transit District, Oceanside, CA

Proposers Mixed-Use Design Concept



Case Study | North County Transit District, Oceanside, CA

Proposers Mixed-Use Design Concept



Timeline

June 21, 2022

August 5, 2022

October 3rd -7th, 2022

Based on developer speed
and performance

Launch RFP

- Launch listing through CBRE Deal Flow and distribute marketing materials
- Pursue qualified investors and provide access to virtual deal room
- Conduct in-person and/or virtual property and market tours

Offers Due

- Collect first round of offers
- Evaluate offers

Buyer Selection

- Solicit best and final offers
- Buyer interviews and selection
- Negotiate PSA
- Open escrow with buyer's contract and deposit

Closing

- Facilitate the buyer's due diligence
- Close escrow



Q&A





AGENDA ITEM REPORT

SUBJECT: CFD Resolution 4-2022 – Authorizing and Ratifying the Giving of Notice of Hearing with Respect to Approving a Feasibility Report and Authorizing the Sale and Issuance of General Obligation Bonds, Series 2022 of the District

MEETING DATE: 6/13/2022

TO: Board Members

FROM: Renee Weatherless, District Treasurer, (623) 333-2011

THROUGH: Cherlene Penilla, Acting City Manager, (623) 333-1015

PURPOSE:

The Board will conduct a public hearing on a Feasibility Report for projects, the construction of which is to be financed with proceeds of sale of general obligation bonds and will then consider the adoption of CFD Resolution 4-2022; authorizing and ratifying the giving of Notice of Hearing with respect to approving a Feasibility Report and approving such Feasibility Report, authorizing all matters necessary to sell and issue General Obligation Bonds for the Alamar Community Facilities District not to exceed \$4,200,000 in aggregate principal, and authorizing the Interim District Manager and District Treasurer to determine certain matters related thereto.

BACKGROUND:

On October 15, 2018 the District adopted Resolution No. 1-2018 to establish the procedures to hold an election to approve the issuance of general obligation bonds. After the election was held on November 13, 2018, the Board adopted Resolution No. 2-2018 to certify the results of the election where the majority of qualified electors voted “Yes” that the Bonds in up to and including \$70,000,000, aggregate principal amount are therefore authorized to be sold and issued over a series of years as development progress continues.

On June 7, 2021 the Board approved Resolution No. 3-2021 causing the sale and issuance of the first series of bonds, dated September 9, 2021 in the principal amount of \$15,979.52 to provide funds for expenses of the District incident and reasonably necessary to carry out the purposes specified in Section 48-701(13), Arizona Revised Statutes.

The proposed issuance will provide funds for public infrastructure improvements plus all costs related to the sale and issuance of the second series of bonds. It is anticipated that general obligation bonds will be issued in series over time when the secondary assessed value of the property within the district is sufficient to support the bond debt service at the target tax rate of \$3.85 per \$100 of net assessed limited property valuation within the District. Property Taxes attributable to fund operation and maintenance expense of the district is limited to thirty cents (\$0.30) per one-hundred dollars of assessed valuation for a maximum rate of \$4.15 per \$100 of net assessed limited property valuation within the District.

Pursuant to Section 48-715, Arizona Revised Statutes and the Organizational Resolution, the District Board

has caused a report of the feasibility and benefits of certain projects relating to public infrastructure provided for in the General Plan and to be financed with proceeds of the sale of a second series of Bonds to be prepared. The report includes a description of certain public infrastructure to be acquired and all other information useful to understand the projects to be acquired with the proceeds of the sale of the Second Series of the Bonds. It includes a map showing the general location of the projects, an estimate of the cost to construct, acquire, operate and maintain such projects, an estimated schedule for completion of such projects, a map or description of the area to be benefitted by such projects and a plan for financing such projects.

The projects and expected bond funds to be used that were identified in the report are as follows:

- Bond funds of approximately \$3.3 million will be used for infrastructure improvements on the CFD Phase 1 Broadway Road West project.
- Bond funds of approximately \$.7 million will be applied to infrastructure improvements on CFD Phase 1 Alamar Parkway project.

While interest rates will be determined based on the final credit rating and market conditions at the time of sale, current estimates range from 2.25% - 4.00% (estimated). The City will work closely with its Financial Advisor in connection with the sale and the establishment of the final interest rates.

DISCUSSION:

The Resolution will authorize and ratify the giving of notice of hearing with respect to approving the Feasibility Report and approve such Feasibility Report. The Resolution will also authorize the Second Series of the Bonds to be issued as a series of general obligation bonds of the District to be designated "General Obligation Bonds, Series 2022", the execution of necessary agreements and documents, and a levy of secondary property taxes for each year the bonds are outstanding for the payment of the bonds. The Resolution also prescribes certain terms and provisions, including the authorization of the District Treasurer, the District Clerk, and other officers of the District to:

- Cause the District to acquire public infrastructure described in the General Plan, which is the subject of the Feasibility Report.
- Authorize the execution and delivery of a Series 2022 Bond Registrar and Paying Agent Agreement and the appointment of the Bond Registrar and Paying Agent.
- Approve the Bond Purchase Agreement with the Underwriter.
- Approve the form of the Preliminary Official Statement and the Official Statement.
- Ratify all actions taken with respect to the preparation and distribution of the Preliminary Official Statement.
- Approve the Continuing Disclosure Undertaking.
- Establish policies and procedures to ensure compliance with the applicable provisions of the Internal Revenue Code of 1986 to ensure that Tax-Exempt Obligations issued by the District comply with the provisions of the Code and regulations thereunder.
- Authorize and ratify all actions taken to further this Resolution.
- Authorize the subsequent levying of an *Ad Valorem* Property Tax with respect to the bonds.

BUDGET IMPACT:

The District will levy secondary property taxes to pay the general obligation principal and interest for this issuance. The Municipality will have no obligation of repayment of the bonds.

RECOMMENDATION:

Staff recommends the District Board of Directors adopt a CFD Resolution, authorizing and ratifying the giving of notice of hearing with respect to approving the Feasibility Report, approving the Feasibility Report, authorizing the sale and issuance of not to exceed \$4,200,000 in principal amount of General Obligation

Bonds, Series 2022 of the District; prescribing certain terms and conditions of such bonds including making certain findings, certifications and covenants with respect to such bonds; delegating the determination of certain terms of such bonds and matters related thereto to the District Treasurer and authorizing the subsequent levying of an Ad Valorem property tax with respect to such bonds.

CFD RESOLUTION NO. 4-2022

(ALAMAR COMMUNITY FACILITIES DISTRICT)

A RESOLUTION OF THE BOARD OF DIRECTORS OF ALAMAR COMMUNITY FACILITIES DISTRICT AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH REPORT; AUTHORIZING THE SALE AND ISSUANCE OF NOT TO EXCEED \$4,200,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2022 OF THE DISTRICT; PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS INCLUDING MAKING CERTAIN FINDINGS, CERTIFICATIONS AND COVENANTS WITH RESPECT TO SUCH BONDS; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SERIES 2022 BOND REGISTRAR AND PAYING AGENT AGREEMENT, A PURCHASE CONTRACT, A SERIES 2022 CONTINUING DISCLOSURE UNDERTAKING AND CERTAIN OTHER DOCUMENTS RELATING TO SUCH BONDS; AWARDING SUCH BONDS TO THE PURCHASER THEREOF; DELEGATING THE DETERMINATION OF CERTAIN TERMS OF SUCH BONDS AND MATTERS RELATED THERETO TO THE DISTRICT MANAGER AND THE DISTRICT TREASURER; APPROVING A PRELIMINARY OFFICIAL STATEMENT RELATING TO SUCH BONDS; AUTHORIZING THE PREPARATION OF A FINAL OFFICIAL STATEMENT RELATING TO SUCH BONDS; APPROVING POST-ISSUANCE TAX COMPLIANCE AND CONTINUING DISCLOSURE COMPLIANCE PROCEDURES IN CONNECTION WITH ISSUANCE OF BONDS OF THE DISTRICT AND AUTHORIZING THE SUBSEQUENT LEVYING OF AN *AD VALOREM* PROPERTY TAX WITH RESPECT TO SUCH BONDS

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ALAMAR COMMUNITY FACILITIES DISTRICT as follows:

1. Findings.

a. Pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (hereinafter referred to as the “Act”), and Section 9-500.05, Arizona Revised Statutes and certain

documents heretofore executed and delivered, the City of Avondale, Arizona (hereinafter called the “Municipality”), Alamar Community Facilities District (hereinafter called the “District”), Brookfield Residential (Arizona) LLC (hereinafter called “Brookfield”) and Brookfield Lakin LLC (hereinafter called the “Developer”) are parties to a District Development, Financing Participation and Intergovernmental Agreement (Alamar Community Facilities District), dated as of October 1, 2018 (hereinafter referred to as the “Development Agreement”), to specify, among other things, conditions, terms, restrictions and requirements for public infrastructure (as such term is defined in the Act) and the financing of public infrastructure and subsequent reimbursements or repayments over time.

b. With regard to the property which makes up the real property included within the District, the District, Brookfield and the Developer specified some of such matters in the Development Agreement, particularly matters relating to the acquisition or construction of certain public infrastructure by the District, the acceptance by the Municipality or other appropriate political subdivisions, the reimbursement or repayment of Brookfield and the Developer with respect thereto, the advance of moneys for public infrastructure purposes and the repayment of such advances and the obtaining of credit enhancement for, and processing of disbursement and investment of proceeds of, certain bonds, all pursuant to the Act.

c. The District is authorized (1) by Section 48-719, Arizona Revised Statutes to sell and issue general obligation bonds of the District to provide moneys for public infrastructure purposes consistent with the General Plan for the Proposed Alamar Community Facilities District (hereinafter referred to as the “General Plan”), and (2) by Section 48-709(G), Arizona Revised Statutes to repay all or part of fees and charges collected from landowners for public infrastructure purposes, the advance of moneys by landowners for public infrastructure purposes or the granting of real property by landowners for public infrastructure purposes from the proceeds of such bonds pursuant to agreements entered into with landowners and the Municipality pursuant to Section 48-709(A)(10), Arizona Revised Statutes.

d. Such bonds may not be issued unless approved at an election ordered and called to submit to the qualified electors of the District or to those persons who will be qualified to vote pursuant to Section 48-707(G), Arizona Revised Statutes [being, if no person has registered to vote within the area to be included within the boundaries of the District within fifty (50) days immediately preceding any scheduled election date, the owners of land within the District who will be qualified electors of the State of Arizona and other landowners according to Section 48-3043, Arizona Revised Statutes (hereinafter referred to as the “qualified electors”),] the question of authorizing the Board of Directors of the District (hereinafter called the “District Board”) to issue such bonds (hereinafter referred to as the “Bonds”).

e. The District Board deemed it necessary and advisable to order and call such an election and to establish the procedures whereby such election should be held and did so pursuant to Resolution No. 1-2018 adopted on October 15, 2018 (hereinafter referred to as the “Organizational Resolution”), which provided that a special election be held on November 13, 2018 (hereinafter referred to as the “Election”), at which time there was submitted to the qualified electors of the District the questions set forth in the official ballot described in the Organizational Resolution.

f. The election board for the Election filed with the District Board its returns of election and the ballots cast at the polling place, and the District Board canvassed the returns of the Election and determined (1) that a total of one (1) ballot(s) had been cast in response to the questions, submitted, that in answer to the questions submitted, such ballot(s) was/were marked “Bonds, Yes” and no ballots were marked “Bonds, No” with respect to the issuance of the Bonds, (2) that the Election had been conducted and the returns thereof made as required by law, and (3) that only qualified electors were permitted to vote at the Election.

g. Pursuant to Resolution No. 2-2018, adopted by the District Board on November 19, 2018, the District Board found and determined that a majority of the votes cast by the qualified electors voting at the Election voted “Bonds, Yes” and that the Bonds in up to and including \$70,000,000 aggregate principal amount are therefore authorized to be sold and issued.

h. Pursuant to CFD Resolution No. 3-2021, adopted by the District Board on June 7, 2021, the District Board caused the sale and issuance of the first series of the Bonds, dated September 9, 2021 (hereinafter referred to as the “First Series of the Bonds”), in the principal amount of \$15,979.52 to provide funds for expenses of the District incident and reasonably necessary to carry out the purposes specified in Section 48-701(13), Arizona Revised Statutes.

i. Pursuant to Section 48-715, Arizona Revised Statutes and the Organizational Resolution, the District Board has caused a report of the feasibility and benefits of certain projects relating to public infrastructure provided for in the General Plan and to be financed with proceeds of the sale of a second series of Bonds (hereinafter referred to as the “Second Series of the Bonds”) to be prepared, such report having included a description of certain public infrastructure to be acquired and all other information useful to understand the projects to be acquired with the proceeds of the sale of the Second Series of the Bonds, a map showing, in general, the location of such projects, an estimate of the cost to construct, acquire, operate and maintain such projects, an estimated schedule for completion of such projects, a map or description of the area to be benefitted by such projects and a plan for financing such projects (hereinafter referred to as the “Report”). A public hearing on the Report was held immediately preceding the adoption of this Resolution (hereinafter referred to as the “Report Hearing”), after provision for publication of notice thereof as provided by law.

j. It has been requested that the District Board cause the District to acquire certain of the public infrastructure described in the General Plan which was the subject of the Report (hereinafter referred to as the “Projects”) described in the Development Agreement, and the District Board hereby determines that the District should acquire the Projects as described in the Development Agreement.

k. Pursuant to Section 48-719, Arizona Revised Statutes, the District Board (1) hereby determines to authorize the sale and issuance of the Second Series of the Bonds to provide funds to acquire the Projects, and (2) shall enter in its minutes a record of the Second Series of the Bonds sold and their numbers and dates and levy and cause an *ad valorem* tax to be collected, at the same time and in the same manner as other taxes are levied and collected on all taxable property in the boundaries of the District sufficient to pay debt service with respect to the Second Series of the Bonds when due.

l. In order to provide for authentication and delivery of the Second Series of the Bonds and subsequent matters with respect thereto, the District Board hereby determines to authorize the execution and delivery of a Series 2022 Bond Registrar and Paying Agent Agreement, to be dated as of the first day of the month of the dated date of the Second Series of the Bonds (hereinafter referred to as the “Agency Agreement”), by and between the District and a bond registrar and paying agent identified as provided herein (hereinafter called the “Bond Registrar and Paying Agent”).

m. The District Board hereby also determines to enter into a Series 2022 Continuing Disclosure Undertaking, to be dated even date with the delivery of the Second Series of the Bonds (hereinafter referred to as the “Undertaking”).

n. Pursuant to the Internal Revenue Code of 1986, as amended (hereinafter referred to as the “Code”), and the regulations promulgated thereunder (hereinafter referred to as the “Regulations”), issuers of obligations, the interest on which is intended to be excludable from the gross income of the owners thereof for federal income tax purposes (hereinafter referred to as “Tax-Exempt Obligations”), are required to establish policies and procedures to ensure compliance with the applicable provisions of the Code and the Regulations, and the District Board has determined that updated procedures should be adopted in order to ensure that Tax-Exempt Obligations issued by the District comply with the provisions of the Code and the Regulations (hereinafter referred to as the “Tax Compliance Procedures”).

o. Pursuant to Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934 (hereinafter referred to as the “Rule”), “participating underwriters” (as defined in the Rule) are required to reasonably determine that issuers have entered into written undertakings (such as the Undertaking) to make ongoing disclosure in connection with offerings of obligations to investors subject to the Rule and the District Board has determined that updated procedures should be adopted in order to document practices and describe various procedures for preparing and disseminating such ongoing disclosure for the benefit of the holders of the obligations of the District and to assist the Participating Underwriters in complying with the Rule and such written undertakings (hereinafter, together with the Tax Compliance Procedures, referred to as the “Procedures”).

p. There have been placed on file with the District Clerk of the District and presented to the District Board, in connection with the purposes described in paragraphs 1.i. through m., the proposed forms of (1) the Agency Agreement, (2) the purchase contract relating to the Second Series of the Bonds, to be dated even date with their sale (hereinafter referred to as the “Purchase Contract”), by and between the District and Piper Sandler & Co. (hereinafter referred to as the “Underwriter”), (3) the Undertaking, (4) the Preliminary Official Statement relating to the Bonds, to be dated the date of the dissemination thereof (hereinafter referred to as the “Preliminary Official Statement”), and (5) the Procedures. (The documents described in Clauses (1) through (3), both inclusive, are hereinafter referred to, collectively, as the “Bond Documents.”)

q. The District Board hereby further determines that (1) the proposed amount of indebtedness evidenced by the Second Series of the Bonds will not exceed the estimated cost of the public infrastructure improvements to be financed with the proceeds of the sale thereof plus all costs connected with the public infrastructure purposes related thereto and sale and issuance of the Second Series of the Bonds, and (2) the total aggregate outstanding amount of the

First Series of the Bonds and the Second Series of the Bonds will not exceed sixty percent (60%) of the aggregate of the estimated market value of the real property and improvements in the District after the public infrastructure of the District is completed plus the value of the public infrastructure acquired or to be acquired by the District with proceeds of the First Series of the Bonds and the Second Series of the Bonds, all as provided in Section 48-708, Arizona Revised Statutes.

r. All formal actions concerning and relating to the passage of this Resolution were taken in an open meeting, in compliance with all legal requirements, and all things required to be done preliminary to the authorization, sale and issuance of the Second Series of the Bonds have been duly done and performed in the manner required by law, and the District Board is now empowered to proceed with the sale and issuance of the Second Series of the Bonds.

2. a. Authorization and Ratification of Notice of Hearing on Report. Notice of the public hearing on the Report provided by the District Manager and attached as Exhibit "A" hereto (hereinafter referred to as the "Notice") is hereby authorized and ratified in all respects as well as the mailing of the Report and the Notice to the governing body of the Municipality. The providing of the Notice as provided by law and as caused by the District Manager is hereby authorized and ratified.

b. Preparation of Report. The preparation of the Report is hereby ratified and confirmed. (Upon completion of a draft of the Report, the Report, marked in a conspicuous fashion "DRAFT," was submitted to the District Board for their review and comment.)

c. Approval of Report. After review of the Report and based on the Report Hearing and the mailing of the Report to the governing body of the Municipality, the Report is hereby approved in the form submitted to the District Board, and subject to the provisions set forth in the Report, such reasonable actions shall be taken as may be necessary to cause the results contemplated by and set forth in the Report, including particularly the acquisition of the Projects for the benefit of the areas described in the Report and the consummation of the expected method of financing, and an appropriate system of providing revenues or other means to maintain, the Projects, all as provided in the Report. The Projects will result in a beneficial use to land within the geographical limits of the District. Such use is principally to such land and, in any case, at a minimum, is proportional. (Based on review of the Report and the Report Hearing, the District hereby conclusively establishes that the Projects will result in such use.)

3. a. Approval of Sale and Issuance of Second Series of the Bonds. The Second Series of the Bonds are hereby authorized to be issued as a series of general obligation bonds of the District to be designated "General Obligation Bonds, Series 2022." The District Manager and the District Treasurer are each hereby authorized and directed to determine on behalf of the District: (1) the dated date and aggregate principal amount (but not to exceed \$4,200,000) of the Second Series of the Bonds; (2) the final principal and maturity schedule of the Second Series of the Bonds (but none of the Second Series of the Bonds to mature later than July 15, 2047); (3) the interest rate on each maturity of the Second Series of the Bonds and the dates for payment of such interest (hereinafter referred to as "interest payment dates"); (4) the provisions for redemption in advance of maturity of the Second Series of the Bonds; (5) the sales date, sales price and other terms of sale of the Second Series of the Bonds; (6) the identity of the Bond Registrar and Paying Agent; and (7) the provisions for credit enhancement, if any, for the Second Series

of the Bonds upon the advice of the Underwriter; provided, however, that the foregoing determinations must result in a yield with respect to the Second Series of the Bonds, calculated for federal income tax purposes, of not to exceed five and one-quarter percent (5.25%). The Second Series of the Bonds shall be sold to the Underwriter in accordance with the terms of the Purchase Contract and at a price specified therein with original issue discount, original issue premium and underwriter's compensation in an amount, in each case, as determined by the District Manager and the District Treasurer who are each hereby authorized and directed to so determine such matters.

b. Forms, Terms and Provisions, and Execution and Delivery, of Second Series of the Bonds.

1. The Second Series of the Bonds shall be issued in denominations of \$5,000 of principal amount and integral multiples in excess thereof and only in fully registered form and shall bear interest from their date to the maturity or prior redemption of each bond of the Second Series of the Bonds, payable on the interest payment dates.

2. The principal of, and premium, if any, and interest on, the Second Series of the Bonds shall be payable in lawful money of the United States of America. The principal of and premium, if any, on the Second Series of the Bonds shall be payable at maturity or prior redemption upon presentation and surrender thereof at the designated corporate trust office of the Bond Registrar and Paying Agent, and interest on the Second Series of the Bonds shall be payable by check, dated as of the interest payment date, mailed to the registered owners thereof, as shown on the registration books maintained by the Bond Registrar and Paying Agent at the address appearing therein at the close of business on the first (1st) day of the month of that interest payment date (hereinafter referred to as the "regular record date"). Any such interest on a bond of the Second Series of the Bonds which is not timely paid or duly provided for shall cease to be payable to the registered owner thereof (or of one or more predecessor Second Series of the Bonds) as of the regular record date, and shall be payable to the registered owner thereof (or of one or more predecessor Second Series of the Bonds) at the close of business on a special record date for the payment of that overdue interest. The special record date shall be fixed by the Bond Registrar and Paying Agent whenever moneys become available for payment of the overdue interest, and notice of the special record date shall be given to the registered owners of Second Series of the Bonds not less than ten (10) days prior thereto.

3. (A) Notice of redemption of any bond of the Second Series of the Bonds shall be mailed by first class mail, postage prepaid, not more than sixty (60) nor less than thirty (30) days prior to the date set for redemption to the registered owners of the Second Series of the Bonds being redeemed at the address shown on the registration books for the Second Series of the Bonds maintained by the Bond Registrar and Paying Agent. If moneys for the payment of the redemption price are not held on behalf of registered owners of the Second Series of the Bonds affected thereby prior to sending the notice of redemption, such redemption shall be conditional on such moneys being so held on or prior to the redemption date and if not so held by the redemption date the redemption shall be cancelled and be of no force and effect. The notice of redemption shall describe the conditional nature of the redemption. Failure to properly give notice of redemption shall not affect the redemption of any bond of the Second Series of the Bonds for which notice was properly given.

(B) On the date designated for redemption by notice given as herein provided, the Second Series of the Bonds or portions thereof to be redeemed shall become and be due and payable at the redemption price for such Second Series of the Bonds or such portions thereof on such date, and, if moneys for payment of the redemption price are held in separate accounts by the Bond Registrar and Paying Agent, interest on such Second Series of the Bonds or such portions thereof shall cease to accrue, such Second Series of the Bonds or such portions thereof shall cease to be entitled to any benefit or security hereunder, the registered owners of such Second Series of the Bonds or such portions thereof shall have no rights in respect thereof except to receive payment of the redemption price thereof and accrued interest thereon and such Second Series of the Bonds or such portions thereof shall be deemed paid and no longer outstanding.

(C) The District may redeem by random method any amount which is included in a bond of the Second Series of the Bonds in the denomination in excess of, but divisible by, \$5,000. In that event, the registered owner shall submit such bond for partial redemption, the Bond Registrar and Paying Agent shall make such partial payment and shall cause to be issued a new bond in a principal amount which reflects the redemption so made, to be authenticated and delivered to the registered owner thereof.

(D) Any bond of the Second Series of the Bonds or portion thereof in authorized denominations shall be deemed paid and defeased and thereafter shall have no claim on *ad valorem* taxes levied on taxable property in the District (i) if there is deposited with a bank or comparable financial institution, in trust, moneys or obligations issued by or guaranteed by the United States government (“Defeasance Obligations”) or both which, with the maturing principal of and interest on such Defeasance Obligations, if any, will be sufficient, as evidenced by a certificate or report of an accountant, to pay the principal of and interest and any premium on such bond or portion thereof as the same matures, comes due or becomes payable upon prior redemption and (ii) if such defeased bond or portion thereof is to be redeemed, notice of such redemption has been given in accordance with provisions hereof or the District has submitted to the Bond Registrar and Paying Agent instructions expressed to be irrevocable as to the date upon which such bond of the Second Series of the Bonds or portion thereof is to be redeemed and as to the giving of notice of such redemption. Bonds the payment of which has been provided for in accordance with this Section shall no longer be deemed payable or outstanding hereunder and thereafter such bonds shall be entitled to payment only from the moneys or Defeasance Obligations deposited to provide for the payment of such bonds.

4. (A) The bonds of the Second Series of the Bonds (including the form of certificate of authentication and form of assignment therefor) shall be in substantially the form set forth in Exhibit “B” attached hereto. There may be such necessary and appropriate omissions, insertions and variations as are permitted or required hereby or by the Purchase Contract and are approved by those officers executing the bonds of the Second Series of the Bonds in such form. Execution thereof by such officers shall constitute conclusive evidence of such approval.

(B) The bonds of the Second Series of the Bonds may have notations, legends or endorsements required by law, securities exchange rule or usage. Each bond of the Second Series of the Bonds shall show both the date of the issue and the date of authentication and registration of each Bond.

(C) The bonds of the Second Series of the Bonds are prohibited from being converted to coupon or bearer bonds without the consent of the District Board and approval of an attorney or firm of attorneys of nationally recognized standing in the field of law relating to municipal bonds selected by the District (hereinafter called "Bond Counsel").

(D) The bonds of the Second Series of the Bonds shall be executed for and on behalf of the District by the Chairperson or Vice Chairperson of the District Board and attested by the District Clerk. Such signature may be by mechanical reproduction; however, such officer shall manually sign a certificate adopting as and for such signature on the bonds of the Second Series of the Bonds the respective mechanically reproduced signature affixed to such bonds.

(E) If an officer whose signature is on a bond of the Second Series of the Bonds no longer holds that office at the time such bond is authenticated and registered, such bond shall nevertheless be valid and binding so long as such bond would otherwise be valid and binding.

(F) A bond of the Second Series of the Bonds shall not be valid or binding until authenticated by the manual signature of an authorized representative of the Bond Registrar and Paying Agent. The signature of the authorized representative of the Bond Registrar and Paying Agent shall be conclusive evidence that such bond has been authenticated and issued pursuant to this Resolution.

5. In case any bond of the Second Series of the Bonds becomes mutilated or destroyed or lost, the District shall cause to be executed and delivered a new bond, of like type, date, maturity and tenor in exchange and substitution for and upon the cancellation of such mutilated bond or in lieu of and in substitution for such bond destroyed or lost, upon the registered owner paying the reasonable expenses and charges of the District in connection therewith and, in the case of a bond destroyed or lost, filing with the Bond Registrar and Paying Agent by the registered owner evidence satisfactory to the Bond Registrar and Paying Agent that such bond was destroyed or lost, and furnishing the Bond Registrar and Paying Agent with a sufficient indemnity bond pursuant to Section 47-8405, Arizona Revised Statutes.

6. (A) A bond of the Second Series of the Bonds may be transferred on the registration books for the Second Series of the Bonds upon delivery and surrender of the bond to the Bond Registrar and Paying Agent at its designated corporate trust office, accompanied by a written instrument of transfer in form and with guaranty of signature satisfactory to the Bond Registrar and Paying Agent, duly executed by the registered owner of such bond, to be transferred or the attorney-in-fact or legal representative of such owner, containing written instructions as to the details of the transfer of such bond. No transfer of any bond of the Second Series of the Bonds shall be effective until entered on the registration books for the Second Series of the Bonds.

(B) In the event of the transfer of a bond of the Second Series of the Bonds, the Bond Registrar and Paying Agent shall enter the transfer of ownership in the registration books for the Second Series of the Bonds and shall authenticate and deliver in the name of the transferee or transferees a new fully registered bond or bonds of the same maturity

and of authorized denominations (except that no bond shall be issued which relates to more than a single principal maturity) for the aggregate principal amount which the registered owner is entitled to receive at the earliest practicable time in accordance with the provisions of this Resolution.

(C) All costs and expenses of initial registration and payment of the Second Series of the Bonds shall be borne by the District, but the District and the Bond Registrar and Paying Agent shall charge the registered owner of such bond for every subsequent transfer of a bond, an amount sufficient to reimburse them for any transfer fee, tax or other governmental charge required to be paid with respect to such transfer and may require that such transfer fee, tax or other charge be paid before any such bond shall be delivered.

(D) The District and the Bond Registrar and Paying Agent shall not be required to issue or transfer any bond of the Second Series of the Bonds during a period beginning with the opening of business on any regular record date described in the form of such Bond and ending with the close of business on the corresponding interest payment date.

(E) The bonds of the Second Series of the Bonds shall be subject to a Book-Entry System (as that term is hereinafter defined) of ownership and transfer, except as provided in Subsection (III) of this Subsection. The general provisions for effecting the Book-Entry System are as follows:

(I) The District hereby designates The Depository Trust Company as the initial Depository (as that term is hereinafter defined) hereunder.

(II) Notwithstanding the provisions of this Subsection or of the bonds of the Second Series of the Bonds to the contrary and so long as the bonds of the Second Series of the Bonds are subject to a Book-Entry System, such bonds shall initially be evidenced by one typewritten certificate for each maturity, in an amount equal to the aggregate principal amount thereof. The bonds of the Second Series of the Bonds so initially delivered shall be registered in the name of "Cede & Co." as nominee for The Depository Trust Company. The bonds of the Second Series of the Bonds may not thereafter be transferred or exchanged on the registration books for the Second Series of the Bonds maintained by the Bond Registrar and Paying Agent except:

- to any successor Depository designated pursuant to Subsection (III) of this subsection;
- to any successor nominee designated by a Depository or if the District shall elect to discontinue the Book-Entry System pursuant to Subsection (III) of this Subsection, the District shall cause the Bond Registrar and Paying Agent to authenticate and deliver replacement bonds in fully registered form in authorized denominations in the names of the Beneficial Owners (as such term is hereinafter defined) or their nominees, as certified by the Depository, at the expense of the District; thereafter the other applicable provisions of this Resolution regarding registration, transfer and exchange of the bonds of the Second Series of the Bonds shall apply.

(III) The Bond Registrar and Paying Agent, pursuant to a request from the District for the removal or replacement of the Depository, and upon

thirty (30) days' notice to the Depository, may remove or replace the Depository. The Bond Registrar and Paying Agent shall remove or replace the Depository at any time pursuant to the request of the District. The Depository may determine not to continue to act as Depository for the bonds of the Second Series of the Bonds upon thirty (30) days written notice to the District and the Bond Registrar and Paying Agent. If the use of the Book-Entry System is discontinued, then after the Bond Registrar and Paying Agent has made provision for notification of the Beneficial Owners of their book entry interests in the Second Series of the Bonds by appropriate notice to the then Depository, the District and the Bond Registrar and Paying Agent shall permit withdrawal of the bonds of the Second Series of the Bonds from the Depository and authenticate and deliver bond certificates in fully registered form and in denominations authorized by this Resolution to the assignees of the Depository or its nominee. Such withdrawal, authentication and delivery shall be at the cost and expense (including costs of printing or otherwise preparing, and delivering, such replacement bond certificates) of the District.

(IV) So long as the Book-Entry System is used for the bonds of the Second Series of the Bonds, the District and the Bond Registrar and Paying Agent shall give any notice of redemption or any other notices required to be given to registered owners of bonds only to the Depository or its nominee registered as the owner thereof. Any failure of the Depository to advise any of its participants, or of any participant to notify the Beneficial Owner, of any such notice and its content or effect shall not affect the validity of the redemption of the bonds of the Second Series of the Bonds to be redeemed or of any other action premised on such notice. Neither the District nor the Bond Registrar and Paying Agent shall be responsible or liable for the failure of the Depository or any participant thereof to make any payment or give any notice to a Beneficial Owner in respect of the bonds of the Second Series of the Bonds or any error or delay relating thereto.

(V) Notwithstanding any other provision of this Resolution or of the bonds of the Second Series of the Bonds to the contrary, so long as the bonds of the Second Series of the Bonds are subject to a Book-Entry System, it shall not be necessary for the registered owner to present the applicable bond for payment of mandatory redemption installments, if any. The mandatory redemption installments may be noted on books for the Second Series of the Bonds kept by the Bond Registrar and Paying Agent and the Depository for such purpose, and the bonds of the Second Series of the Bonds shall be tendered to the Bond Registrar and Paying Agent at their maturity.

(VI) For purposes of this subsection, "Beneficial Owners" shall mean actual purchasers of bonds of the Second Series of the Bonds whose ownership interest is evidenced only in the Book-Entry System maintained by the Depository; "Book-Entry System" shall mean a system for clearing and settlement of securities transactions among participants of a Depository (and other parties having custodial relationships with such participants) through electronic or manual book-entry changes in accounts of such participants maintained by the Depository hereunder for recording ownership of bonds of the Second Series of the Bonds by Beneficial Owners and transfers of ownership interests in bonds of the Second Series of the Bonds and "Depository" shall mean The Depository Trust Company, New York, New York or any successor depository designated pursuant to this Section.

c. Forms, Terms and Provisions, and Execution and Delivery, of Bond Documents; Adoption of the Procedures.

1. The forms, terms and provisions of the Bond Documents in substantially the forms of such documents (including the exhibits thereto) presented at the meeting at which this Resolution is adopted, are hereby approved, with such insertions, deletions and changes as are not inconsistent herewith and as are approved by the officers authorized to execute the Bond Documents, which approval will be conclusively demonstrated by the execution thereof, and the Chairperson or Vice Chairperson of the District Board, the District Manager or the District Treasurer and the District Clerk or any of such officers are hereby authorized to execute and attest and deliver, respectively, the Bond Documents.

2. The Procedures are hereby adopted to establish policies and procedures related to the purposes set forth in the recitals hereto. The right to use discretion as necessary and appropriate to make exceptions or request additional provisions with respect to the Procedures as may be determined is hereby reserved. The right to change the Procedures from time to time, without notice, is also reserved.

d. Authorization to Execute and Deliver. The District Manager or the District Treasurer are hereby authorized to execute and deliver to the Bond Registrar and Paying Agent the written order of the District for the authentication and delivery of the Second Series of the Bonds by the Bond Registrar and Paying Agent.

e. Other Actions Necessary. The District Manager, the District Treasurer, the District Clerk and the other officers of the District shall retain consultants and counsel necessary to carry out the purposes of this Resolution and shall take all other actions necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated by the Bond Documents, including without limitation, the closing and other documents required to be delivered in connection with the sale and delivery of the Second Series of the Bonds. (The persons who shall so take such actions shall be the persons holding such offices at the time of the initial issuance and delivery of the Second Series of the Bonds.)

f. Distribution of Disclosure Documents.

1. The distribution by the Underwriter of the Preliminary Official Statement is hereby authorized and directed, and the District Manager and the District Treasurer are each hereby authorized and directed to prepare, or cause the preparation of, and to execute a "Final Official Statement" for the Second Series of the Bonds in substantially the form of the Preliminary Official Statement and reflecting the results of the sale of the Second Series of the Bonds, to be dated even date with their sale, and the distribution of such Final Official Statement by the Underwriter is hereby approved.

2. The District Manager and the District Treasurer are each hereby authorized to deem the Preliminary Official Statement "final" as of its date for purposes of the Rule. In that respect, the District Manager and the District Treasurer are each further authorized to modify, or authorize the modification of, the Preliminary Official Statement.

g. Tax Levy.

1. For each year while any bond of the Second Series of the Bonds is outstanding, the District Board shall annually levy and cause to be collected an *ad valorem* tax, at the same time and in the same manner as other taxes are levied and collected, on

all taxable property in the District, sufficient, to pay debt service with respect to the Second Series of the Bonds when due.

2. Moneys derived from the levy of the tax provided for in this Section with respect to the Second Series of the Bonds when collected constitute funds to pay debt service with respect to the Second Series of the Bonds and shall be kept separately from other funds of the District.

3. The District Board shall make annual statements and estimates of the amount to be raised to pay debt service with respect to the Second Series of the Bonds. The District Board shall file the annual statements and estimates with the Clerk of the Municipality and shall publish a notice of the filing of the estimate. The District Board, on or before the date set by law for certifying the annual budget of the Municipality, shall fix, levy and assess the amounts to be raised by *ad valorem* taxes of the District and shall cause certified copies of the order to be delivered to the Board of Supervisors of Maricopa County, Arizona, and to the Department of Revenue of the State. All statutes relating to the levy and collection of State and county taxes, including the collection of delinquent taxes and sale of property for nonpayment of taxes, apply to the taxes provided for by this Section.

4. Any other general obligation or general obligation refunding bonds of the District hereafter issued will be secured on a parity basis as to the collection and application of property tax revenues of the District with the bonds of the First Series of the Bonds and the Second Series of the Bonds, and such property taxes will be allocated to each such series of general obligation and general obligation refunding bonds in accordance with any debt service then due, taking into account other funds held by the District for such payment. Property tax revenues allocated for any such series of bonds shall be set aside separately for such series.

h. No Obligation of Municipality. Neither the full faith and credit nor the general taxing power of the Municipality is pledged to the payment of the Second Series of the Bonds. Nothing contained in this Resolution, the Bond Documents or any other instrument related to the Second Series of the Bonds shall be construed as obligating the Municipality or as incurring a charge upon the general credit or any other credit or revenues of the Municipality nor shall the breach of any agreement contained in this Resolution, the Bond Documents or any other instrument or documents executed in connection therewith impose any charge upon the general credit or any other credit or revenues of the Municipality.

i. Appointment of Bond Registrar and Paying Agent. The District Manager and the District Treasurer are hereby authorized to appoint the Bond Registrar and Paying Agent for the purposes of the Agency Agreement as indicated in Section 3.a. hereof.

j. Use of Proceeds. The proceeds from the sale of the Second Series of the Bonds shall be set aside and deposited by the District Treasurer in a separate fund. The proceeds of the sale of the Second Series of the Bonds shall be expended only for the purposes set forth in the ballot used at the Election and in the Report and as provided in the Development Agreement.

k. Federal Tax Law Covenants.

1. As provided in more detail in the Certificate Relating To Federal Tax Matters relating to the Second Series of the Bonds to be delivered by the District in connection with the original issuance and delivery of the Second Series of the Bonds (hereinafter referred to as the “Tax Certificate”), there shall not be any investment or other use of the proceeds of the Second Series of the Bonds which would cause such bonds to be “arbitrage bonds” as that term is defined in Section 148 (or any successor provision thereto) of the Code and the Regulations, or “private activity bonds” as that term is defined in Section 141 (or any successor provision thereto) of the Code, and the requirements of such Sections of the Code and the Regulations shall be complied with throughout the term of the Second Series of the Bonds. Particularly, the District shall be the owner of the facilities financed with the proceeds of the sale of the Second Series of the Bonds (the “Facilities”) for federal income tax purposes. Except as otherwise advised in an opinion signed by Bond Counsel, the District shall not enter into (i) any management or service contract with any entity other than a governmental entity for the operation of any portion of the Facilities unless the management or service contract complies with the requirements of such authority as may control at the time or (ii) any lease or other arrangement with any entity other than a governmental entity that gives such entity special legal entitlements with respect to any portion of the Facilities. Also, the payment of principal of and interest on the Second Series of the Bonds shall not be guaranteed (in whole or in part) by the United States or any agency or instrumentality of the United States. The proceeds of the Second Series of the Bonds, or amounts treated as proceeds of the Second Series of the Bonds, shall not be invested (directly or indirectly) in federally insured deposits or accounts, except to the extent such proceeds (i) may be so invested for an initial temporary period until needed for the purpose for which the Second Series of the Bonds are being issued, (ii) may be so used in making investments of a bona fide debt service fund or (iii) may be invested in obligations issued by the United States Treasury. In consideration of the purchase and acceptance of the Second Series of the Bonds by the owners thereof from time to time and of retaining such exclusion and as authorized by Title 35, Chapter 3, Article 7, Arizona Revised Statutes, the appropriate officials of the District are hereby directed to take all action required to retain such exclusion and to refrain from taking any action prohibited by the Code which would adversely affect in any respect such exclusion.

2. The procedures required by any arbitrage rebate provision or separate agreement executed in connection with the issuance of the Second Series of the Bonds (initially those in the Tax Certificate and the Tax Compliance Procedures) shall be complied with for so long as compliance is necessary in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Second Series of the Bonds. However, as the District Board hereby represents and warrants that (A) the District has general taxing powers, (B) the Second Series of the Bonds are not “private activity bonds” within the meaning of the Code, (C) 95 percent or more of the “net proceeds” of the Second Series of the Bonds shall be used for local governmental activities of the District, and (D) the aggregate face amount of all tax-exempt bonds or obligations (other than private activity bonds within the meaning of the Code) issued by the District during the 2022 calendar year is not reasonably expected to exceed \$5,000,000, there is presently an exception to the need for any such procedures.

3. The Second Series of the Bonds are designated as “qualified tax-exempt obligations” within the meaning of and pursuant to the provisions of Section 265(b) of the Code as the District Board hereby represents and warrants that the reasonably anticipated

amount of “qualified tax-exempt obligations” (other than private activity bonds within the meaning of the Code) which will be issued by the District during the 2022 calendar year will not exceed \$10,000,000.

4. (i) All necessary and desirable steps to comply with the requirements hereunder in order to ensure that interest on the Second Series of the Bonds is excluded from gross income for federal income tax purposes under the Code shall be taken; provided, however, that compliance with any such requirement shall not be required in the event the District receives an opinion signed by Bond Counsel that either compliance with such requirement is not required to maintain the exclusion from gross income of interest on the Second Series of the Bonds or compliance with some other requirement will meet the requirements of the Code. In the event the District receives such an opinion, this Resolution shall be amended to conform to the requirements set forth in such opinion.

(ii) If for any reason any requirement hereunder is not complied with, all necessary and desirable steps shall be taken to correct such noncompliance within a reasonable period of time after such noncompliance is discovered or should have been discovered with the exercise of reasonable diligence, and the District shall pay any required interest or penalty under the Regulations.

5. Written procedures (in the form of the Tax Compliance Procedures) have been adopted to ensure that all nonqualified obligations are remediated according to the requirements under the Code and the Regulations and to monitor the requirements of Section 148 of the Code relating to arbitrage, with which the District will comply.

1. Matters Relating to Undertaking. Subject to annual appropriation to cover the costs of preparing and mailing as necessary therefor, the District shall comply with and carry out all the provisions of the Undertaking. Notwithstanding any other provision of this Resolution, failure of the District (if obligated pursuant to the Undertaking) to comply with the Undertaking shall not be considered an event of default; however, any Benefitted Owner (as such term is hereinafter defined) may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the District to comply with its obligations under this Subsection. For purposes of this Subsection, “Benefitted Owner” means any person which has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any bonds of the Second Series of the Bonds (including persons holding such bonds through nominees, depositories or other intermediaries), or is treated as the owner of any bonds of the Second Series of the Bonds for federal income tax purposes.

4. Repeal of this Resolution; Severability; Effect; Inconsistencies; Effective Date; Ratification.

a. After any of the bonds of the Second Series of the Bonds are delivered upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the bonds of the Second Series of the Bonds and the interest thereon shall have been fully paid, canceled and discharged.

b. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such

section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

c. This Resolution shall constitute a contract between the District and the registered owners of the Second Series of the Bonds and shall not be amended in any manner which would impair, impede or lessen the rights of the registered owners of the Second Series of the Bonds then outstanding.

d. All resolutions or parts thereof inconsistent herewith are hereby waived to the extent only of such inconsistency.

e. This Resolution shall be effective immediately.

f. All actions of the officers and agents of the District including the District Board which conform to the purposes and intent of this Resolution and which further the issuance and sale of the Second Series of the Bonds as contemplated by this Resolution, whether heretofore or hereafter taken, are hereby ratified, confirmed and approved. The proper officers and agents of the District are hereby authorized and directed to do all such acts and things and to execute and deliver all such documents on behalf of the District as may be necessary to carry out the terms and intent of this Resolution.

[Remainder of page left blank intentionally.]

PASSED by the Board of Directors of Alamar Community Facilities District this
13th day of June 2022.

.....
Chairperson, Board of Directors, Alamar
Community Facilities District

ATTEST:

.....
District Clerk, Alamar Community
Facilities District

APPROVED AS TO FORM:

.....
District Counsel, Alamar Community
Facilities District

* * *

ATTACHMENTS:

EXHIBIT "A" -- Form of Notice of Hearing on Report
EXHIBIT "B" -- Form of Second Series Bond

EXHIBIT “A”

FORM OF NOTICE OF HEARING ON REPORT

**NOTICE FOR HEARING REQUIRED BY A.R.S. § 48-715 ON
REPORT OF THE FEASIBILITY AND BENEFITS OF CERTAIN
PROJECTS TO BE FINANCED WITH THE PROCEEDS OF THE
SALE OF GENERAL OBLIGATION BONDS OF ALAMAR
COMMUNITY FACILITIES DISTRICT**

Pursuant to Section 48-715, Arizona Revised Statutes, notice is hereby given that a public hearing on the report of the feasibility and benefits of projects to be financed with the proceeds of the sale of general obligation bonds of Alamar Community Facilities District shall be held by the Board of Directors on June 13, 2022, at or after 6:00 p.m. (Arizona time), or immediately following the meeting of the Mayor and Council of the City of Avondale, Arizona, on the same date. Such meeting will be hosted online – access instructions are available at www.avondaleaz.gov. Such feasibility report and further information relating thereto are on file with the City Clerk of the City of Avondale, Arizona/District Clerk of Alamar Community Facilities District, 11465 West Civic Center Drive, Avondale, Arizona 85323, telephone number: (623) 333-1000.

Dated this day of, 2022.

/s/ Cherlene Penilla

.....
Acting District Manager, Alamar Community
Facilities District

EXHIBIT "B"

FORM OF BOND

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY ("DTC") TO THE DISTRICT OR ITS AGENT FOR REGISTRATION OF TRANSFER, EXCHANGE OR PAYMENT, AND ANY BOND ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.*

REGISTERED
NO.

REGISTERED
\$.....

UNITED STATES OF AMERICA

STATE OF ARIZONA

ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BOND, SERIES 2022

Interest Rate:
.....%

Maturity Date:
July 15,

Dated:
....., 2022

CUSIP:
.....

REGISTERED OWNER: CEDE & CO.*

PRINCIPAL AMOUNT: DOLLARS

Alamar Community Facilities District, a community facilities district duly formed pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the "District"), for value received, hereby promises to pay to the aforesaid registered owner, or registered assigns, the aforesaid principal amount on the aforesaid maturity date unless earlier redeemed, and to pay interest on the principal amount from the date as of which this Bond is dated as indicated hereinabove at the aforesaid interest rate on 15,, and on each 15 and 15 thereafter (each an "interest payment date") to the maturity or redemption prior to maturity of this Bond. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the designated corporate trust office of
....., as the initial "Bond Registrar and Paying Agent." Interest on the bonds

*Insert so long as The Depository Trust Company is the Depository.

of the issue of which this Bond is one, evidenced by this Bond is payable by check, dated as of the interest payment date, mailed to the registered owner hereof, as shown on the registration books maintained by the Bond Registrar and Paying Agent at the address appearing therein at the close of business on the 1st day of the calendar month of that interest payment date (the "regular record date"). Any such interest on this Bond which is not timely paid or duly provided for shall cease to be payable to the registered owner hereof (or of one or more predecessor Bonds) as of the regular record date and shall be payable to the registered owner hereof (or of one or more predecessor Bonds) at the close of business on a special record date for the payment of that overdue interest. The special record date shall be fixed by the Bond Registrar and Paying Agent whenever moneys become available for payment of that overdue interest, and notice of the special record date shall be given to registered owners of the Bonds not less than 10 days prior thereto.

The principal of, and interest and premium, if any, on, this Bond are payable in lawful money of the United States of America, on the respective dates when principal and interest become due.

This Bond is one of a series of bonds indicated above (the "Bonds") in the aggregate principal amount of \$.....,000 of like tenor except as to amount, maturity date, redemption feature, rate of interest and number, issued by the District pursuant to a resolution of the District Board of the District, duly adopted prior to the issuance hereof, all of the terms of which are hereby incorporated herein (the "Resolution"), and pursuant to the Constitution and laws of the State of Arizona relative to the sale and issuance of general obligation bonds of community facilities districts, and all amendments thereto, and all other laws of the State of Arizona thereunto enabling.

The Bonds are issuable as fully registered bonds initially only in denominations of \$5,000 of principal amount and any integral multiple thereof.

The Bonds are payable, equally and ratably with such other general obligation bonds of the District from the proceeds of an ad valorem tax to be collected, at the same time and in the same manner as other taxes are levied and collected on all taxable property within the boundaries of the District, sufficient to pay debt service on the Bonds when due.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF AVONDALE, ARIZONA, OR THE STATE OF ARIZONA OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) IS PLEDGED TO THE PAYMENT OF THE BONDS.

The Bonds maturing before and on July 15,, are not subject to redemption prior to maturity. The Bonds maturing on and after July 15,, are subject to redemption prior to maturity, in whole or in part, on July 15,, or any date thereafter, by the payment of a redemption price equal to the principal amount of each such Bond redeemed plus interest accrued to the date fixed for redemption plus a premium (calculated as a percentage of the principal amount of such Bonds to be redeemed) to be computed as follows:

<u>Redemption Dates</u>	<u>Premium</u>
July 15,, and January 15,	...%
July 15,, and January 15,	...
July 15,, and thereafter	0.0

The Bonds maturing on July 15,, shall be redeemed prior to maturity on July 15, in the years and amounts set forth below, by payment of the principal amount of each Bond to be redeemed plus interest accrued to the date fixed for redemption, but without a premium:

<u>Year</u>	<u>Amount</u>
	\$

A remaining principal amount of \$.....,000 of Bonds maturing on July 15,, shall mature on July 15,

Not more than seventy-five (75) nor less than sixty (60) days prior to the mandatory redemption date for the Bonds maturing on July 15,, the Bond Registrar and Paying Agent shall proceed to select for redemption (by lot in such manner as the Bond Registrar and Paying Agent may determine) from all the Bonds maturing on July 15,, outstanding a principal amount of the Bonds maturing on July 15,, equal to the aggregate principal amount of the Bonds maturing on July 15,, to be redeemed and shall redeem such Bonds maturing on July 15,, on the next July 15 and give notice of such redemption.

Notice of redemption of any such Bond will be mailed by first class mail, postage prepaid, not more than 60 nor less than 30 days prior to the date set for redemption to the registered owner of such Bond or Bonds being redeemed at the address shown on the registration books for the Bonds maintained by the Bond Registrar and Paying Agent. Failure to give properly such notice of redemption shall not affect the redemption of any such Bond for which notice was properly given.

The Bond Registrar and Paying Agent shall maintain the registration books of the District for the registration of ownership of each Bond as provided in the Resolution. (The Bond Registrar and Paying Agent may be changed without notice or consent.)

This Bond may be transferred on the registration books upon delivery and surrender hereof to the Bond Registrar and Paying Agent at its designated corporate trust office,

accompanied by a written instrument of transfer in form and with guaranty of signature satisfactory to the Bond Registrar and Paying Agent, duly executed by the registered owner of this Bond or his or her attorney-in-fact or legal representative, containing written instructions as to the details of the transfer. No transfer of this Bond shall be effective until entered on the registration books.

In all cases upon the transfer of this Bond, the Bond Registrar and Paying Agent shall transfer the ownership in the registration books and shall authenticate and deliver in the name of the transferee or transferees a new fully registered Bond or Bonds of the same maturity and of authorized denominations (except that no Bond shall be issued which relates to more than a single principal maturity) for the aggregate principal amount which the registered owner is entitled to receive at the earliest practicable time in accordance with the provisions of the Resolution. The District and the Bond Registrar and Paying Agent shall charge the owner of such Bond, for every transfer of a Bond, an amount sufficient to reimburse them for any transfer fee, tax or other charge required to be paid with respect to such transfer, and may require that such transfer fee, tax or other charge be paid before any such new Bond shall be delivered.

The District and the Bond Registrar and Paying Agent shall not be required to issue or transfer any Bonds during a period beginning with the opening of business on a regular record date and ending with the close of business on the corresponding interest payment date.

This Bond shall not be entitled to any security or benefit under the Resolution or be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar and Paying Agent.

It is hereby certified, recited and declared (i) that all conditions, acts and things required by the Constitution and laws of the State of Arizona to happen, to be done, to exist and to be performed precedent to and in the issuance of this Bond and of the series of which it is one, have happened, have been done, do exist and have been performed in regular and due form and time as required by law; (ii) that the obligation evidenced by the series of Bonds of which this is one, together with all other existing indebtedness of the District, does not exceed any applicable constitutional or statutory limitation and (iii) that due provision has been made for the levy and collection of a direct, annual, ad valorem tax upon taxable property within the District, over and above all other taxes authorized or limited by law, sufficient to pay the principal hereof and the interest hereon as each becomes due.

IN WITNESS WHEREOF, ALAMAR COMMUNITY FACILITIES DISTRICT
has caused this Bond to be executed in the name of the District by the facsimile signature of the
..... of the District Board of the District.

ALAMAR COMMUNITY FACILITIES
DISTRICT

By.....
.....

ATTEST:

.....
.....

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Alamar Community Facilities District (Avondale, Arizona) General Obligation Bonds, Series 2022 described in the within mentioned Resolution.

Date of Authentication:

.....,
as Bond Registrar and Paying Agent

By.....
Authorized Representative

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

.....
(Name and Address of Transferee)
the within Bond and irrevocably constitutes and appoints
attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated:

.....
Signature

Signature Guaranteed:

.....

.....
Signature

[Insert proper legend]

Note: The signature(s) on this assignment must correspond with the name(s) as it appears upon the face of the within Bond in every particular, without alteration or any change whatsoever.

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common

UNIF GIFT MIN ACT -	Custodian
(Cust)	(Minor)

under Uniform Gifts to Minors Act
(State)

Additional abbreviations may also be used though not included in the above list.

ALL FEES AND COSTS OF TRANSFER
SHALL BE PAID BY THE TRANSFEROR

* * *

SERIES 2022 BOND REGISTRAR AND PAYING AGENT AGREEMENT

\$_____,000
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS, SERIES 2022

THIS SERIES 2022 BOND REGISTRAR AND PAYING AGENT AGREEMENT, dated as of _____ 1, 2022 (this "Agreement"), by and between _____ (the "Bond Registrar and Paying Agent") and ALAMAR COMMUNITY FACILITIES DISTRICT (the "District"),

W I T N E S S E T H:

WHEREAS, pursuant to a resolution duly adopted by the Board of Directors (the "Board") of the District on June 13, 2022 (the "Bond Resolution"), the Board authorized the sale and issuance of \$_____,000 principal amount of Alamar Community Facilities District (Avondale, Arizona) General Obligation Bonds, Series 2022 (the "Bonds"); and

WHEREAS, by the Bond Resolution, the Board appointed the Bond Registrar and Paying Agent as the agent of the District, to act as authenticating agent, bond registrar, transfer agent and paying agent for and in connection with the Bonds and has authorized and directed the Bond Registrar and Paying Agent to keep all the books and records necessary for registration, transfer or exchange of the Bonds (the "Register");

NOW, THEREFORE, in consideration of the premises and the mutual agreements hereinafter contained, the District and the Bond Registrar and Paying Agent agree as follows:

Section 1. At the time and place for the original delivery of the Bonds (the "Closing"), the District shall deliver to the Bond Registrar and Paying Agent the duly executed Bonds and any other information needed to complete the Bonds at the Closing. The Bond Registrar and Paying Agent, through a duly authorized representative or representatives, shall (i) coordinate the completion of the Bonds to be delivered at the Closing; (ii) record the names and addresses of the registered owners in, and otherwise complete the Register; and (iii) sign the Certificate of Authentication on the Bonds, all so as to permit delivery of the Bonds at the Closing. These procedures shall also be used, as appropriate, for the completion and authentication of any Bond to be delivered to the Bond Registrar and Paying Agent for transfer as provided herein.

Section 2. The Bond Registrar and Paying Agent shall keep and maintain the Register at its designated corporate trust office so long as any Bond remains outstanding and shall perform, without limitation, authentication, transfer, registration and paying agent functions, and related mechanical, clerical and record or bookkeeping functions, in connection with the Bonds in accordance with this Agreement, the Bond Resolution, and any applicable requirements of Section 149(a) of the Internal Revenue Code of 1986, as amended, and applicable regulations, proposed regulations (if they are proposed to take effect retrospectively) and rulings thereunder.

Section 3. In accordance with the Bond Resolution, the Bond Registrar and Paying Agent shall:

(i) Transfer any Bond upon presentation and surrender thereof at the office of the Bond Registrar and Paying Agent, together with a request for an assignment, signed by the registered owner or by a person authorized by the registered owner to do so by a power of attorney in a form satisfactory to the Bond Registrar and Paying Agent, and complete, authenticate and deliver the new Bonds to the registered owner or the registered owner of the transferred Bonds in a denomination or denominations equal in the aggregate to the unmatured and unredeemed principal amount of the Bonds surrendered, bearing interest at the same rate and maturing on the same date.

(ii) Record the transfer of any Bond on the Register.

(iii) Complete the transfer, completion, authentication and delivery of the new Bonds within the time required by then applicable rules and regulations.

Section 4. (A) The fees and expenses of the Bond Registrar and Paying Agent are set forth in the Exhibit hereto.

(B) The Bond Registrar and Paying Agent shall charge the registered owner of any transferred Bond an amount sufficient to reimburse it for any fee, tax or other charge required to be paid with respect to the transfer. The Bond Registrar and Paying Agent may require that those charges be paid before it begins the procedure for the transfer.

Section 5. The Bond Registrar and Paying Agent shall complete, authenticate, deliver and register the new Bonds to replace any Bond lost, stolen, destroyed, or mutilated, upon receipt by the Bond Registrar and Paying Agent of evidence satisfactory to it of the loss, theft, destruction or mutilation of any Bond and of indemnity satisfactory to it.

Section 6. The Bond Registrar and Paying Agent shall cancel any Bond surrendered to it pursuant to the Bond Resolution for payment or retirement or for replacement or transfer. The cancelled Bonds shall be destroyed by the Bond Registrar and Paying Agent and a record of such destruction and the number and amount of Bonds destroyed shall be kept by the Bond Registrar and Paying Agent and upon request of the District, furnished by the Bond Registrar and Paying Agent to the District.

Section 7. The Bond Registrar and Paying Agent shall retain and store the Register for seven (7) years after full payment of the Bonds. At any time and upon request by an authorized representative of the District, the Bond Registrar and Paying Agent shall permit such representative to inspect the Register and shall provide such representative with a copy of the Register. In the event of a request to the Bond Registrar and Paying Agent by any person other than such representative of the District for inspection of the Register, the Bond Registrar and Paying Agent shall notify the District and shall not permit that inspection unless it is approved by such representative of the District, except that the Bond Registrar and Paying Agent may permit an inspection pursuant to an order of a court of competent jurisdiction.

Section 8. The Bond Registrar and Paying Agent shall pay the principal of and interest on the Bonds and shall redeem Bonds in accordance with the Bond Resolution, but only from moneys deposited with the Bond Registrar and Paying Agent by the District for that purpose. The District shall cause funds to be on deposit with the Bond Registrar and Paying Agent in an amount sufficient and available to pay the interest, or principal and interest, then to be due on the day prior to the day on which that payment is to be made. The Bond Registrar and Paying Agent shall pledge assets to secure the deposits made for the purpose of paying either principal or interest or both principal and interest on the Bonds.

Section 9. In the event any check for payment of interest on a Bond is returned to the Bond Registrar and Paying Agent unendorsed or is not presented for payment within two (2) years from its payment date or any Bond is not presented for payment of principal due at the maturity or redemption date, if funds sufficient to pay such interest or principal due upon such Bond shall have been made available to the Bond Registrar and Paying Agent for the benefit of the registered owner thereof, it shall be the duty of the Bond Registrar and Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the registered owner of such Bond who shall thereafter be restricted exclusively to such funds for any claim of whatever nature relating to such Bond or amounts due thereunder. The obligation of the Bond Registrar and Paying Agent to hold such funds shall continue for two (2) years and six (6) months following the date on which such interest or principal amount became due, whether at maturity, or at the date fixed for redemption, or otherwise, at which time the Bond Registrar and Paying Agent shall surrender such unclaimed funds so held to the District, whereupon any claim of whatever nature by the registered owner of such Bond arising under such Bond shall be made upon the District.

Section 10. In the absence of bad faith on its part in the performance of its services under this Agreement, the Bond Registrar and Paying Agent shall be protected in acting upon any notice, request, certificate, affidavit, letter, telegram or other paper or document reasonably believed by it to be genuine and correct and to have been signed or sent by the proper party or parties.

Section 11. (A) The Bond Registrar and Paying Agent may resign as Bond Registrar and Paying Agent at any time by giving thirty (30) days' written notice of resignation to an authorized representative of the District. The Bond Registrar and Paying Agent may be removed at any time by written notice signed by such authorized representative and delivered to the Bond Registrar and Paying Agent. Upon the effectiveness of the resignation or termination, the Bond Registrar and Paying Agent shall deliver the Register and all other records (or copies of those records) pertaining to the Bonds and all forms of Bond to the District.

(B) Every successor Bond Registrar and Paying Agent appointed pursuant to this Section shall be a trust company or bank in good standing located in or incorporated under the laws of the State of Arizona, duly authorized to exercise trust powers and subject to examination by federal or state authority, having a reported capital and surplus of not less than \$50,000,000.

(C) Any bank, trust company or national banking association into which the Bond Registrar and Paying Agent or its successor may be converted, merged or

with which it may be consolidated, or to which it may sell or transfer all or substantially all of its corporate trust business shall be the successor of the Bond Registrar and Paying Agent under this Bond Registrar and Paying Agent Agreement with the same rights, powers, duties and obligations and subject to the same restrictions, limitations and liabilities as its predecessor, all without the execution or filing of any papers or any further act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 12. Notice shall be sufficient hereunder if it is contained in a writing sent to the District at 11465 West Civic Center Drive, Avondale, Arizona 85323, Attention: District Treasurer, and to the Bond Registrar and Paying Agent at _____, Attention: Corporate Trust Services, or any other address which may be designated from time to time by either party in writing delivered to the District or the Bond Registrar and Paying Agent, as applicable.

Section 13. Neither this Agreement nor any provision hereof may be changed, revised or amended, except by a writing signed by the District and the Bond Registrar and Paying Agent.

Section 14. In case any section or provision of this Agreement, or any agreement, obligation, act or action, or part thereof, made, assumed, entered into, done or taken under this Agreement, or any application thereof, is held to be illegal or invalid for any reason, or is inoperable at any time, that illegality, invalidity or inoperability shall not affect the remainder of this Agreement or any other section or provision of this Agreement or any other agreement, obligation, act or action, or part thereof, made, assumed, entered into, done or taken under this Agreement, all of which shall be construed and enforced at the time as if the illegal, invalid or inoperable portion were not contained therein. Any illegality, invalidity or inoperability shall not affect any legal, valid and operable section, provision, agreement, obligation, act, action, part or application, all of which shall be deemed to be effective, operative, made, assumed, entered into, done or taken in the manner and to the full extent permitted by law from time to time.

Section 15. (A) To the extent applicable by provision of law, the Bond Registrar and Paying Agent acknowledges that this Agreement is subject to cancellation pursuant to Section 38-511, Arizona Revised Statutes, the provisions of which are incorporated herein and which provides that the District may within three years after its execution cancel any contract (including this Agreement) without penalty or further obligation made by the District if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of the District is at any time while the contract or any extension of the contract is in effect, an employee or agent of any other party to the contract in any capacity or a consultant to any other party to the contract with respect to the subject matter of the contract.

(B) To the extent applicable under Section 41-4401, Arizona Revised Statutes, the Bond Registrar and Paying Agent shall comply with all federal immigration laws and regulations that relate to its employees and its compliance with the "e-verify" requirements under Section 23-214(A), Arizona Revised Statutes. The breach by the Bond Registrar and Paying Agent of the foregoing shall be deemed a material breach of this Agreement and may result in the termination of the services of the Bond Registrar and Paying Agent by the District. The District retains the legal right to randomly inspect the papers and records of the Bond Registrar and Paying Agent to ensure that the Bond Registrar and Paying

Agent is complying with the foregoing. The Bond Registrar and Paying Agent shall keep such papers and records open for random inspection during normal business hours by the District. The Bond Registrar and Paying Agent shall cooperate with the random inspections by the District including granting the District entry rights onto its property to perform such random inspections and waiving its respective rights to keep such papers and records confidential.

(C) To the extent applicable Section 35-393, et seq., Arizona Revised Statutes, the Bond Registrar and Paying Agent hereby certifies it is not currently engaged in, and for the duration of this Agreement shall not engage in, a boycott of Israel. The term “boycott” has the meaning set forth in Section 35-393, Arizona Revised Statutes. If the District determines that the Bond Registrar and Paying Agent’s certification above is false or that it has breached such agreement, the District may impose remedies as provided by law.

Section 16. This Agreement shall for all purposes be governed by and construed in accordance with the laws of the State of Arizona. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors. This Agreement may be executed in several counterparts, each of which shall be deemed an original.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have executed this Bond Registrar and Paying Agent Agreement as of the day and year first above written.

_____, as Bond Registrar
and Paying Agent

By
Authorized Representative

ALAMAR COMMUNITY FACILITIES
DISTRICT

By
District Treasurer

ATTEST:

.....
District Clerk

Attachment:

Exhibit - Fee Schedule

EXHIBIT

ALAMAR COMMUNITY FACILITIES DISTRICT

WRITTEN POLICIES AND PROCEDURES FOR TAX-ADVANTAGED OBLIGATIONS

IMPLEMENTED JUNE 13, 2022

Alamar Community Facilities District (the “Issuer”) has issued and may in the future issue tax-exempt obligations (including, without limitation, bonds, notes, loans, leases and certificates) (together, “tax-advantaged obligations”) that are subject to certain requirements under the Internal Revenue Code of 1986, as amended (the “Code”).

The Issuer has established the policies and procedures contained herein (the “Procedures”) in order to ensure that the Issuer complies with the requirements of the Code that are applicable to its tax-advantaged obligations. The Procedures, coupled with requirements contained in the arbitrage and tax certificate or other operative documents (the “Tax Certificate”) executed at the time of issuance of the tax-advantaged obligations, are intended to constitute written procedures for ongoing compliance with the federal tax requirements applicable to the tax-advantaged obligations and for timely identification and remediation of violations of such requirements.

A. GENERAL MATTERS.

1. Responsible Officer. The District Treasurer of the Issuer will have overall responsibility for ensuring that the ongoing requirements described in the Procedures are met with respect to tax-advantaged obligations (the “Responsible Officer”).
2. Establishment of Procedures. The Procedures will be included with other written procedures of the Issuer.
3. Identify Additional Responsible Employees. The Responsible Officer shall identify any additional persons who will be responsible for each section of the Procedures, notify the current holder of that office of the responsibilities, and provide that person a copy of the Procedures. (For each section of the Procedures, this may be the Responsible Officer or another person who is assigned the particular responsibility.)
 - a. Upon employee or officer transitions, new personnel should be advised of responsibilities under the Procedures and ensure they understand the importance of the Procedures.
 - b. If employee or officer positions are restructured or eliminated, responsibilities should be reassigned as necessary to ensure that all Procedures have been appropriately assigned.
4. Training Required. The Responsible Officer and other responsible persons shall receive appropriate training that includes the review of and familiarity with the contents of the Procedures, review of the requirements contained in the Code applicable to each tax-

advantaged obligation, identification of all tax-advantaged obligations that must be monitored, identification of all facilities (or portions thereof) financed with proceeds of tax-advantaged obligations, familiarity with the requirements contained in the Tax Certificate or other operative documents contained in the transcript, and familiarity with the procedures that must be taken in order to correct noncompliance with the requirements of the Code in a timely manner.

5. Periodic Review. The Responsible Officer or other responsible person shall periodically review compliance with the Procedures and with the terms of the Tax Certificate to determine whether any violations have occurred so that such violations can be timely remedied through the “remedial action” regulations or the Voluntary Closing Agreement Program available through the Internal Revenue Service (“IRS”) (or successor guidance). Such periodic review shall occur at least annually.
6. Change in Terms. If any changes to the terms of the tax-advantaged obligations are contemplated, bond counsel should be consulted. Such modifications could jeopardize the status of tax-advantaged obligations.

B. IRS INFORMATION RETURN FILING. The Responsible Officer will confirm that bond counsel has filed the applicable information reports (such as Form 8038-G) for such issue with the IRS on a timely basis, and maintain copies of such form including evidence of timely filing as part of the transcript of the issue. The Responsible Officer shall file the IRS Form 8038-T relating to the payment of rebate or yield reduction payments in a timely manner as discussed in Section F.12. below. The Responsible Officer shall also monitor the extent to which the Issuer is eligible to receive a refund of prior rebate payments and provide for the timely filing for such refunds using an IRS Form 8038-R.

C. USE OF PROCEEDS. The Responsible Officer or other responsible person shall:

1. Consistent Accounting Procedures. Maintain or confirm maintenance of clear and consistent accounting procedures for tracking the investment and expenditures of proceeds, including investment earnings on proceeds.
2. Reimbursement Allocations at Closing. At or shortly after closing of an issue, ensure that any allocations for reimbursement expenditures comply with the Tax Certificate.
3. Timely Expenditure of Proceeds. Monitor that sale proceeds and investment earnings on sale proceeds of tax-advantaged obligations are spent in a timely fashion consistent with the requirements of the Tax Certificate.
4. Requisitions. Utilize or confirm the utilization of requisitions to draw down proceeds, and ensure that each requisition contains (or has attached to it) detailed information in order to establish when and how proceeds were spent; review requisitions carefully before submission to ensure proper use of proceeds to minimize the need for reallocations.

5. Final Allocation. Ensure that a final allocation of proceeds (including investment earnings) to qualifying expenditures is made if proceeds are to be allocated to project expenditures on a basis other than “direct tracing” (direct tracing means treating the proceeds as spent as shown in the accounting records for draws and project expenditures). An allocation other than on the basis of “direct tracing” is often made to reduce the private business use of bond proceeds that would otherwise result from “direct tracing” of proceeds to project expenditures. *This allocation must be made within 18 months after the later of the date the expenditure was made or the date the project was placed in service, but not later than five years and 60 days after the date the tax-advantaged obligations are issued (or 60 days after the issue is retired, if earlier).* Bond counsel can assist with the final allocation of proceeds to project costs. Maintain a copy of the final allocation in the records for the tax-advantaged obligation.
6. Maintenance and Retention of Records Relating to Proceeds. Maintain or confirm the maintenance of careful records of all project and other costs (e.g., costs of issuance, credit enhancement and capitalized interest) and uses (e.g., deposits to a reserve fund) for which proceeds were spent or used. These records should be maintained separately for each issue of tax-advantaged obligations for the period indicated under Section G. below.

D. MONITORING PRIVATE BUSINESS USE. The Responsible Officer or other responsible person shall:

1. Identify Financed Facilities. Identify or “map” which outstanding issues financed which facilities and in what amounts.
2. Review of Contracts with Private Persons. Review all of the following contracts or arrangements with non-governmental persons or organizations or the federal government (collectively referred to as “private persons”) with respect to the financed facilities which could result in private business use of the facilities:
 - a. Sales of financed facilities;
 - b. Leases of financed facilities;
 - c. Management or service contracts relating to financed facilities;
 - d. Research contracts under which a private person sponsors research in financed facilities; and
 - e. Any other contracts involving “special legal entitlements” (such as naming rights or exclusive provider arrangements) granted to a private person with respect to financed facilities.
3. Bond Counsel Review of New Contracts or Amendments. Before amending an existing agreement with a private person or entering into any new lease, management, service, or research agreement with a private person, consult bond counsel to review such amendment or agreement to determine whether it results in private business use.

4. Establish Procedures to Ensure Proper Use and Ownership. Establish procedures to ensure that financed facilities are not used for private use without written approval of the Responsible Officer or other responsible person.
5. Analyze Use. Analyze any private business use of financed facilities and, for each issue of tax-advantaged obligations, determine whether the 10 percent limit on private business use (5 percent in the case of “unrelated or disproportionate” private business use) is exceeded, and contact bond counsel or other tax advisors if either of these limits appears to be exceeded.
6. Remediation if Limits Exceeded. If it appears that private business use limits are exceeded, immediately consult with bond counsel to determine if a remedial action is required with respect to nonqualified tax-advantaged obligations of the issue or if the IRS should be contacted under its Voluntary Closing Agreement Program. If tax-advantaged obligations are required to be redeemed or defeased in order to comply with remedial action rules, such redemption or defeasance must occur within 90 days of the date a deliberate action is taken that results in a violation of the private business use limits.
7. Maintenance and Retention of Records Relating to Private Use. Retain copies of all of the above contracts or arrangements (or, if no written contract exists, detailed records of the contracts or arrangements) with private persons for the period indicated under Section G. below.

E. LOAN OF BOND PROCEEDS. Consult bond counsel if a loan of proceeds of tax-advantaged obligations is contemplated. If proceeds of tax-advantaged obligations are permitted under the Code to be loaned to other entities and are in fact so loaned, require that the entities receiving a loan of proceeds institute policies and procedures similar to the Procedures to ensure that the proceeds of the loan and the facilities financed with proceeds of the loan comply with the limitations provided in the Code. Require the recipients of such loans to annually report to the Issuer ongoing compliance with the Procedures and the requirements of the Code.

F. ARBITRAGE AND REBATE COMPLIANCE. The Responsible Officer or other responsible person shall:

1. Review Tax Certificate. Review each Tax Certificate to understand the specific requirements that are applicable to each tax-advantaged obligation issue.
2. Arbitrage Yield. Record the arbitrage yield of the issue, as shown on IRS Form 8038-G or other applicable form. If the tax-advantaged obligations are variable rate, yield must be determined on an ongoing basis over the life of the tax-advantaged obligations as described in the Tax Certificate.
3. Temporary Periods. Review the Tax Certificate to determine the “temporary periods” for each issue, which are the periods during which proceeds of tax-advantaged obligations may be invested without yield restriction.

4. Post-Temporary Period Investments. Ensure that any investment of proceeds after applicable temporary periods is at a yield that does not exceed the applicable yield, unless yield reduction payments can be made pursuant to the Tax Certificate.
5. Monitor Temporary Period Compliance. Monitor that proceeds (including investment earnings) are expended promptly after the tax-advantaged obligations are issued in accordance with the expectations for satisfaction of three-year or five-year temporary periods for investment of proceeds and to avoid “hedge bond” status.
6. Monitor Yield Restriction Limitations. Identify situations in which compliance with applicable yield restrictions depends upon later investments (e.g., the purchase of 0 percent State and Local Government Securities from the U.S. Treasury for an advance refunding escrow). Monitor and verify that these purchases are made as contemplated.
7. Establish Fair Market Value of Investments. Ensure that investments acquired with proceeds satisfy IRS regulatory safe harbors for establishing fair market value (e.g., through the use of bidding procedures), and maintaining records to demonstrate satisfaction of such safe harbors. Consult the Tax Certificate for a description of applicable rules.
8. Credit Enhancement, Hedging and Sinking Funds. Consult with bond counsel before engaging in credit enhancement or hedging transactions relating to an issue, and before creating separate funds that are reasonably expected to be used to pay debt service. Maintain copies of all contracts and certificates relating to credit enhancement and hedging transactions that are entered into relating to an issue.
9. Grants/Donations to Governmental Entities. Before beginning a capital campaign or grant application that may result in gifts that are restricted to financed projects (or, in the absence of such a campaign, upon the receipt of such restricted gifts), consult bond counsel to determine whether replacement proceeds may result that are required to be yield restricted.
10. Bona Fide Debt Service Fund. Even after all proceeds of a given issue have been spent, ensure that debt service funds, if any, meet the requirements of a “bona fide debt service fund,” i.e., one used primarily to achieve a proper matching of revenues with debt service that is depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of: (i) the earnings on the fund for the immediately preceding bond year; or (ii) one-twelfth of the debt service on the issue for the immediately preceding bond year. To the extent that a debt service fund qualifies as a bona fide debt service fund for a given bond year, the investment of amounts held in that fund is not subject to yield restriction for that year.
11. Debt Service Reserve Funds. Ensure that amounts invested in reasonably required debt service reserve funds, if any, do not exceed the least of: (i) 10 percent of the stated principal amount of the tax-advantaged obligations (or the sale proceeds of the issue if the issue has original issue discount or original issue premium that exceeds 2 percent of the stated principal amount of the issue plus, in the case of premium, reasonable

underwriter's compensation); (ii) maximum annual debt service on the issue; or (iii) 125% of average annual debt service on the issue.

12. Rebate and Yield Reduction Payment Compliance. Review the arbitrage rebate covenants contained in the Tax Certificate. Subject to certain rebate exceptions described below, investment earnings on proceeds at a yield in excess of the yield (i.e., positive arbitrage) generally must be rebated to the U.S. Treasury, even if a temporary period exception from yield restriction allowed the earning of positive arbitrage.
 - a. Ensure that rebate and yield reduction payment calculations will be timely performed and payment of such amounts, if any, will be timely made. Such payments are generally due 60 days after the fifth anniversary of the date of issue, then in succeeding installments every five years. The final rebate payment for an issue is due 60 days after retirement of the last obligation of the issue. The Issuer should hire a rebate consultant if necessary.
 - b. Review the rebate section of the Tax Certificate to determine whether the "small issuer" rebate exception applies to the issue.
 - c. If the 6-month, 18-month, or 24-month spending exceptions from the rebate requirement (as described in the Tax Certificate) may apply to the tax-advantaged obligations, ensure that the spending of proceeds is monitored prior to semiannual spending dates for the applicable exception.
 - d. Make rebate and yield reduction payments and file Form 8038-T in a timely manner.
 - e. Even after all other proceeds of a given issue have been spent, ensure compliance with rebate requirements for any debt service reserve fund and any debt service fund that is not exempt from the rebate requirement (see the Arbitrage Rebate covenants contained in the Tax Certificate).
13. Maintenance and Retention of Arbitrage and Rebate Records. Maintain records of investments and expenditures of proceeds, rebate exception analyses, rebate calculations, Forms 8038-T, and rebate and yield reduction payments, and any other records relevant to compliance with the arbitrage restrictions for the period indicated in Section G. below.

G. RECORD RETENTION. The Responsible Officer or other responsible person shall ensure that for each issue of obligations, the transcript and all records and documents described in these Procedures will be maintained while any of the obligations are outstanding and during the three-year period following the final maturity or redemption of that issue, or if the obligations are refunded (or re-refunded), while any of the refunding obligations are outstanding and during the three-year period following the final maturity or redemption of the refunding obligations.

ATTACHMENT I TO WRITTEN PROCEDURES

REMEDIAL ACTION PROCEDURES

Capitalized terms used herein but not defined have the meaning assigned thereto in Section 5 below and in the Written Policies and Procedures for Tax-Advantaged Obligations to which these Remedial Action Procedures are attached. This attachment describes written procedures that may be required to be taken by, or on behalf of, an issuer of tax-advantaged obligations (“Obligations”).

1. **Background.** The maintenance of the tax status of the Obligations (*e.g.*, as tax-exempt obligations under federal tax law) depends on the compliance with the requirements set forth in the Internal Revenue Code of 1986, as amended (the “Code”). *The purpose of this attachment is to set forth written procedures to be used in the event that any deliberate actions are taken that are not in compliance with the tax requirements of the Code (each, a “Deliberate Action”) with respect to the Obligations, the proceeds thereof, or the property financed or refinanced by the Obligations (the “Financed Property”).*

2. **Consultation with bond counsel.** If a Deliberate Action is taken with respect to the Obligations and the Financed Property subsequent to the issuance or execution and delivery of the Obligations, then the Issuer must consult with Greenberg Traurig, LLP or other nationally recognized bond counsel (“bond counsel”) regarding permissible Remedial Actions that may be taken to remediate the effect of any such Deliberate Action upon the federal tax status of the Obligations. Note that Remedial Actions or corrective actions other than those described in this attachment may be available with respect to the Obligations and the Financed Property, including Remedial Actions or corrective actions that may be permitted by the Commissioner through the Voluntary Closing Agreement Program (VCAP) provided by the Internal Revenue Service from time to time.

3. **Conditions to Availability of Remedial Actions.** None of the Remedial Actions described in this attachment are available to remediate the effect of any Deliberate Action with respect to the Obligations and the Financed Property unless the following conditions have been satisfied and unless bond counsel advises otherwise:

(a) The Issuer reasonably expected on the date the Obligations were originally issued or executed and delivered that the Obligations would meet neither the Private Business Tests nor the Private Loan Financing Test of Section 141 of the Code and the Treasury Regulations thereunder for the entire term of the Obligations (such expectations may be based on the representations and expectations of the applicable conduit borrower, if there is one);

(b) The weighted average maturity of the Obligations did not, as of such date, exceed 120 percent of the Average Economic Life of the Financed Property;

(c) Unless otherwise excepted under the Treasury Regulations, the Issuer delivers a certificate, instrument, or other written records satisfactory to bond counsel demonstrating that the terms of the arrangement pursuant to which the Deliberate Action is taken is *bona fide* and arm’s-length, and that the non-exempt Person using either the Financed Property or the proceeds

of the Obligations as a result of the relevant Deliberate Action will pay fair market value for the use thereof;

(d) Any disposition must be made at fair market value and any Disposition Proceeds actually or constructively received by the Issuer as a result of the Deliberate Action must be treated as gross proceeds of the Obligations and may not be invested in obligations bearing a yield in excess of the yield on the Obligations subsequent to the date of the Deliberate Action; and

(e) Proceeds of the Obligations affected by the Remedial Action must have been allocated to expenditures for the Financed Property or other allowable governmental purposes before the date on which the Deliberate Action occurs (except to the extent that redemption or defeasance, if permitted, is undertaken, as further described in Section 4(A) below).

4. **Types of Remedial Action.** Subject to the conditions described above, and only if the Issuer obtains an opinion of bond counsel prior to taking any of the actions below to the effect that such actions will not affect the federal tax status of the Obligations, the following types of Remedial Actions may be available to remediate a Deliberate Action subsequent to the issuance of the Obligations:

(a) Redemption or Defeasance of Obligations.

(i) If the Deliberate Action causing either the Private Business Use Test or the Private Loan Financing Test to be satisfied consists of a fair market value disposition of any portion of the Financed Property exclusively for cash, then the Issuer may allocate the Disposition Proceeds to the redemption of Nonqualified Obligations pro rata across all of the then-outstanding maturities of the Obligations at the earliest call date of such maturities of the Obligations after the taking of the Deliberate Action. If any of the maturities of the Obligations outstanding at the time of the taking of the Deliberate Action are not callable within 90 days of the date of the Deliberate Action, the Issuer may (subject generally to the limitations described in (iii) below) allocate the Disposition Proceeds to the establishment of a Defeasance Escrow for any such maturities of the Obligations within 90 days of the taking of such Deliberate Action.

(ii) If the Deliberate Action consists of a fair market value disposition of any portion of the Financed Property for other than exclusively cash, then the Issuer may use any funds (other than proceeds of the Obligations or proceeds of any obligation the interest on which is excludable from the gross income of the registered owners thereof for federal income tax purposes) for the redemption of all Nonqualified Obligations within 90 days of the date that such Deliberate Action was taken. In the event that insufficient maturities of the Obligations are callable by the date which is within 90 days after the date of the Deliberate Action, then such funds may be used for the establishment of a Defeasance Escrow within 90 days of the date of the Deliberate Action for all of the maturities of the Nonqualified Obligations not callable within 90 days of the date of the Deliberate Action.

(iii) If a Defeasance Escrow is established for any maturities of Nonqualified Obligations that are not callable within 90 days of the date of the Deliberate Action,

written notice must be provided to the Commissioner of Internal Revenue Service at the times and places as may be specified by applicable regulations, rulings, or other guidance issued by the Department of the Treasury or the Internal Revenue Service. Note that the ability to create a Defeasance Escrow applies only if the Obligations to be defeased and redeemed all mature or are callable within ten and one-half (10.5) years of the date the Obligations are originally issued or executed and delivered. If the Obligations are not callable within ten and one-half years, and none of the other remedial actions described below are applicable, the remainder of this attachment is for general information only, and bond counsel must be contacted to discuss other available options.

(b) Alternative Use of Disposition Proceeds. Use of any Disposition Proceeds in accordance with the following requirements may be treated as a Remedial Action with respect to the Obligations:

(i) the Deliberate Action consists of a disposition of all or any portion of the Financed Property for not less than the fair market value thereof for cash;

(ii) the Issuer reasonably expects to expend the Disposition Proceeds resulting from the Deliberate Action within two years of the date of the Deliberate Action;

(iii) the Disposition Proceeds are treated as Proceeds of the Obligations for purposes of Section 141 of the Code and the Regulations thereunder, and the use of the Disposition Proceeds in the manner in which such Disposition Proceeds are in fact so used would not cause the Disposition Proceeds to satisfy the Private Activity Bond Tests;

(iv) no action is taken after the date of the Deliberate Action to cause the Private Activity Bond Tests to be satisfied with respect to the Obligations, the Financed Property, or the Disposition Proceeds (other than any such use that may be permitted in accordance with the Treasury Regulations);

(v) Disposition Proceeds used in a manner that satisfies the Private Activity Bond Tests or that are not expended within two years of the date of the Deliberate Action must be used to redeem or defease Nonqualified Obligations in accordance with the requirements set forth in Section 4(a) hereof; and

(c) Alternative Use of Financed Property. The Issuer may be considered to have taken sufficient Remedial Actions to cause the Obligations to continue their applicable treatment under federal tax law if, subsequent to taking any Deliberate Action with respect to all or any portion of the Financed Property:

(i) the portion of the Financed Property subject to the Deliberate Action is used for a purpose that would be permitted for qualified tax-exempt obligations;

(ii) the disposition of the portion of the Financed Property subject to the Deliberate Action is not financed by a person acquiring the Financed Property with proceeds of any obligation the interest on which is exempt from the gross income of the

registered owners thereof under Section 103 of the Code for purposes of federal income taxation or an obligation described in Sections 54A-54F, 54AA, or 6431 of the Code; and

(iii) any Disposition Proceeds other than those arising from an agreement to provide services (including Disposition Proceeds arising from an installment sale) resulting from the Deliberate Action are used to pay the debt service on the Obligations on the next available payment date or, within 90 days of receipt thereof, are deposited into an escrow that is restricted as to the investment thereof to the yield on the Obligations to pay debt service on the Obligations on the next available payment date.

Absent an opinion of bond counsel, no Remedial Actions are available to remediate the satisfaction of the Private Security or Payment Test regarding the same with respect to the Obligations. Nothing herein is intended to prohibit Remedial Actions not described herein that may become available subsequent to the date the Obligations are originally issued or executed and delivered to remediate the effect of a Deliberate Action taken with respect to the Obligations, the proceeds thereof or the Financed Property.

5. **Additional Defined Terms.** For purposes of this attachment, the following terms have the following meanings:

“*Commissioner*” means the Commissioner of Internal Revenue, including any successor person or body.

“*Defeasance Escrow*” means an irrevocable escrow established to redeem obligations on their earliest call date in an amount that, together with investment earnings thereon, is sufficient to pay the entire principal of, and interest and call premium on, obligations from the date the escrow is established to the earliest call date. A Defeasance Escrow may not be invested in any investment under which the obligor is a user of the proceeds of the obligations, and may not be invested in higher yielding investments unless the Issuer makes rebate payments to the United States at the same time and in the same manner as arbitrage rebate payments are required to be paid.

“*Deliberate Action*” means any action, occurrence, or omission by the Issuer (or, if applicable, by a conduit borrower) that is within the control of the Issuer (or, if applicable, by such conduit borrower) that causes either (1) the Private Business Use Test to be satisfied with respect to the Obligations or the Financed Property (without regard to the Private Security or Payment Test), or (2) the Private Loan Financing Test to be satisfied with respect to the Obligations or the proceeds thereof. An action, occurrence, or omission is not a Deliberate Action if (1) the action, occurrence, or omission would be treated as an involuntary or compulsory conversion under Section 1033 of the Code, or (2) the action, occurrence, or omission is in response to a regulatory directive made by the government of the United States.

“*Disposition Proceeds*” means any amounts (including property, such as an agreement to provide services) derived from the sale, exchange, or other disposition of property (other than Investments) financed with the proceeds of the Obligations.

“*Nonqualified Obligations*” means that portion of the Obligations outstanding at the time of a Deliberate Action in an amount that, if the outstanding Obligations were issued or executed and delivered

on the date on which the Deliberate Action occurs, the outstanding Obligations would not satisfy the Private Business Use Test or the Private Loan Financing Test, as applicable. For this purpose, the amount of private business use is the greatest percentage of private business use in any one-year period commencing with the Deliberate Action.

“Private Activity Bond Tests” means, collectively, the Private Business Use Test, the Private Security or Payment Test, and the Private Loan Financing Test.

“Private Business Tests” means the Private Business Use Test and the Private Security or Payment Test.

“Private Business Use Test” has the meaning set forth in Section 141(b)(1) of the Code.

“Private Loan Financing Test” has the meaning set forth in Section 141(c) of the Code.

“Private Security or Payment Test” has the meaning set forth in Section 141(b)(2) of the Code.

“Remedial Action” means any of the applicable actions described in Section 4 hereof, or such other actions as may be prescribed from time to time by the Department of the Treasury or the Internal Revenue Service, which generally have the effect of rectifying noncompliance by the Issuer with certain provisions of Section 141 of the Code and the Regulations thereunder and are undertaken by the Issuer to maintain the federal tax status of the Obligations.

6. **Change in Law.** This attachment is based on law in effect as of this date. Statutory or regulatory changes, including but not limited to clarifying Treasury Regulations, may affect the matters set forth in this attachment.

ALAMAR COMMUNITY FACILITIES DISTRICT

PROCEDURES FOR COMPLIANCE WITH CONTINUING DISCLOSURE UNDERTAKINGS

IMPLEMENTED JUNE 13, 2022

These Procedures for Compliance with Continuing Disclosure Undertakings (these “Procedures”) set forth procedures of Alamar Community Facilities District (the “Issuer”) to assist in compliance with the continuing disclosure undertakings (“Continuing Disclosure Undertakings”) entered into by the Issuer in connection with the offering of obligations of the Issuer subject to the continuing disclosure requirements of Rule 15c2-12 (the “Rule”) promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934.

These Procedures document practices and describe various procedures for preparing and disseminating annual financial information and reporting “listed events” for the benefit of the holders of the Issuer’s obligations and to assist Participating Underwriters (within the meaning of the Rule) in complying with the Rule.

Compliance with pertinent law is an ongoing process; necessary during the entire term of any obligations issued by the Issuer, and is an integral component of the Issuer’s debt management. Implementation of these Procedures will require ongoing monitoring and consultation with bond/disclosure counsel and the Issuer’s accountants and advisors.

General Policies and Procedures

1. The District Treasurer of the Issuer (the “Compliance Officer”) will be responsible for monitoring post-issuance compliance.
2. The Compliance Officer will coordinate procedures for record retention and review of such records.
3. All documents and other records relating to obligations issued by the Issuer shall be maintained by or at the direction of the Compliance Officer.
4. The Compliance Officer will review post-issuance compliance procedures and systems on a periodic basis, but not less than annually.
5. The Compliance Officer will review the annual information required to be filed pursuant to each Continuing Disclosure Undertaking.
6. The Compliance Officer will train at least one other employee of the Issuer with respect to the matters contained in these Procedures to facilitate compliance with the Continuing Disclosure Undertakings in the event the Compliance Officer is no longer employed by the Issuer.

Continuing Disclosure

In order to monitor compliance by the Issuer with its Continuing Disclosure Undertakings, the Compliance Officer will take the actions listed below, if and as required by such Continuing Disclosure Undertakings. The Compliance Officer may coordinate with staff, and may engage a dissemination

agent, counsel, and/or other professionals to assist in discharging the Compliance Officer's duties under these Procedures as the Compliance Officer deems necessary.

A. Compilation of Currently Effective Continuing Disclosure Undertakings

The Compliance Officer shall compile and maintain a set of all currently effective Continuing Disclosure Undertakings of the Issuer. Such agreements are included in the transcript of proceedings for the Issuer's respective obligation issue. Continuing Disclosure Undertakings are "Currently Effective" for purposes of these Procedures (and hence shall be included in the set of Currently Effective Continuing Disclosure Undertakings) for so long as the obligations to which they relate are outstanding. As obligations are completely repaid or redeemed, the Compliance Officer shall remove the related Continuing Disclosure Undertakings from the set of Currently Effective Continuing Disclosure Undertakings.

B. Compilation of Currently Effective Financial Obligations

The Compliance Officer shall compile and maintain a list of all currently effective Financial Obligations of the Issuer. "Financial Obligations" means, for purposes of the Rule, a (i) debt obligation, (ii) derivative instrument entered into in connection with or pledged as security or a source of payment for, and existing or planned debt obligation, or (iii) a guarantee of (i) or (ii). For purposes of the Rule, Financial Obligation shall not include municipal securities of the Issuer as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule and as to which a continuing disclosure undertaking has been executed and delivered by the Issuer consistent with the Rule.

Such list shall include key terms of each Financial Obligation, such as date of incurrence, principal amount, maturity, amortization, interest rate, default rates, security and source of payment and key covenants.

C. Annual Review and Annual Reporting Requirements

The Compliance Officer shall ensure that all necessary financial statements, financial information and operating data is filed in the manner and by the filing dates set forth in the Currently Effective Continuing Disclosure Undertakings. The Compliance Officer shall review the set of Currently Effective Continuing Disclosure Undertakings annually, prior to each annual filing, keeping in mind:

- The financial information and operating data required to be reported under a particular Continuing Disclosure Undertaking may differ from the financial information and operating data required to be reported under another Continuing Disclosure Undertaking; and
- The timing requirements for reporting under a particular Continuing Disclosure Undertaking may differ from the timing requirements for filing under another Continuing Disclosure Undertaking.

D. Calendar; EMMA Notification System

The Compliance Officer shall keep a calendar of all pertinent filing dates required under the Issuer's Currently Effective Continuing Disclosure Undertakings. The Compliance Officer shall also subscribe to notification services made available through the Electronic Municipal Market Access system of the Municipal Securities Rulemaking Board.

E. Annual Review of Prior Filings

As part of the annual review process, the Compliance Officer shall also review prior filings made within the past five years subsequent to the last such review of prior filings. If the Compliance Officer discovers any late or missing filings, the Compliance Officer (after discussing the circumstances with the Issuer's dissemination agent, counsel or other agents as necessary) shall file the missing information.

F. Monitoring of Listed Events

The Compliance Officer shall monitor the occurrence of any of the following events and/or other events set forth in the Currently Effective Continuing Disclosure Undertakings and shall provide notice of the same in the required manner and by the relevant reporting deadline (generally within 10 days of the occurrence):

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Issuer's obligations, or other material events affecting the tax status of the Issuer's obligations;
7. Modification to rights of holders of the Issuer's obligations, if material;
8. Calls of the Issuer's obligations, if material, and tender offers;
9. Defeasances of the Issuer's obligations;
10. Release, substitution or sale of property securing repayment of the Issuer's obligations, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

The list of Currently Effective Financial Obligations compiled pursuant to B. above will assist in making determinations with respect to Listed Events 15 and 16.

G. Review of Official Statements

The Compliance Officer shall review drafts of any offering document for a new offering of obligations, with assistance from its dissemination agent, counsel or other agents of the Issuer as necessary, and shall determine that the offering document accurately and completely describes the Issuer's continuing disclosure compliance history within the five years prior to the date of the respective Official Statement. This compliance review is not meant to limit the Issuer's other reviews of or diligence procedures relating to its offering documents.

H. Record Retention

The Compliance Officer shall retain documentation evidencing the Issuer's annual reviews and its reviews of offering documents in connection with new offerings as set forth above. This Issuer shall retain this documentation, for each Continuing Disclosure Undertaking, for the period that the related obligations are outstanding.

I. Annual Review Checklist

The Compliance Officer may use and retain the attached Annual Review Checklist to assist in implementing these Procedures.

CONTINUING DISCLOSURE ANNUAL REVIEW CHECKLIST

1. **Fiscal Year Ending:** _____
2. **Compliance Officer:** _____
3. **Checklist Completion Date:** _____
4. **Obligations for which there are Currently Effective Continuing Disclosure Undertakings**

- Attach Agreements:

\$ _____, _____, dated _____, 20 ____

\$ _____, _____, dated _____, 20 ____

\$ _____, _____, dated _____, 20 ____

\$ _____, _____, dated _____, 20 ____

\$ _____, _____, dated _____, 20 ____

\$ _____, _____, dated _____, 20 ____

\$ _____, _____, dated _____, 20 ____

5. **Have any new Obligations subject to Continuing Disclosure Been Issued this Year?**

_____ No

_____ Yes (Add Agreement to Currently Effective Continuing Disclosure Undertakings)

If Yes, did the Compliance Officer review the Offering Document's Description of the Issuer's Continuing Disclosure Compliance History within the Prior 5 Years?

Circle: Y/ N (If N, review and discuss any issues with counsel.)

6. Have any Obligations subject to Continuing Disclosure Been Completely Paid or Redeemed this Year?

_____ No

_____ Yes (Remove Agreement from Currently Effective Continuing Disclosure Undertakings)

7. (a) Has the Compliance Officer Reviewed the Annual Continuing Disclosure Filing to Ensure that all Necessary Financial Statements, Financial Information and Operating Data is Included?

_____ Yes

_____ No (Compliance Officer must review the Annual Continuing Disclosure Filing)

(b) For purposes of this review, please keep in mind:

	Checked?
Different Continuing Disclosure Undertakings may require different information to be file (so check each one).	Y / N
Different Continuing Disclosure Undertakings may have different filing timing requirements (so check each one).	Y / N

8. Have any of the Following Listed Events Occurred this Year?

Event	Circle
1. Principal and interest payment delinquencies.	Y / N
2. Non-payment related defaults, if material.	Y / N
3. Unscheduled draws on debt service reserves reflecting financial difficulties.	Y / N
4. Unscheduled draws on credit enhancements reflecting financial difficulties.	Y / N
5. Substitution of credit or liquidity providers, or their failure to perform.	Y / N
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Issuer's obligations, or other material events affecting the tax status of the Issuer's obligations.	Y / N
7. Modification to rights of holders of the Issuer's obligations, if material.	Y / N
8. Calls of the Issuer's obligations, if material, and tender offers.	Y / N
9. Defeasances of the Issuer's obligations.	Y / N
10. Release, substitution or sale of property securing repayment of the Issuer's obligations, if material.	Y / N

- | | | |
|-----|--|-------|
| 11. | Rating changes. | Y / N |
| 12. | Bankruptcy, insolvency, receivership or similar event of the Issuer. | Y / N |
| 13. | The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material. | Y / N |
| 14. | Appointment of a successor or additional trustee or the change of name of a trustee, if material. | Y / N |
| 15. | Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material. | Y / N |
| 16. | Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties. | Y / N |

9. If any such Event Occurred, was Proper Notice Provided?

_____ Yes

_____ No (Call your dissemination agent or counsel immediately to discuss)

_____ N/A

10. Has the Issuer Retained a Dissemination Agent?

_____ Yes: Name/Contact: _____

_____ No

\$(PAR)
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS,
SERIES 2022

BOND PURCHASE AGREEMENT

[Pricing Date]

ALAMAR COMMUNITY
FACILITIES DISTRICT
c/o City of Avondale, Arizona
11465 W. Civic Center Drive
Avondale, Arizona 85323

Ladies and Gentlemen:

The undersigned, Piper Sandler & Co. (the “Underwriter”), acting on its own behalf, offers to enter into the following agreement with the Alamar Community Facilities District (the “Issuer”) which, upon the Issuer’s written acceptance of this offer, will be binding upon the Issuer and upon the Underwriter. This offer is made subject to the Issuer’s written acceptance hereof on or before 11:59 p.m., MST, on _____, 2022, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the Issuer at any time prior to the acceptance hereof by the Issuer. The offer of the Underwriter is made by signing the signature line provided and delivering the signed page to the Issuer. The acceptance is made by the Issuer signing the signature line provided and delivering the signed page to the Underwriter. Terms not otherwise defined in this Bond Purchase Agreement shall have the same meanings set forth in the Bond Resolution (as defined herein) or in the Official Statement (as defined herein).

In addition to acceptance of this Bond Purchase Agreement by the Issuer, as provided above, the obligations of the Underwriter under this Bond Purchase Agreement shall be conditioned on delivery of fully-executed Indemnity Letters, dated the date hereof, from each of Brookfield Lakin LLC (“Brookfield Lakin”) and Brookfield Residential (Arizona) LLC (“Brookfield Residential”) (together, the “Indemnity Letters”), the forms of which are attached hereto as Attachment I and Attachment II, respectively. Delivery includes, in both cases, sending in the form of a facsimile or telecopy or via the internet as a portable document format (PDF) file or other replicating image attached to an electronic message.

1. Purchase and Sale of the Bonds. Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the Issuer, and the Issuer hereby agrees to sell and deliver to the

Underwriter, all, but not less than all, of the Issuer's General Obligation Bonds, Series 2022 in the aggregate principal amount of \$[Par] (the "Bonds"). Inasmuch as this purchase and sale represents a negotiated transaction, the Issuer and the Underwriter acknowledge and agree that: (i) the transaction contemplated by this Bond Purchase Agreement is an arm's length, commercial transaction between the Issuer and the Underwriter in which the Underwriter is acting solely as a principal and is not acting as municipal advisor, financial advisor or fiduciary to the Issuer; (ii) the Underwriter has not assumed any advisory or fiduciary responsibility to the Issuer with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the Issuer on other matters); (iii) the Underwriter is acting solely in its capacity as underwriter for its own account; and (iv) the only obligations the Underwriter has to the Issuer with respect to the transaction contemplated hereby expressly are set forth in this Bond Purchase Agreement. The Issuer has consulted its own legal, accounting, tax and other advisors, as applicable, to the extent it has deemed appropriate.

The principal amount of the Bonds to be issued, the dated date therefor, the maturities and redemption provisions and interest rates per annum and related yields are set forth in Schedule I hereto. The Bonds shall be as described in, and shall be issued and secured under and pursuant to the provisions of the resolution adopted by the Board of Directors of the Issuer (the "District Board") on June 13, 2022 (the "Bond Resolution").

The purchase price for the Bonds shall be \$_____ (the "Purchase Price"), representing the aggregate of (a) the par amount of the Bonds, plus (b) the net reoffering premium on the Bonds of \$_____ and less (c) an underwriting discount on the Bonds of \$_____.

[For convenience, the Underwriter shall pay by the Closing (as defined herein), on behalf of the Issuer, \$_____ from the proceeds of the Bonds to the Insurer (as defined herein) as payment of the bond insurance premium for the Policy (as defined herein).]

2. Public Offering. The Underwriter agrees to make a bona fide public offering of all of the Bonds at a price not to exceed the public offering price set forth on the inside front cover of the Official Statement and may subsequently change such offering price without any requirement of prior notice. Subject to the issue price rules, the Underwriter may offer and sell Bonds to certain dealers (including dealers depositing Bonds into investment trusts) and others at prices lower than the public offering prices stated on the inside front cover of the Official Statement.

3. Establishment of Issue Price.

(a) The Underwriter agrees to assist the Issuer in establishing the issue price of the Bonds and shall execute and deliver to the Issuer on the Closing Date (as defined herein) an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit A, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Issuer and Greenberg Traurig, LLP ("Bond Counsel"), to

accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

(b) [Except as otherwise set forth in Schedule II attached hereto,] the Issuer will treat the first price at which 10% of each maturity of the Bonds (the “10% test”) is sold to the public as the issue price of that maturity. At or promptly after the execution of this Bond Purchase Agreement, the Underwriter shall report to the Issuer the price or prices at which it has sold to the public each maturity of Bonds. [If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Issuer the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter’s reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Issuer or Bond Counsel.] For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

(c) [The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Bond Purchase Agreement at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in Schedule II attached hereto, except as otherwise set forth therein. Schedule II also sets forth, as of the date of this Bond Purchase Agreement, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the Issuer and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Issuer to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the “hold-the-offering-price rule”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(i) The close of the fifth (5th) business date after the sale date; or

(ii) The date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the Issuer promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.]

(d) [The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer

who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

A. (i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

B. to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

C. to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.]

(e) [The Issuer acknowledges that, in making the representations set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its

agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Issuer further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.]

(f) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) “public” means any person other than an underwriter or a related party,

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) [“sale date” means the date of execution of this Bond Purchase Agreement by all parties.]

4. The Official Statement.

(a) A copy of the Preliminary Official Statement dated _____, 2022 (the “Preliminary Official Statement”), including the cover page and Appendices thereto, as amended and supplemented, of the Issuer relating to the Bonds has been provided to the Underwriter. The Preliminary Official Statement, as amended to reflect the changes

required in connection with the pricing and sale of the Bonds, as amended and supplemented, is hereinafter called the “Official Statement.”

(b) The Preliminary Official Statement has been prepared for use by the Underwriter in connection with the public offering, sale and distribution of the Bonds. The Issuer hereby deems the Preliminary Official Statement final as of its date, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended and supplemented (the “Rule”).

(c) The Issuer represents that the District Board has reviewed and approved the information in the Preliminary Official Statement and hereby authorizes the Official Statement and the information therein contained to be used by the Underwriter in connection with the public offering and the sale of the Bonds. The Issuer ratifies the use by the Underwriter prior to the date hereof of the Preliminary Official Statement in connection with the public offering of the Bonds. The Issuer shall provide, or cause to be provided, to the Underwriter as soon as practicable after the date of the Issuer’s acceptance of this Bond Purchase Agreement (but, in any event, not later than within seven business days after the Issuer’s acceptance of this Bond Purchase Agreement and in sufficient time to accompany any confirmation that requests payment from any customer) copies of the Official Statement which is complete as of the date of its delivery to the Underwriter in such quantity as the Underwriter shall request in order for the Underwriter to comply with Section (b)(4) of the Rule and the rules of the Municipal Securities Rulemaking Board (the “MSRB”). The Issuer hereby confirms that it does not object to the distribution of the Official Statement in electronic form.

(d) If, after the date of this Bond Purchase Agreement to and including the date the Underwriter is no longer required to provide an Official Statement to potential customers who request the same pursuant to the Rule (the earlier of (i) 90 days from the end of the underwriting period (as defined in the Rule) and (ii) the time when the Official Statement is available to any person from the MSRB, but in no case less than 25 days after the “end of the underwriting period” for the Bonds), the Issuer becomes aware of any fact or circumstance which might or would cause the Official Statement, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein not misleading, or if it is necessary to amend or supplement the Official Statement to comply with law, the Issuer will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request), and if, in the opinion of the Underwriter or the Issuer, such fact or circumstance requires preparation and publication of a supplement or amendment to the Official Statement, the Issuer will forthwith prepare and furnish, at the Issuer’s own expense (in a form and manner approved by the Underwriter), a reasonable number of copies of either amendments or supplements to the Official Statement so that the statements in the Official Statement as so amended and supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein not misleading or so that the Official Statement will comply with law. If such notification shall be subsequent to the Closing, the Issuer

shall furnish such legal opinions, certificates, instruments and other documents as the Underwriter may deem necessary to evidence the truth and accuracy of such supplement or amendment to the Official Statement.

(e) The Underwriter hereby agrees to file the Official Statement with the Electronic Municipal Market Access system of the MSRB. Unless otherwise notified in writing by the Underwriter, the Issuer can assume that the “end of the underwriting period” for purposes of the Rule is the Closing Date.

5. Representations, Warranties, and Covenants of the Issuer. The Issuer hereby represents and warrants to and covenants with the Underwriter that:

(a) The Issuer is a community facilities district duly organized and validly existing pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the “Enabling Act”), and has full legal right, power and authority under the Enabling Act and the Bond Resolution to (i) authorize, execute, deliver and issue, as applicable (A) this Bond Purchase Agreement, (B) the Bonds, (C) a Series 2022 Bond Registrar and Paying Agent Agreement, dated as of _____ 1, 2022 (the “Bond Registrar Agreement”), between the Issuer and [_____] , as bond registrar and paying agent (the “Bond Registrar”), and (D) a Continuing Disclosure Undertaking which satisfies the requirements of Section (b)(5)(i) of the Rule (the “Undertaking” and, together with this Bond Purchase Agreement and the Bond Registrar Agreement, the “Issuer Documents”); (ii) sell, issue and deliver the Bonds to the Underwriter as provided herein; and (iii) carry out and consummate the transactions contemplated by the Bond Resolution, the Issuer Documents and the Official Statement, and the Issuer has complied, and will at the Closing be in compliance in all respects, with the terms of the Enabling Act, the Bond Resolution and the Issuer Documents as they pertain to such transactions;

(b) By all necessary official action of the Issuer prior to or concurrently with the acceptance hereof, the Issuer has duly authorized all necessary action to be taken by it for (i) the adoption of the Bond Resolution and the issuance and sale of the Bonds, (ii) the approval, execution and delivery of, and the performance by the Issuer of the obligations on its part, contained in the Bonds and the Issuer Documents and (iii) the consummation by it of all other transactions contemplated by the Official Statement, and the Issuer Documents and any and all such other agreements and documents as may be required to be executed, delivered and/or received by the Issuer in order to carry out, give effect to, and consummate the transactions contemplated herein and in the Official Statement;

(c) The Issuer Documents constitute legal, valid and binding obligations of the Issuer, enforceable in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws and principles of equity relating to or affecting the enforcement of creditors’ rights and, in the case of the Undertaking, annual appropriation of amounts to pay for compliance therewith, and the Bonds, when issued, delivered and paid for, in accordance with the Bond Resolution and this Bond Purchase Agreement, will constitute legal, valid and binding obligations of the Issuer, entitled to the benefits of the Bond Resolution, and enforceable in accordance with their terms, subject to bankruptcy, insolvency, reorganization, moratorium, and

other similar laws and principles of equity relating to or affecting the enforcement of creditors' rights, and all actions necessary to create a legal, valid and binding levy on all of the taxable property in the Issuer of a direct, annual, ad valorem tax, unlimited as to rate and amount, sufficient to pay all the principal of and interest on the Bonds as the same become due shall have been or shall be taken to the extent such action may be taken or prior to the Closing.

(d) The Issuer is not in breach of or default in any material respect under any applicable constitutional provision, law or administrative regulation of the State or the United States or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Issuer is a party or to which the Issuer is otherwise subject, no event has occurred and is continuing which constitutes or with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the Issuer under any of the foregoing and the execution and delivery of the Bonds and the Issuer Documents and the adoption of the Bond Resolution and compliance with the provisions on the Issuer's part contained therein, will not conflict with or constitute a material breach of or default under any constitutional provision, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Issuer is a party or to which the Issuer is otherwise subject or under the terms of any such law, regulation or instrument;

(e) All authorizations, approvals, licenses, permits, consents and orders of any governmental authority, legislative body, board, agency or commission having jurisdiction of the matter which are required for the due authorization of, which would constitute a condition precedent to, or the absence of which would materially adversely affect the due performance by the Issuer of its obligations under the Bond Resolution, the Issuer Documents, and the Bonds have been duly obtained, except for such approvals, consents and orders as may be required under the Blue Sky or securities laws of any jurisdiction in connection with the offering and sale of the Bonds;

(f) The Bonds conform to the descriptions thereof contained in the Official Statement under the caption "THE BONDS"; the Bond Resolution conforms to the description thereof contained in the Official Statement under the caption "THE BONDS – Authorization and Purpose"; the proceeds of the sale of the Bonds will be applied generally as described in the Official Statement under the caption "THE BONDS – Authorization and Purpose" and the Undertaking will be in substantially the form contained in Appendix E to the Official Statement;

(g) There is no litigation, action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body, pending or overtly threatened against the Issuer, affecting the existence of the Issuer or the titles of its officers to their respective offices, or affecting or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Bonds or the levying, assessment, or collection of the property taxes for the payment of the Bonds pursuant to the Bond Resolution or in any way contesting or affecting the adoption of the Bond Resolution or the validity or enforceability of the Bonds or the Issuer Documents, or contesting the

exclusion from gross income of interest on the Bonds for federal income tax purposes or State income tax purposes, or contesting in any way the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto, or contesting the powers of the Issuer or any authority for the issuance of the Bonds, the adoption of the Bond Resolution or the execution and delivery of the Issuer Documents, nor, to the best knowledge of the Issuer, is there any basis therefor, wherein an unfavorable decision, ruling or finding would materially adversely affect the validity or enforceability of the Bonds or the Issuer Documents;

(h) The Preliminary Official Statement as of its date did not, and the Official Statement as of the date hereof does not, contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(i) At the time of the Issuer's acceptance hereof and (unless the Official Statement is amended or supplemented pursuant to paragraph (d) of Section 4 of this Bond Purchase Agreement), at all times subsequent to the acceptance hereof during the period up to and including the Closing Date, the Official Statement will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

(j) If the Official Statement is supplemented or amended pursuant to paragraph (d) of Section 4 of this Bond Purchase Agreement, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto during the period up to and including the Closing Date the Official Statement as so supplemented or amended will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which made, not misleading;

(k) The Issuer will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Bond Resolution and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes or State income tax purposes of the interest on the Bonds;

(l) The Issuer, at the expense of the Underwriter, will furnish such information and execute such instruments and take such action in cooperation with the Underwriter as the Underwriter may reasonably request (i) to (A) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions in the United States as the Underwriter may designate and (B) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and (ii) to continue such qualifications in effect so long as required for the distribution of the Bonds (provided, however, that the Issuer will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any jurisdiction) and will advise the Underwriter immediately

of receipt by the Issuer of any notification with respect to the suspension of the qualification of the Bonds for sale in any jurisdiction or the initiation or threat of any proceeding for that purpose;

(m) The financial information regarding the Issuer in the Official Statement fairly presents the financial position and results of the Issuer as of the dates and for the periods therein set forth; prior to the Closing, there will be no adverse change of a material nature in such financial position, results of operations or condition, financial or otherwise, of the Issuer; and the Issuer is not a party to any litigation or other proceeding pending or overtly threatened which, if decided adversely to the Issuer, would have a materially adverse effect on the financial condition of the Issuer;

(n) To the extent the Issuer may agree to do so pursuant to applicable law, prior to the Closing the Issuer will not offer or issue any bonds, notes or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by any of the revenues or assets which will secure the Bonds without the prior approval of the Underwriter which approval will not be unreasonably withheld;

(o) The Issuer has executed and delivered or shall execute and deliver prior to the Closing, and in time for the Closing to occur at its specified time, the documents required to cause the Bonds to be eligible for deposit with DTC (as herein defined);

(p) Any certificate, signed by any official of the Issuer authorized to do so in connection with the transactions contemplated by this Bond Purchase Agreement, shall be deemed a representation and warranty by the Issuer to the Underwriter as to the statements made therein;

(q) Except as disclosed in the Official Statement, the Issuer is in material compliance with each and every continuing disclosure undertaking entered into pursuant to the Rule for the past five years, if any; and

(r) The Issuer has submitted the information required with respect to previous issuances of bonds and securities pursuant to Arizona Revised Statutes § 35-501(B).

6. Closing.

(a) At 8:00 a.m. MST, on [Closing Date], or at such other time and date as shall have been mutually agreed upon by the Issuer and the Underwriter (the “Closing Date”), the Issuer will, subject to the terms and conditions hereof, deliver the Bonds to the Underwriter duly executed and authenticated, together with the other documents hereinafter mentioned, and the Underwriter will, subject to the terms and conditions hereof, accept such delivery and pay the Purchase Price of the Bonds as set forth in Section 1 of this Bond Purchase Agreement by wire transfer payable in immediately available funds to the order of the Issuer (the “Closing”). Payment for the Bonds as aforesaid shall be made at the offices of Bond Counsel, or such other place as shall have been mutually agreed upon by the Issuer and the Underwriter.

(b) Delivery of the Bonds shall be made to The Depository Trust Company, New York, New York ("DTC"). The Bonds shall be delivered in definitive fully registered form, bearing CUSIP numbers without coupons, with one Bond for each maturity of the Bonds, registered in the name of Cede & Co., all as provided in the Bond Resolution, and shall be made available to the Underwriter at least one business day before the Closing for purposes of inspection.

7. Closing Conditions. The Underwriter has entered into this Bond Purchase Agreement in reliance upon the representations, warranties and agreements of the Issuer contained herein and of Brookfield Lakin and Brookfield Residential contained in their respective Indemnity Letters, and in reliance upon the representations, warranties and agreements to be contained in the documents and instruments to be delivered at the Closing and upon the performance by the Issuer of its obligations hereunder, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Bond Purchase Agreement to purchase, to accept delivery of and to pay for the Bonds shall be conditioned upon the performance by the Issuer of its obligations to be performed hereunder and by Brookfield Lakin and Brookfield Residential of their obligations pursuant to their respective Indemnity Letters and under such documents and instruments at or prior to the Closing, and shall also be subject to the following additional conditions, including the delivery by the Issuer of such documents as are enumerated herein, in form and substance reasonably satisfactory to the Underwriter:

(a) The representations and warranties of the Issuer contained herein and the representations and warranties of Brookfield Lakin and Brookfield Residential in their respective Indemnity Letters shall be true, complete and correct on the date hereof and on and as of the Closing Date, as if made on the Closing Date;

(b) The Issuer shall have performed and complied with all agreements and conditions required by this Bond Purchase Agreement to be performed or complied with by it prior to or at the Closing;

(c) At the time of the Closing, (i) the Bond Resolution, the Issuer Documents and the Bonds shall be in full force and effect in the form heretofore approved by the Underwriter and shall not have been amended, modified or supplemented, and the Official Statement shall not have been supplemented or amended, except in any such case as may have been agreed to by the Underwriter; and (ii) all actions of the Issuer required to be taken by the Issuer shall be performed in order for Bond Counsel and counsel to the Underwriter to deliver their respective opinions referred to hereafter;

(d) At the time of the Closing, all official action of the Issuer relating to the Bonds, the Bond Resolution and the Issuer Documents shall be in full force and effect and shall not have been amended, modified or supplemented;

(e) At or prior to the Closing, the Bond Resolution shall have been duly executed and delivered by the Issuer and the Issuer shall have duly executed and delivered and the Bond Registrar shall have duly authenticated the Bonds;

(f) At the time of the Closing, there shall not have occurred any change or any development involving a prospective change in the condition, financial or otherwise, or in the revenues or operations of the Issuer, Brookfield Lakin or Brookfield Residential from that set forth in the Official Statement that in the judgment of the Underwriter, is material and adverse and that makes it, in the judgment of the Underwriter, impracticable to market the Bonds on the terms and in the manner contemplated in the Official Statement;

(g) The Issuer shall not have failed to pay principal or interest when due on any of its outstanding obligations for borrowed money;

(h) All steps to be taken and all instruments and other documents to be executed, and all other legal matters in connection with the transactions contemplated by this Bond Purchase Agreement shall be reasonably satisfactory in legal form and effect to the Underwriter;

(i) At or prior to the Closing, the Underwriter shall have received copies of each of the following documents:

(1) The Official Statement, and each supplement or amendment thereto, if any, executed on behalf of the Issuer by the Chairman of the District Board, or such other official as may have been agreed to by the Underwriter, and the reports and audits referred to or appearing in the Official Statement;

(2) The Bond Resolution with such supplements or amendments as may have been agreed to by the Underwriter;

(3) The Issuer Documents;

(4) The approving opinion of Bond Counsel, dated the Closing Date, with respect to the Bonds, in substantially the form attached to the Official Statement;

(5) A supplemental opinion of Bond Counsel dated the Closing Date addressed to the Underwriter, and in substantially the form attached hereto as Exhibit B.

(6) An opinion of Snell & Wilmer LLP, as counsel to Brookfield Lakin and Brookfield Residential, dated the Closing Date, addressed to the Underwriter and the Issuer and in substantially the form attached hereto as Exhibit C;

(7) An opinion of counsel to the Underwriter, dated the Closing Date, addressed to the Underwriter and in substantially the form attached hereto as Exhibit D;

(8) A certificate from each of Brookfield Lakin and Brookfield Residential, dated the Closing Date, to the effect that the representations and

warranties contained in their respective Indemnity Letters, the Development Agreement and in the documents executed by each of them in connection with the issuance of the Bonds are true and correct in all material respects as of the Closing Date;

(9) A certificate, dated the Closing Date, of appropriate representatives of the Issuer substantially to the effect that:

(i) the representations and warranties of the Issuer contained herein are true and correct in all material respects on and as of the Closing Date as if made on the Closing Date;

(ii) no litigation or proceeding or tax challenge against it is pending or, to the best of such representatives' knowledge, threatened in any court or administrative body nor is there a basis for litigation which would (a) contest the right of the members or officials of the Issuer to hold and exercise their respective positions, (b) contest the due organization and valid existence of the Issuer, (c) contest the validity, due authorization and execution of the Bonds or the Issuer Documents or (d) attempt to limit, enjoin or otherwise restrict or prevent the Issuer from functioning and levying, assessing and collecting the property taxes from which the Bonds are payable pursuant to the Bond Resolution, nor to the best of such representatives' knowledge, is there any basis therefor, wherein an unfavorable decision, ruling or finding would materially, adversely affect the validity or enforceability of the Bonds, or Issuer Documents or have a material, adverse effect on the financial condition of the Issuer;

(iii) the Bond Resolution has been duly adopted by the Issuer, is in full force and effect and has not been modified, amended or repealed; and

(iv) no event affecting the Issuer has occurred since the date of the Preliminary Official Statement to the sale date of the Bonds and the date of the Official Statement to the Closing Date which should be disclosed in the Preliminary Official Statement or the Official Statement, as applicable, for the purpose for which it is to be used or which it is necessary to disclose therein in order to make the statements and information therein, in light of the circumstances under which made, not misleading as of the time of Closing, and the information contained in the Preliminary Official Statement and the Official Statement is correct in all material respects and, as of the date of the Preliminary Official Statement and the sale date of the Bonds and as of the date of the Official Statement did not, and as of the Closing Date does not, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

(10) A certificate, dated the Closing Date, of appropriate representatives of the Issuer in form and substance satisfactory to Bond Counsel and counsel to the Underwriter (a) setting forth the facts, estimates and circumstances in existence on the Closing Date, which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”), and any applicable regulations (whether final, temporary or proposed), issued pursuant to the Code, and (b) certifying that to the best of their knowledge and belief, there are no other facts, estimates or circumstances that would materially change the conclusions, representations and expectations contained in such certificate;

(11) Any other certificates and opinions required by the Bond Resolution for the issuance thereunder of the Bonds;

(12) [Evidence that S&P Global Ratings, a division of Standard & Poor’s Financial Services LLC, has issued a rating of “AA” to the Bonds (the “Rating”), based on issuance of the Policy, and that the Rating is then in effect;]

(13) The filing copy of the Information Return Form 8038-G (IRS) for the Bonds;

(14) The filing copy of the Report of Bond and Security Issuance for the Arizona Department of Administration pursuant to Section 35-501(B), Arizona Revised Statutes, as amended;

(15) [Evidence that _____ (the “Insurer”) has issued its municipal bond insurance policy (the “Policy”) with respect to the Bonds as well as appropriate opinions and certifications from the Insurer relating to the Policy; and]

(16) Such additional legal opinions, certificates, instruments and other documents as the Underwriter or counsel to the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the representations and warranties of the Issuer, Brookfield Lakin and Brookfield Residential, contained herein and of the statements and information contained in the Official Statement and the due performance or satisfaction by the Issuer, Brookfield Lakin and Brookfield Residential on or prior to the Closing Date of all the respective agreements then to be performed and conditions then to be satisfied by the Issuer, Brookfield Lakin and Brookfield Residential, respectively.

All of the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Bond Purchase Agreement shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance satisfactory to the Underwriter.

If the Issuer, Brookfield Lakin or Brookfield Residential shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Bonds contained in this Bond Purchase Agreement, or if the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Bonds shall be terminated for any reason permitted by this Bond Purchase Agreement, this Bond Purchase Agreement shall terminate and neither the Underwriter nor the Issuer shall be under any further obligation hereunder, except that the respective obligations of the Issuer and the Underwriter set forth in Section 9(c) hereof shall continue in full force and effect.

8. Termination. The Underwriter shall have the right to cancel its obligation to purchase the Bonds if, between the date of this Bond Purchase Agreement and the Closing, the market price or marketability of the Bonds shall be materially adversely affected, in the sole judgment of the Underwriter, by the occurrence of any of the following:

(a) legislation shall be enacted by or introduced in the Congress of the United States or recommended to the Congress for passage by the President of the United States, or the Treasury Department of the United States or the Internal Revenue Service or any member of the Congress or the State legislature or favorably reported for passage to either House of the Congress by any committee of such House to which such legislation has been referred for consideration, a decision by a court of the United States or of the State or the United States Tax Court shall be rendered, or an order, ruling, regulation (final, temporary or proposed), press release, statement or other form of notice by or on behalf of the Treasury Department of the United States, the Internal Revenue Service or other governmental agency shall be made or proposed, the effect of any or all of which would be to impose, directly or indirectly, federal income taxation or State income taxation upon income of the general character to be derived by the Issuer pursuant to the Bond Resolution, or upon interest received on obligations of the general character of the Bonds, or, with respect to State taxation, of the interest on the Bonds as described in the Official Statement, or other action or events shall have transpired which may have the purpose or effect, directly or indirectly, of changing the federal income tax consequences or State income tax consequences of any of the transactions contemplated herein;

(b) legislation introduced in or enacted (or resolution passed) by the Congress or an order, decree, or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary, or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission (the "SEC"), or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, including any or all underlying arrangements, are not exempt from registration under or other requirements of the 1933 Act, or that the Bond Resolution is not exempt from qualification under or other requirements of the Trust Indenture Act, or that the issuance, offering, or sale of obligations of the general character of the Bonds, including any or all underlying arrangements, as contemplated hereby or by the Official Statement or otherwise, is or would be in violation of the federal securities law as amended and then in effect;

(c) any state blue sky or securities commission or other governmental agency or body shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto;

(d) a general suspension of trading in securities on the New York Stock Exchange, the American Stock Exchange or other major exchange shall be in force, or the establishment of minimum prices on any such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so;

(e) the New York Stock Exchange or other national securities exchange or any governmental authority, shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriter;

(f) any amendment to the federal or state Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the Issuer, its property, income securities (or interest thereon), or the validity or enforceability of the assessments or the levy of taxes to pay principal of and interest on the Bonds;

(g) any event occurring, or information becoming known which, in the judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Official Statement, or has the effect that the Official Statement contains any untrue statement of material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(h) there shall have occurred since the date of this Bond Purchase Agreement any materially adverse change in the affairs or financial condition of the Issuer, Brookfield Lakin or Brookfield Residential;

(i) the United States shall have become engaged in hostilities which have resulted in a declaration of war or a national emergency or there shall have occurred any other outbreak or escalation of hostilities or a national or international calamity or crisis, financial or otherwise;

(j) any fact or event shall exist or have existed that, in the Underwriter's judgment, requires or has required an amendment of or supplement to the Official Statement;

(k) there shall have occurred or any notice shall have been given of any intended review, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the Issuer's obligations or [the Insurer];

(l) the purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission;

(m) a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

(n) any new restriction on transactions in securities materially affecting the market for securities (including the imposition of any limitation on interest rates) or the extension of credit by, or a charge to the net capital requirements of, underwriters shall have been established by the New York Stock Exchange, the SEC, any other federal or State agency or the Congress of the United States, or by Executive Order; and

(o) additional events or announcements related to the COVID-19 virus and its impact result in cancellation of orders from investors or the inability of investors to proceed with the purchase of their Bonds in an amount that the Underwriter deems to have an adverse material impact on the sale of and market for the Bonds.

9. Expenses.

(a) The Underwriter shall be under no obligation to pay, and the Issuer shall pay, but only from proceeds of the sale of the Bonds or other legally available funds of the Issuer should the Issuer determine to apply funds for such purposes, any expenses incident to the performance of the Issuer's obligations hereunder, including, but not limited to (i) the cost of preparation and printing of the Bonds and preparation and printing or posting of the Preliminary Official Statement and the Official Statement, (ii) the fees and disbursements of Bond Counsel and counsel to the Underwriter; (iii) the fees and disbursements of the Bond Registrar; (iv) the fees and disbursements of Stifel, Nicolaus & Company, Incorporated as financial advisor to the Issuer; (v) the fees and disbursements of any other engineers, accountants, and other experts, consultants or advisers retained by the Issuer; (vi) the fees and expenses incurred by the Issuer or the Underwriter for the Rating, [if any, and the Policy]; and (vii) reimbursement of normally occurring "out of pocket" expenses incurred by the Underwriter on the Issuer's behalf.

(b) The Underwriter shall pay (i) the cost of any Blue Sky Survey and Legal Investment Memorandum; (ii) all advertising expenses in connection with the public offering of the Bonds; and (iii) all other expenses incurred by it in connection with the public offering of the Bonds.

(c) If this Bond Purchase Agreement shall be terminated by the Underwriter because of any failure or refusal on the part of the Issuer to comply with the terms or to fulfill any of the conditions of this Bond Purchase Agreement, or if for any reason the Issuer shall be unable to perform its obligations under this Bond Purchase Agreement, the Issuer will reimburse the Underwriter for all "out-of-pocket" expenses (including the fees and disbursements of counsel to the Underwriter) reasonably incurred by the Underwriter

in connection with this Bond Purchase Agreement or the offering contemplated hereunder.

(d) The Issuer acknowledges that it has had an opportunity, in consultation with such advisors as it may deem appropriate, if any, to evaluate and consider the fees and expenses being incurred as part of the issuance of the Bonds.

10. Notices. Any notice or other communication to be given to the Issuer under this Bond Purchase Agreement may be given by delivering the same in writing to the address set forth on the first page of this Bond Purchase Agreement, and any notice or other communication to be given to the Underwriter under this Bond Purchase Agreement may be given by delivering the same in writing to Piper Sandler & Co., 2525 E. Camelback Road, Suite 950, Phoenix, Arizona 85016, Attention: Nicholas Dodd.

11. Parties in Interest. This Bond Purchase Agreement as heretofore specified shall constitute the entire agreement between us and is made solely for the benefit of the Issuer and the Underwriter (including successors or assigns of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. This Bond Purchase Agreement may not be assigned by the Issuer. All of the Issuer's representations, warranties and agreements contained in this Bond Purchase Agreement shall remain operative and in full force and effect, regardless of (i) any investigations made by or on behalf of the Underwriter; (ii) delivery of and payment for the Bonds pursuant to this Bond Purchase Agreement; and (iii) any termination of this Bond Purchase Agreement.

12. Effectiveness. This Bond Purchase Agreement shall become effective upon the acceptance hereof by the Issuer and shall be valid and enforceable at the time of such acceptance.

13. Choice of Law. This Bond Purchase Agreement shall be governed by and construed in accordance with the law of the State.

14. Severability. If any provision of this Bond Purchase Agreement shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions, or in all jurisdictions because it conflicts with any provisions of any Constitution, statute, rule of public policy, or any other reason, such circumstances shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions of this Bond Purchase Agreement invalid, inoperative or unenforceable to any extent whatever.

15. Business Day. For purposes of this Bond Purchase Agreement, "business day" means any day on which the New York Stock Exchange is open for trading.

16. Section Headings. Section headings have been inserted in this Bond Purchase Agreement as a matter of convenience of reference only, and it is agreed that such section headings are not a part of this Bond Purchase Agreement and will not be used in the interpretation of any provisions of this Bond Purchase Agreement.

17. Counterparts. This Bond Purchase Agreement may be executed in several counterparts each of which shall be regarded as an original (with the same effect as if the signatures thereto and hereto were upon the same document) and all of which shall constitute one and the same document.

18. Cancellation of Bond Purchase Agreement. As required by the provisions of Arizona Revised Statutes Section 38-511, notice is hereby given that the State, its political subdivisions (including the Issuer) or any department or agency of either may, within three years after its execution, cancel any contract, without penalty or further obligation, made by the State, its political subdivisions, or any of the departments or agencies of either if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of the State, its political subdivisions, or any of the departments or agencies of either is, at any time while the contract or any extension of the contract is in effect, an employee or agent of any other party to the contract in any capacity or a consultant to any other party of the contract with respect to the subject matter of the contract. The cancellation shall be effective when written notice from the Governor or the chief executive officer or governing body of the political subdivision is received by all other parties to the contract unless the notice specifies a later time. The State, its political subdivisions or any department or agency of either may recoup any fee or commission paid or due to any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of the State, its political subdivisions or any department or agency of either from any other party to the contract arising as the result of the contract. This section is not intended to expand or enlarge the rights of the Issuer hereunder except as required by such Section 38-511. Each of the parties hereto hereby certifies that it is not presently aware of any violation of Section 38-511 which would adversely affect the enforceability of this Bond Purchase Agreement and covenants that it shall take no action which would result in a violation of such Section.

[Remainder of page left blank intentionally]

If you agree with the foregoing, please sign the enclosed counterpart of this Bond Purchase Agreement and return it to the Underwriter. This Bond Purchase Agreement shall become a binding agreement between you and the Underwriter when at least the counterpart hereof shall have been signed by or on behalf of each of the parties hereto and the Indemnity Letters have been delivered as provided herein.

Very truly yours,

PIPER SANDLER & CO.

By _____
Nicholas Dodd, Managing Director

ACCEPTED at _____ a.m./p.m. MST
this ____ day of _____, 2022

ALAMAR COMMUNITY
FACILITIES DISTRICT

By _____
District Treasurer

[SIGNATURE PAGE OF BOND PURCHASE AGREEMENT]

**Schedule I
to
Bond Purchase Agreement**

**[\$[PAR]]
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS,
SERIES 2022**

Dated Date: [Closing Date]

BOND PAYMENT PROVISIONS

MATURITY <u>(JULY 15)</u>	PRINCIPAL <u>AMOUNT</u> \$	INTEREST <u>RATE</u> %	<u>YIELD</u> %
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*Yield calculated to July 15, 20__, the first optional redemption date.

Optional Redemption. The Bonds maturing before or on July 15, 20__, are not subject to redemption prior to maturity. The Bonds maturing on or after July 15, 20__, are subject to optional redemption prior to maturity, at the option of the Issuer, in whole or in part from maturities selected by the Issuer on July 15, 20__, or on any date thereafter, by the payment of a redemption price equal to the principal amount of each Bond called for redemption, plus interest accrued to the date fixed for redemption, but without premium.

Mandatory Sinking Fund Redemption. The Bonds maturing on July 15, 20__, July 15, 20__ and July 15, 20__ (the “Term Bonds”), shall be redeemed on July 15 in the respective years and in the amounts set forth below, by payment of the principal amount of the Bonds so redeemed plus interest accrued to the date fixed for redemption, but without premium.

Term Bonds Maturing July 15, 20__

<u>YEAR</u>	<u>SINKING FUND REQUIREMENT</u>
	\$

*

*Maturity

Term Bonds Maturing July 15, 20__

<u>YEAR</u>	<u>SINKING FUND REQUIREMENT</u>
	\$

*

*Maturity

Term Bonds Maturing July 15, 20__

<u>YEAR</u>	<u>SINKING FUND REQUIREMENT</u>
	\$

*

*Maturity

[Schedule II]
to
Bond Purchase Agreement

\$[PAR]
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS,
SERIES 2022

Maturities for which the 10% was met

<u>Maturity Date</u> <u>(July 15)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Yield</u>	<u>Price</u>	<u>Issue Price</u>
	\$	%	%	%	\$

Maturities for which the 10% rule was not met

<u>Maturity Date</u> <u>(July 15)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Yield</u>	<u>Price</u>	<u>Issue Price</u>
	\$	%	%	%	\$

ATTACHMENT I
BROOKFIELD LAKIN INDEMNITY LETTER

[Pricing Date]

Piper Sandler & Co.,
as Underwriter
2525 East Camelback Road
Suite 950
Phoenix, Arizona 85016

Alamar Community Facilities District
c/o City of Avondale, Arizona
11465 W. Civic Center Drive
Avondale, Arizona 85323

Re: \$[Par] Alamar Community Facilities District (Avondale, Arizona) General
Obligation Bonds, Series 2022

This Indemnity Letter is delivered by Brookfield Lakin LLC, an Arizona limited liability company (“Brookfield Lakin”), in order to induce Piper Sandler & Co. (the “Underwriter”) and Alamar Community Facilities District (the “District”) to enter into the Bond Purchase Agreement, dated [Pricing Date] (the “Bond Purchase Agreement”), related to the purchase by the Underwriter of the captioned bonds (the “Bonds”). Terms that are defined in the Bond Purchase Agreement have the meanings ascribed to them therein when used herein.

1. In consideration of the execution and delivery of the Bond Purchase Agreement, Brookfield Lakin represents and warrants to the Underwriter and the District that:

(a) Brookfield Lakin is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Arizona.

(b) The information in the Preliminary Official Statement and the Official Statement under the headings “LAND DEVELOPMENT” and “RISK FACTORS” (except the information under the subheadings “Direct and Overlapping Indebtedness and Taxes”) is true and correct in all material respects for the purposes for which its use is or was authorized, and such information did not and does not include any untrue statement of a material fact or omit to state any material fact necessary to make the statements made therein in light of the circumstances under which they are or were made, not misleading.

(c) Neither the execution or delivery of this Indemnity Letter and the District Development, Financing Participation and Intergovernmental Agreement (Alamar Community Facilities District), dated as of October 1, 2018 (this Indemnity Letter and such District Development, Financing Participation and Intergovernmental Agreement, hereinafter

referred to as the “Documents”), by and among the District, Brookfield Lakin, Brookfield Residential (Arizona) LLC and the City of Avondale, Arizona, nor the consummation of any other of the transactions herein and therein contemplated, nor the fulfillment of, or compliance with, the terms hereof or thereof, shall contravene the organizational documents of Brookfield Lakin or conflict with or result in a breach by Brookfield Lakin of any of the terms, conditions or provisions of, or constitute a default by Brookfield Lakin under, any bond, debenture, note, mortgage, indenture, agreement or other instrument to which Brookfield Lakin is a party or by which it is or may be bound or to which any of the property or assets of Brookfield Lakin is or may be subject, or any law or any order, rule or regulation applicable to Brookfield Lakin of any court, federal or state regulatory body, administrative agency or other governmental body having jurisdiction over Brookfield Lakin or any of its properties or operations, or (except as contemplated by the Documents) will result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of Brookfield Lakin under the terms of any such restriction, bond, debenture, note, mortgage, indenture, agreement, instrument, law, order, rule or regulation.

(d) There is no action, suit, proceeding or investigation at law or in equity before or by any court or governmental agency or body pending or, to the best knowledge of Brookfield Lakin, threatened against Brookfield Lakin wherein an adverse decision, ruling or finding would (i) result in any material adverse change in the condition (financial or otherwise), results of operations, business or prospects of Brookfield Lakin, or materially and adversely affect the properties (taken as a whole) of Brookfield Lakin, and that has not been disclosed in the Preliminary Official Statement or the Official Statement, (ii) materially adversely affect the transactions contemplated by the Bond Purchase Agreement or the Documents or (iii) adversely affect the validity or enforceability of the Documents.

(e) Brookfield Lakin has the full power and authority to execute and deliver the Documents and perform its obligations hereunder and thereunder and engage in the transactions contemplated by the Bond Purchase Agreement and the Documents, and the Documents have been duly authorized by Brookfield Lakin and, when executed by all applicable parties thereto will constitute valid, binding and enforceable obligations of Brookfield Lakin except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting enforcement of creditors’ rights and/or by general principles of equity and except as the indemnification provisions hereof may be limited by applicable securities laws or public policy.

(f) No consent, approval, authorization or other action by any governmental or regulatory authority that has not been obtained is or will be required for the consummation of the transactions contemplated by the Bond Purchase Agreement and the Documents, other than the permits and licenses for construction of the Project (as defined in the Official Statement) contemplated by the Development Agreement referred to in paragraph (c) above, which have not yet been issued.

2. To the extent permitted by law, Brookfield Lakin shall indemnify and hold harmless the Underwriter and each director, trustee, partner, member, officer, official or employee thereof and each person, if any, who controls the Underwriter within the meaning of the Securities Act of 1933, as amended (the Underwriter and any such person being herein sometimes called an “Underwriter Indemnified Party”) and the District and each director, trustee,

partner, member, officer, official or employee thereof and each person, if any, who controls the District within the meaning of the Securities Act of 1933, as amended (the District and any such person being herein called a “District Indemnified Party” and, together with each Underwriter Indemnified Party, the “Indemnified Parties”), for, from and against any and all losses, claims, damages or liabilities, several as to the Underwriter Indemnified Parties, but joint or several as to the District Indemnified Parties, (i) to which any such Indemnified Party may become subject, under any statute or regulation at law or in equity or otherwise, insofar as such losses, claims, damages or liabilities (or actions in respect thereof) arise out of or are based upon any untrue statement or alleged untrue statement of a material fact set forth in the information identified in Section 1(b) above in the Official Statement or any amendment or supplement thereto, or arise out of or are based upon the omission or alleged omission to state therein a material fact required to be stated in such section(s) or that is necessary to make the statements made therein, in light of the circumstances in which they were made, not misleading, except such indemnification shall not extend to any other statements in the Official Statement and (ii) with respect to a District Indemnified Party only to the extent of the aggregate amount paid in any settlement of any litigation commenced or threatened arising from a claim based upon any such untrue statement or alleged untrue statement or omission or alleged omission if such settlement is effected with the written consent of Brookfield Lakin (which consent shall not be unreasonably withheld).

An Indemnified Party shall, promptly after the receipt of notice of a written threat of the commencement of any action against such Indemnified Party in respect of which indemnification may be sought against Brookfield Lakin, notify Brookfield Lakin in writing of the commencement thereof. Failure of the Indemnified Party to give such notice will reduce the liability of Brookfield Lakin by the amount of damages attributable to the failure of the Indemnified Party to give such notice to Brookfield Lakin but the omission to notify Brookfield Lakin of any such action shall not relieve Brookfield Lakin from any liability that it may have to such Indemnified Party otherwise than under this Section. In case any such action shall be brought against an Indemnified Party and such Indemnified Party shall notify Brookfield Lakin of the commencement thereof, Brookfield Lakin may, or if so requested by such Indemnified Party shall, participate therein or assume the defenses thereof, with counsel satisfactory to such Indemnified Party and Brookfield Lakin (it being understood that, except as hereinafter provided, Brookfield Lakin shall not be liable for the expenses of more than one counsel representing the Indemnified Parties in such action), and after notice from Brookfield Lakin to such Indemnified Party of an election so to assume the defenses thereof, Brookfield Lakin will not be liable to such Indemnified Party under this Section for any legal or other expenses subsequently incurred by such Indemnified Party in connection with the defense thereof other than reasonable costs of investigation; provided, however, that unless and until Brookfield Lakin assumes the defense of any such action at the request of such Indemnified Party, Brookfield Lakin shall have the right to participate at its own expense in the defense of any such action. If within a reasonable time after receipt of notice of any such action Brookfield Lakin shall not have employed counsel to have charge of the defense of any such action or if an Indemnified Party shall have reasonably concluded (and shall have notified Brookfield Lakin) that there may be defenses available to it and/or other Indemnified Parties that are different from or additional to those available to Brookfield Lakin (in which case Brookfield Lakin shall not have the right to direct the defense of such action on behalf of such Indemnified Party) or to other Indemnified Parties, reasonable legal and other necessary expenses, including the expense of separate counsel, incurred by such Indemnified Party shall be borne by Brookfield Lakin.

3. All of the representations, warranties, and agreements of Brookfield Lakin contained in the Documents shall remain operative and in full force and effect, regardless of (i) any investigation made by or on behalf of the Underwriter, any controlling person referred to in paragraph 2 hereof or Brookfield Lakin or (ii) delivery of and payment for the Bonds.

4. This letter is solely for the benefit of the Underwriter, the District and their successors or assigns, and, to the extent provided in paragraph 2 hereof, each Indemnified Party, and no other person shall acquire or have any right under or by virtue hereof. The terms “successors” and “assigns” as used in this letter shall not include any purchaser, as such purchaser, from the Underwriter of the Bonds.

5. This letter shall be governed by the laws of the State of Arizona.

6. Brookfield Lakin shall pay all costs and expenses of its counsel with respect to the issuance and delivery of the Bonds.

[Remainder of page intentionally left blank.]

7. Brookfield Lakin consents to the references to Brookfield Lakin in the Official Statement.

Respectfully submitted,

BROOKFIELD LAKIN LLC,
an Arizona limited liability company

[confirm signature block]

By: _____
Name: _____
Title: _____

ATTACHMENT II

BROOKFIELD RESIDENTIAL INDEMNITY LETTER

[Pricing Date]

Piper Sandler & Co.,
as Underwriter
2525 East Camelback Road
Suite 950
Phoenix, Arizona 85016

Alamar Community Facilities District
c/o City of Avondale, Arizona
11465 W. Civic Center Drive
Avondale, Arizona 85323

Re: \$[Par] Alamar Community Facilities District (Avondale, Arizona) General
Obligation Bonds, Series 2022

This Indemnity Letter is delivered by Brookfield Residential (Arizona) LLC, an Arizona limited liability company (“Brookfield Residential”), in order to induce Piper Sandler & Co. (the “Underwriter”) and Alamar Community Facilities District (the “District”) to enter into the Bond Purchase Agreement, dated [Pricing Date] (the “Bond Purchase Agreement”), related to the purchase by the Underwriter of the captioned bonds (the “Bonds”). Terms that are defined in the Bond Purchase Agreement have the meanings ascribed to them therein when used herein.

1. In consideration of the execution and delivery of the Bond Purchase Agreement, Brookfield Residential represents and warrants to the Underwriter and the District that:

(a) Brookfield Residential is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Arizona.

(b) The information in the Preliminary Official Statement and the Official Statement under the headings “LAND DEVELOPMENT” and “RISK FACTORS” (except the information under the subheadings “Direct and Overlapping Indebtedness and Taxes”) is true and correct in all material respects for the purposes for which its use is or was authorized, and such information does not include any untrue statement of a material fact or omit to state any material fact necessary to make the statements made therein in light of the circumstances under which they are or were made, not misleading.

(c) Neither the execution or delivery of this Indemnity Letter and the District Development, Financing Participation and Intergovernmental Agreement (Alamar

Community Facilities District), dated as of October 1, 2018 (this Indemnity Letter and such District Development, Financing Participation and Intergovernmental Agreement, hereinafter referred to as the “Documents”), by and among the District, Brookfield Residential, Brookfield Lakin LLC and the City of Avondale, Arizona, nor the consummation of any other of the transactions herein and therein contemplated, nor the fulfillment of, or compliance with, the terms hereof or thereof, shall contravene the organizational documents of Brookfield Residential or conflict with or result in a breach by Brookfield Residential of any of the terms, conditions or provisions of, or constitute a default by Brookfield Residential under, any bond, debenture, note, mortgage, indenture, agreement or other instrument to which Brookfield Residential is a party or by which it is or may be bound or to which any of the property or assets of Brookfield Residential is or may be subject, or any law or any order, rule or regulation applicable to Brookfield Residential of any court, federal or state regulatory body, administrative agency or other governmental body having jurisdiction over Brookfield Residential or any of its properties or operations, or (except as contemplated by the Documents) will result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of Brookfield Residential under the terms of any such restriction, bond, debenture, note, mortgage, indenture, agreement, instrument, law, order, rule or regulation.

(d) There is no action, suit, proceeding or investigation at law or in equity before or by any court or governmental agency or body pending or, to the best knowledge of Brookfield Residential, threatened against Brookfield Residential wherein an adverse decision, ruling or finding would (i) result in any material adverse change in the condition (financial or otherwise), results of operations, business or prospects of Brookfield Residential, or materially and adversely affect the properties (taken as a whole) of Brookfield Residential, and that has not been disclosed in the Preliminary Official Statement or the Official Statement, (ii) materially adversely affect the transactions contemplated by the Bond Purchase Agreement or the Documents or (iii) adversely affect the validity or enforceability of the Documents.

(e) Brookfield Residential has the full power and authority to execute and deliver the Documents and perform its obligations hereunder and thereunder and engage in the transactions contemplated by the Bond Purchase Agreement and the Documents, and the Documents have been duly authorized by Brookfield Residential and, when executed by all applicable parties thereto will constitute valid, binding and enforceable obligations of Brookfield Residential except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting enforcement of creditors’ rights and/or by general principles of equity and except as the indemnification provisions hereof may be limited by applicable securities laws or public policy.

(f) No consent, approval, authorization or other action by any governmental or regulatory authority that has not been obtained is or will be required for the consummation of the transactions contemplated by the Bond Purchase Agreement and the Documents, other than the permits and licenses for construction of the Project (as defined in the Official Statement) contemplated by the Development Agreement referred to in paragraph (c) above, which have not yet been issued.

2. To the extent permitted by law, Brookfield Residential shall indemnify and hold harmless the Underwriter and each director, trustee, partner, member, officer, official or employee thereof and each person, if any, who controls the Underwriter within the meaning of the Securities Act of 1933, as amended (the Underwriter and any such person being herein sometimes called an “Underwriter Indemnified Party”) and the District and each director, trustee, partner, member, officer, official or employee thereof and each person, if any, who controls the District within the meaning of the Securities Act of 1933, as amended (the District and any such person being herein called a “District Indemnified Party” and, together with each Underwriter Indemnified Party, the “Indemnified Parties”), for, from and against any and all losses, claims, damages or liabilities, several as to the Underwriter Indemnified Parties, but joint or several as to the District Indemnified Parties, (i) to which any such Indemnified Party may become subject, under any statute or regulation at law or in equity or otherwise, insofar as such losses, claims, damages or liabilities (or actions in respect thereof) arise out of or are based upon any untrue statement or alleged untrue statement of a material fact set forth in the information identified in Section 1(b) above in the Official Statement or any amendment or supplement thereto, or arise out of or are based upon the omission or alleged omission to state therein a material fact required to be stated in such section(s) or that is necessary to make the statements made therein, in light of the circumstances in which they were made, not misleading, except such indemnification shall not extend to any other statements in the Official Statement and (ii) with respect to a District Indemnified Party only to the extent of the aggregate amount paid in any settlement of any litigation commenced or threatened arising from a claim based upon any such untrue statement or alleged untrue statement or omission or alleged omission if such settlement is effected with the written consent of Brookfield Residential (which consent shall not be unreasonably withheld).

An Indemnified Party shall, promptly after the receipt of notice of a written threat of the commencement of any action against such Indemnified Party in respect of which indemnification may be sought against Brookfield Residential, notify Brookfield Residential in writing of the commencement thereof. Failure of the Indemnified Party to give such notice will reduce the liability of Brookfield Residential by the amount of damages attributable to the failure of the Indemnified Party to give such notice to Brookfield Residential but the omission to notify Brookfield Residential of any such action shall not relieve Brookfield Residential from any liability that it may have to such Indemnified Party otherwise than under this Section. In case any such action shall be brought against an Indemnified Party and such Indemnified Party shall notify Brookfield Residential of the commencement thereof, Brookfield Residential may, or if so requested by such Indemnified Party shall, participate therein or assume the defenses thereof, with counsel satisfactory to such Indemnified Party and Brookfield Residential (it being understood that, except as hereinafter provided, Brookfield Residential shall not be liable for the expenses of more than one counsel representing the Indemnified Parties in such action), and after notice from Brookfield Residential to such Indemnified Party of an election so to assume the defenses thereof, Brookfield Residential will not be liable to such Indemnified Party under this Section for any legal or other expenses subsequently incurred by such Indemnified Party in connection with the defense thereof other than reasonable costs of investigation; provided, however, that unless and until Brookfield Residential assumes the defense of any such action at the request of such Indemnified Party, Brookfield Residential shall have the right to participate at its own expense in the defense of any such action. If within a reasonable time after receipt of notice of any such action Brookfield Residential shall not have employed counsel to have charge

of the defense of any such action or if an Indemnified Party shall have reasonably concluded (and shall have notified Brookfield Residential) that there may be defenses available to it and/or other Indemnified Parties that are different from or additional to those available to Brookfield Residential (in which case Brookfield Residential shall not have the right to direct the defense of such action on behalf of such Indemnified Party) or to other Indemnified Parties, reasonable legal and other necessary expenses, including the expense of separate counsel, incurred by such Indemnified Party shall be borne by Brookfield Residential.

3. All of the representations, warranties, and agreements of Brookfield Residential contained in the Documents shall remain operative and in full force and effect, regardless of (i) any investigation made by or on behalf of the Underwriter, any controlling person referred to in paragraph 2 hereof or Brookfield Residential or (ii) delivery of and payment for the Bonds.

4. This letter is solely for the benefit of the Underwriter, the District and their successors or assigns, and, to the extent provided in paragraph 2 hereof, each Indemnified Party, and no other person shall acquire or have any right under or by virtue hereof. The terms “successors” and “assigns” as used in this letter shall not include any purchaser, as such purchaser, from the Underwriter of the Bonds.

5. This letter shall be governed by the laws of the State of Arizona.

6. Brookfield Residential shall pay all costs and expenses of its counsel with respect to the issuance and delivery of the Bonds.

[Remainder of page intentionally left blank.]

7. Brookfield Residential consents to the references to Brookfield Residential in the Official Statement.

Respectfully submitted,

BROOKFIELD RESIDENTIAL (ARIZONA) LLC,
an Arizona limited liability company

[confirm signature block]

By: _____

Name: _____

Title: _____

EXHIBIT A

FORM OF ISSUE PRICE CERTIFICATE

Piper Sandler & Co. (“Piper”), as Underwriter for the Alamar Community Facilities District (the “Issuer”) (Avondale, Arizona) General Obligation Bonds, Series 2022 (the “Bonds”), based on its knowledge regarding the sale of the Bonds, certifies as of this date as follows:

(1) Issue Price.

[If the issue price is determined using only the general rule (actual sales of at least 10%) in Regulations § 1.148-1(f)(2)(i):

(A) As of the date of this certificate, for each Maturity of the Bonds, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price at the respective yield listed in Schedule A attached hereto (the “Sale Price” as applicable to respective Maturities). The aggregate of the Sale Prices of each Maturity of the Bonds is \$[] (the “Issue Price”).]

[If the issue price is determined using a combination of actual sales (Regulations § 1.148-1(f)(2)(i)) and hold-the-offering-price (Regulations § 1.148-1(f)(2)(ii):

(A) As of the date of this certificate, for each Maturity listed on Schedule A as the “General Rule Maturities,” the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A attached hereto (the “Sale Price” as applicable to each Maturity of the General Rule Maturities).

(B) On or before the Sale Date, Piper offered the Maturities listed on Schedule A as the “Hold-the-Offering-Price Maturities” to the Public for purchase at the respective initial offering prices listed in Schedule A attached hereto (the “Initial Offering Prices” as applicable to each Maturity of the Hold-the-Offering-Price Maturities). A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(C) As set forth in the Bond Purchase Agreement, dated [Pricing Date], between Piper and the Issuer, Piper has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any portion of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, Piper has not offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

(D) The aggregate of the Sale Prices of the General Rule Maturities and the Initial Offering Prices of the Hold-the-Offering-Price Maturities is \$[] for the Bonds (the “Issue Price”).]

[If the issue price is determined using only the hold-the-offering-price rule in Regulations § 1.148-1(f)(2)(ii):

(A) Piper offered, on or before the Sale Date, each Maturity of the Bonds to the Public for purchase at the respective initial offering prices listed in Schedule A attached hereto (the “Initial Offering Prices”). A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule A. The aggregate of the Initial Offering Prices of each Maturity is \$[] (the “Issue Price”).

(B) As set forth in the Bond Purchase Agreement, dated [Pricing Date], between Piper and the Issuer, Piper has agreed in writing that, (i) for each Maturity of the Bond, it would neither offer nor sell any portion of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, Piper has not offered or sold any Maturity of the Bond at a price that is higher than the respective Initial Offering Price for that Maturity of the Bond during the Holding Period.]

[(B),(E), or (C)] Definitions. [NOTE: If issue price is determined using only the general rule (actual sales of 10%), delete the definitions of “Holding Period” and “Sale Date.”]

[“Holding Period” means, for each Hold-the-Offering-Price Maturity of the Bonds, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date ([DATE]), or (ii) the date on which Piper has sold at least 10% of such Maturity of the Bonds to the Public at a price that is no higher than the Initial Offering Price for such Maturity.]

“Maturity” means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

“Public” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

[“Sale Date” means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Issue is [DATE].]

“Underwriter” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial

sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the Public).

All capitalized terms not defined in this certificate have the meaning set forth in District's Tax Certificate.

The signer is an officer of Piper and duly authorized to execute and deliver this Certificate of Piper. The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Piper's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate of the Issuer and with respect to compliance with the federal income tax rules affecting the Bonds, and by Greenberg Traurig, LLP, as bond counsel, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated: [Closing Date]

PIPER SANDLER & CO.

By: _____

Title: _____

SCHEDULE A

**\$[PAR]
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS,
SERIES 2022**

General Rule Maturities

<u>Maturity Date</u> <u>(July 15)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Yield</u>	<u>Price</u>	<u>Issue Price</u>
	\$	%	%	%	\$

[Hold-the-Offering-Price Maturities]

<u>Maturity Date</u> <u>(July 15)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Yield</u>	<u>Price</u>	<u>Issue Price</u>
	\$	%	%	%	\$

[*Yield and Price assume redemption on July 15, 20__, the earliest optional redemption date.]

SCHEDULE B

[Actual Sales for Undersold Maturities as of the Closing Date

[PRICING WIRE OR EQUIVALENT COMMUNICATION]

(Attached)

EXHIBIT B
FORM OF SUPPLEMENTAL OPINION OF BOND COUNSEL

[LETTERHEAD OF GREENBERG TRAURIG LLP]

[Closing Date]

Piper Sandler & Co.
2525 East Camelback Road
Suite 950
Phoenix, Arizona 85016

Re: \$[Par] Alamar Community Facilities District (Avondale, Arizona) General
 Obligation Bonds, Series 2022

This supplemental opinion is rendered pursuant to Section 7(i)(5) of the Bond Purchase Agreement, dated [Pricing Date] (the “Bond Purchase Agreement”), between Alamar Community Facilities District (the “Issuer”) and Piper Sandler & Co., as underwriter (the “Underwriter”), and is given in connection with the issuance on this date by the Issuer of bonds designated its General Obligation Bonds, Series 2022, in the aggregate principal amount of \$[Par] (the “Bonds”). The Bonds are issued under a resolution adopted by the Board of Directors of the Issuer on June 13, 2022 (the “Resolution”) are the subject of a Preliminary Official Statement, dated _____, 2022 (the “Preliminary Official Statement”) and of an Official Statement, dated [Pricing Date] (the “Official Statement”), and are being sold pursuant to the Bond Purchase Agreement, in each case in accordance with the Resolution. In connection with the issuance and sale of the Bonds, the Issuer will execute and deliver a Series 2022 Continuing Disclosure Undertaking, dated as of _____ 1, 2022 (the “Undertaking”) and a Series Bond Registrar and Paying Agent Agreement, dated of even date herewith (the “Registrar Agreement”). (The Bond Purchase Agreement, the Resolution, the Undertaking and the Registrar Agreement are hereinafter collectively referred to as the “Issuer Documents”). You may rely on our opinion as Bond Counsel, dated of even date herewith, with regard to the Bonds as if addressed to you.

In connection with such issuance, we have examined and relied upon:

- (i) A copy of the Preliminary Official Statement;
- (ii) An executed copy of the Official Statement;
- (iii) An executed copy of the Bond Purchase Agreement;
- (iv) A certified copy of the Resolution (which authorized, among other matters, execution and delivery of the Bond Purchase Agreement);

- (v) An executed copy of the Undertaking;
- (vi) An executed copy of the Registrar Agreement;
- (vii) Such other agreements, certificates (including particularly, but not by way of limitation, certificates of Brookfield Lakin LLC (“Brookfield Lakin”) and Brookfield Residential (Arizona) LLC (“Brookfield Residential”), dated of even date herewith), opinions, letters and other documents, including all documents delivered or distributed at the closing of the sale of the Bonds, as we have deemed necessary or appropriate in rendering the opinions set forth herein; and
- (viii) Such provisions of the Constitution and laws of the State of Arizona and the United States of America as we believe necessary to enable us to render the opinions set forth herein.

In our examination, we have assumed the authenticity of all documents submitted to us as originals, the conformity to original copies of all documents submitted to us as certified or photostatic copies, the authenticity of the originals of such latter documents and the accuracy of the statements contained in such certificates. In connection with our representation of the Issuer, we have also participated in conferences from time to time with representatives of and counsel to the Issuer, the Underwriter, Brookfield Lakin and Brookfield Residential relating to the Preliminary Official Statement, the Official Statement, and the Issuer Documents.

We are of the opinion, based upon the foregoing and subject to the reliance hereinabove indicated and the qualifications hereinafter set forth, that under applicable law of the State of Arizona and federal law of the United States of America in force and effect on the date hereof:

1. The Issuer is a duly organized and validly existing special purpose district, a tax levying public improvement district and a municipal corporation for purposes set forth in Section 48-708(B), Arizona Revised Statutes, pursuant to the Constitution and laws of the State of Arizona and has all requisite power and authority thereunder (a) to cause the adoption of the Resolution, (b) to authorize, execute, deliver and issue, as applicable, the Issuer Documents and the Bonds, (c) to approve, execute and authorize the use and distribution of the Official Statement (including, as applicable, the Preliminary Official Statement), with respect to the Bonds, and (d) to carry out and consummate the transactions contemplated by the Official Statement, the Resolution, the Issuer Documents and the Bonds (including performing the applicable obligations thereunder).

2. Adoption of the Resolution; authorization, execution, delivery and issuance, as applicable, of, and the due performance of the obligations of the Issuer under, the Issuer Documents and the Bonds and the approval, execution and authorization of the use and distribution of the Official Statement (including, as applicable, the Preliminary Official Statement) by the Issuer under the circumstances contemplated thereby do not and will not in any material respect

conflict with or constitute on the part of the Issuer a breach of or default under any agreement or other instrument to which the Issuer is a party or of any existing law, ordinance, administration regulation, court order or consent decree to which the Issuer is subject.

3. No consent of any other party, and no consent, license, approval or authorization of, exemption by or registration with any governmental body, authority, bureau or agency (other than those that have been obtained or will be obtained prior to the delivery of the Bonds), is required in connection with the adoption by the Issuer of the Resolution or the authorization, execution, delivery, issuance and performance, as applicable, by the Issuer of the Issuer Documents and the Bonds and the consummation of the transactions contemplated by the Official Statement.

4. The Issuer has duly (a) caused the adoption of the Resolution, and (b) authorized (i) the authorization, execution, delivery and issuance, as applicable of, and the performance of its obligations under, the Issuer Documents and the Bonds, and (ii) the taking of the actions required on the part of the Issuer to carry out, give effect to and consummate the transactions contemplated by the Official Statement, the Resolution, the Issuer Documents and the Bonds. The Issuer has complied with all applicable provisions of law and has taken all actions required to be taken by it to the date hereof in connection with the transactions contemplated by the aforesaid documents.

5. The Issuer Documents have been duly authorized, executed and delivered by the Issuer and, in the case of the Bond Purchase Agreement and the Registrar Agreement, assuming due and valid authorization, execution and delivery by the other party thereto, and, in the case of the Undertaking, subject to annual appropriation to cover the costs of compliance therewith, constitute legal, valid and binding obligations of the Issuer enforceable in accordance with their terms.

6. Based solely upon a search of the computerized docket records available for review on _____, 2022, in the office of the Superior Court, State of Arizona, Maricopa County and the United States District Court, District of Arizona, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental agency, public board or body, pending or overtly threatened against or affecting the Issuer, and there is no basis therefor, (i) that in any way questions the powers of the Issuer referred hereinabove or the validity of the proceedings taken by the Issuer in connection with the issuance and sale of the Bonds, (ii) wherein an unfavorable decision, ruling or finding would adversely affect the transactions contemplated by the Official Statement, the Resolution, the Issuer Documents or the Bonds or would in any way adversely affect the validity or enforceability of the Resolution, the Issuer Documents or the Bonds (or of any other instrument required or contemplated for use in consummating the transactions contemplated thereby or hereby or by the Official Statement), (iii) contesting in any way the completeness

or accuracy of the Preliminary Official Statement or the Official Statement or (iv) that questions the right of the Issuer to levy, receive and pledge the taxes from which the Bonds are payable, nor lawsuits pending or overtly threatened against the Issuer that, if decided adversely to the Issuer, would, individually or in the aggregate, have a material adverse effect on the financial condition of the Issuer or impair the ability of the Issuer to comply with all the requirements set forth in the Official Statement, the Resolution, the Issuer Documents or the Bonds.

7. The information contained in the Preliminary Official Statement and Official Statement under the headings “THE BONDS” (except the information incorporated by reference to other headings or the appendices not otherwise included hereinbelow as to which we express no opinion), “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS” (except the information incorporated by reference to other headings or the appendices not otherwise included hereinbelow as to which we express no opinion), “TAX EXEMPTION” and “CONTINUING DISCLOSURE” (except the information incorporated by reference to the appendices and the status of the Issuer with respect to compliance with its previous undertakings, if any, as to which we express no opinion) therein and in Appendix B - “FORM OF LEGAL OPINION OF BOND COUNSEL” and Appendix E - “FORM OF CONTINUING DISCLOSURE UNDERTAKING” fairly summarizes the information that it purports to summarize. Otherwise, we have not undertaken to determine independently the accuracy, completeness or fairness of the information contained in the Preliminary Official Statement or the Official Statement, and the knowledge available to us is such that we are unable to assume, and do not assume, any responsibility for the accuracy, completeness or fairness of such information.

8. It is not necessary in connection with the issuance and sale of the Bonds to the public to register the Bonds under the Securities Act of 1933, as amended, or to qualify the Resolution under the Trust Indenture Act of 1939, as amended.

Our opinions expressed in paragraph 5 hereof are qualified to the extent that the enforceability of the Issuer Documents is dependent upon the due authorization, execution and delivery of (and authority to perform lawfully) the Issuer Documents by the other party or parties thereto and to the extent that the enforceability of the Issuer Documents may be limited by bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting creditors’ rights and the exercise of judicial discretion in accordance with general principles of equity, including possible refusal by a particular court to grant certain equitable remedies such as specific performance with respect to the enforcement of any provision of such documents. We express no opinion as to the enforceability of any provisions of the Issuer Documents (i) restricting access to legal or equitable remedies, (ii) purporting to establish evidentiary standards or waiving or otherwise affecting any rights to notice, demand or exhaustion of collateral, (iii) relating to self-help, subrogation, indemnification, delay or omission to enforce rights or remedies, severability or marshalling of assets, or (iv) purporting to grant to the owners

of the Bonds or to any party to the Issuer Documents (other than the Issuer) any rights or remedies not specifically set forth therein.

This letter is provided pursuant to Section 7(i)(B) of the Bond Purchase Agreement and is being given solely for the information of and assistance to the addressee of this letter in its capacity as the underwriter of the Bonds. In giving this opinion to such underwriter, it is expressly understood that no attorney-client relationship is being created thereby. Without our express prior written permission, this opinion may not be relied upon by any person other than such underwriter and is not to be used, circulated, quoted, or otherwise referred to in connection with the offering of the Bonds, except that reference may be made to this opinion in any list of closing documents pertaining to the issuance of the Bonds.

Respectfully submitted,

EXHIBIT C
FORM OF OPINION OF COUNSEL TO
BROOKFIELD LAKIN AND BROOKFIELD RESIDENTIAL

[LETTERHEAD OF SNELL & WILMER PLC]

[Closing Date]

Piper Sandler & Co.,
as Underwriter
2525 East Camelback Road
Suite 950
Phoenix, Arizona 85016

Alamar Community Facilities District
c/o City of Avondale, Arizona
11465 W. Civic Center Drive
Avondale, Arizona 85323

Re: \$[Par] Alamar Community Facilities District (Avondale, Arizona) General
Obligation Bonds, Series 2022 (the “Bonds”)

Ladies and Gentlemen:

We have acted as counsel to Brookfield Lakin LLC, an Arizona limited liability company (“Brookfield Lakin”) and Brookfield Residential (Arizona) LLC (“Brookfield Residential”), particularly in connection with the transactions provided for by the documents referred to herein (collectively, the “Transaction”), including the issuance and sale of the Bonds, sold pursuant to a Bond Purchase Agreement, dated [Pricing Date] (the “Bond Purchase Agreement”), by and between Piper Sandler & Co. (the “Underwriter”), and Alamar Community Facilities District (the “District”). Any capitalized term used and not defined herein will have the meaning assigned to it in the Bond Purchase Agreement.

As such counsel, we have made such examinations and inquiries as we have deemed necessary as a basis for this opinion, including the examination of the following documents:

1. The following documents pertaining to the Transaction:
 - a. The District Development, Financing Participation and Intergovernmental Agreement (Alamar Community Facilities District), dated as of October 1, 2018 (the “Development Agreement”), executed by the City of Avondale, Arizona, the District, Brookfield Lakin and Brookfield Residential.

b. Preliminary Official Statement, dated _____, 2022 (the “Preliminary Official Statement”);

c. Official Statement, dated [Pricing Date] (the “Official Statement”), executed by the District.

d. The executed Indemnity Letter, dated [Pricing Date], by Brookfield Lakin to the Underwriter and the District (together with the Development Agreement, the “Brookfield Lakin Bond Documents”).

e. The executed Indemnity Letter, dated [Pricing Date], by Brookfield Residential to the Underwriter and the District (together with the Development Agreement, the “Brookfield Residential Bond Documents”).

2. The following entity documents pertaining to Brookfield Lakin:

a. Articles of Organization of Brookfield Lakin, filed with the Arizona Corporation Commission on _____, (the “Brookfield Lakin Articles”).

b. Operating Agreement of Brookfield Lakin, effective as of _____ (collectively, with the Brookfield Lakin Articles, the “Brookfield Lakin Organizational Documents”).

c. Certificate of Good Standing of Brookfield Lakin, dated _____, 2022, issued by the Arizona Corporation Commission.

d. Certificate of Manager of Brookfield Lakin, dated _____, 2022.

3. The following entity documents pertaining to Brookfield Residential:

a. Articles of Organization of Brookfield Residential, filed with the Arizona Corporation Commission on _____ (the “Brookfield Residential Articles”).

b. Operating Agreement of Brookfield Residential, effective as of _____ (collectively, with the Brookfield Residential Articles, the “Brookfield Residential Organizational Documents”).

c. Certificate of Good Standing of Brookfield Residential, dated _____, 2022, issued by the Arizona Corporation Commission.

d. Certificate of Manager of Brookfield Residential, dated _____, 2022.

4. The following certificates pertaining to Brookfield Lakin and Brookfield Residential.
 - a. The executed Closing Certificate of Brookfield Lakin, dated [Closing Date].
 - b. The executed Closing Certificate of Brookfield Residential, dated [Closing Date].
 - c. An Officer's Certificate, executed by an officer of the Manager of each of Brookfield Lakin and Brookfield Residential, dated of even date herewith.

We have also examined such certificates of public officials, certificates of representatives of Brookfield Lakin and Brookfield Residential and such other documents as we have deemed relevant and necessary as a basis for the opinions set forth below (collectively, with all matters listed under "Examinations," as "due inquiry"). We have relied upon certificates of public officials and of Brookfield Lakin and Brookfield Residential with respect to the accuracy of material or factual matters contained in such certificates, which were not independently established.

In rendering this opinion, we have assumed that:

1. (a) Each of the other parties to the Bond Documents (the "Other Parties") is duly formed and validly existing; (b) the execution, delivery and performance of the Bond Documents by each of the applicable Other Parties has been duly authorized by all corporate or limited liability company action required of such Other Party; (c) each of the Other Parties has obtained all necessary governmental consents, authorizations, approvals, permits or certificates that are required as a condition to the execution and delivery of the Bond Documents by such Other Party and to the consummation of the Transaction; (d) the Bond Documents constitute legal, valid, binding and enforceable obligations of each of the Other Parties under federal law, the laws of the State of Arizona, and the laws of any other applicable jurisdiction; (e) except for the Bond Documents, there are no other documents or agreements between any of the Other Parties and others that would expand or otherwise modify the obligations of the parties under the Bond Documents; (f) each of the Other Parties has the power and authority under applicable laws and regulations to enter into and perform the Transaction and has complied in all material respects with all applicable laws and regulations with respect thereto; and (g) each of the Other Parties will at all times during the term of the Bond Documents act in good faith and only in a manner that under the circumstances is commercially reasonable.

2. The Bond Documents accurately and completely describe and contain the parties' mutual intent, understanding and business purposes, and there are no oral or written statements, agreements, understandings or negotiations, nor any usage of trade or counsel of prior dealing among the Other Parties that directly or indirectly modify, define, amend, supplement, or vary or purport to modify, define, amend, supplement or vary any of the terms of the Bond Documents or any of the parties' rights or obligations thereunder by waiver or otherwise, and there are no facts or events (such as fraud or duress) that have occurred in connection with the execution, acknowledgment and delivery of the Bond Documents that would impair their enforceability.

3. No fraud, misrepresentation, unilateral mistake or concealment has occurred in connection with the Bond Documents or any aspect of the Transaction.

4. The parties' representations and warranties contained in the Bond Documents are truthful and accurate.

5. The Bond Documents to the extent required to be executed, ratified, notarized, filed, recorded or indexed by the Other Parties to be effective (and any UCC-1 or other financing statements required to perfect same) have been or will be timely and properly executed, ratified, notarized, filed, recorded or indexed in the appropriate governmental offices and the filing party will timely file any and all necessary continuation statements, and that all fees, charges, and taxes due are owing as of this date have been paid.

6. No interest, fees, charges or other benefits or compensation in the nature of interest will be collected with respect to the Transaction that are not clearly specified in the Bond Documents and that are not permitted by applicable law.

7. At the time any of the Other Parties seeks to enforce its rights under the Bond Documents, such Other Party will not be in breach thereof, the document will still be in force, and no applicable statute of limitations will have expired.

8. Each of the Other Parties will diligently and timely pursue its rights and remedies under the Bond Documents in a commercially reasonable manner and in accordance with the law.

9. All consents, approvals, licenses or authorizations by, and all notifications of and filings with, any court, governmental body or other person required to be obtained or made in connection with the Bond Documents and the Transaction have been so obtained or made; provided, however, that the foregoing does not limit the opinions expressed herein as they relate to Brookfield Lakin or Brookfield Residential.

10. Without investigation the completeness, genuineness and authenticity of any document submitted to us as an original, the conformity to the original of any document submitted to us as a copy, the authenticity of the original of such latter documents, the conformity to the executed document of any document submitted to us as the form to be executed, the genuineness of all signatures, and the legal competency and capacity of natural persons. We have assumed without investigation that any certificate, representation (oral or otherwise), telegram, telex, telecopy, email or other document on which we have relied, whether or not given or dated earlier than the date hereof, is authentic and remains accurate insofar as relevant to this opinion from such earlier date through and including the date hereof, and we are not aware of any facts inconsistent with this assumption.

11. Brookfield Lakin holds the requisite title and rights to any real or personal property involved in the Transactions or otherwise purported to be owned by it. Brookfield Residential holds the requisite title and rights to any real or personal property involved in the Transaction or otherwise purported to be owned by it.

12. All reports and other documents prepared by third party consultants relating to the Transaction or any of the property within the District are true and accurate.

13. The result of the application of Arizona law as specified in the Bond Documents will not be contrary to a fundamental policy of the law of any other state with which the parties may have material or relevant contact in connection with the Transaction and as to which there is a materially greater interest in determining an issue of choice of law.

The opinions expressed in this letter are subject to the following qualifications, limitations and exceptions:

1. Our opinions are limited by the internal laws of the State of Arizona (notwithstanding Arizona choice-of-law rules). Accordingly, we express no opinion as to the possible impact upon the matters of the laws, orders or judgments of any jurisdiction other than the local laws of the State of Arizona (notwithstanding Arizona choice-of-law rules).

2. Whenever we indicate that our opinion is based on “our knowledge,” or words of similar import, such opinion is based solely on the current actual knowledge, after due inquiry, of the firm’s attorneys who have devoted substantive attention to matters related to the Transaction and knowledge obtained as a result of conferences with officers and other representatives of Brookfield Lakin and Brookfield Residential. We have not made any independent investigation or review of any matters whatsoever except as specifically set forth herein, and we are relying solely on such specifically stated investigation or review.

3. We express no opinion concerning the legal validity and sufficiency of the acts of any of the Other Parties.

4. The opinions herein are based upon and limited to the laws and facts now in effect, and we assume no obligation to update, revise or supplement the opinion.

5. Our opinion is limited to the matters set forth herein and to the date hereof. No opinion may be inferred or implied beyond the matters expressly stated herein. Our opinion is applicable only to the addressee of this opinion and will not be applicable to any other person.

6. The enforceability of the Bond Documents is subject to:

a. Bankruptcy, insolvency, fraudulent transfer, reorganization, arrangement, receivership, conservatorship, moratorium and other similar laws now or hereafter enacted affecting the enforcement of creditors’ and property rights generally.

b. The general principles of equity.

c. The qualification that certain waivers, procedures, remedies, indemnities, consents to jurisdiction and other provisions of the Bond Documents may be unenforceable under or limited by the law of the State of Arizona; provided, however, such possible unenforceability or limitations will not render the Bond Documents invalid as a whole or substantially prevent the practical realization of the principal benefits intended by the Bond Documents (except for the economic consequences of procedural or other delay).

7. We express no opinion as to the enforceability of any indemnity provision with respect to any claims or other matters that result from the negligence or misconduct of any indemnitee or the failure of any indemnitee to act in a commercially reasonable manner.

8. We express no opinion as to the enforceability of any indemnity or contribution provision with respect to any claims or other matters relating to or arising under federal or state securities laws, as they may be held to violate public policy.

9. We express no opinion as to the compliance of the Bond Documents or, other than as provided in Section 10, the offer and sale of the Bonds with any securities law or regulation.

10. Any opinion as to the enforceability of any document is limited to enforceability as between the original parties thereto.

Based on the foregoing, and subject to the limitations, qualifications and assumptions set forth herein, it is our opinion that:

1. Brookfield Lakin is a limited liability company validly existing under the laws of the State of Arizona. Brookfield Residential is a limited liability company validly existing under the laws of the State of Arizona.

2. Brookfield Lakin has the requisite limited liability company power and limited liability company authority under the laws of the State of Arizona: (i) carry out the terms and conditions applicable to it under the Brookfield Lakin Bond Documents; (ii) to own and operate its properties and assets as described in the Preliminary Official Statement and the Official Statement, and (iii) to carry out its business as such business is currently being conducted as described in the Preliminary Official Statement and the Official Statement. Brookfield Residential has the requisite limited liability company power and limited liability company authority under the laws of the State of Arizona: (i) carry out the terms and conditions applicable to it under the Brookfield Residential Bond Documents; (ii) to own and operate its properties and assets as described in the Preliminary Official Statement and the Official Statement, and (iii) to carry out its business as such business is currently being conducted as described in the Preliminary Official Statement and the Official Statement.

3. The execution, delivery and performance of the Brookfield Lakin Bond Documents by Brookfield Lakin and the carrying out, giving effect to and consummation of the transactions contemplated thereby have been duly authorized by all necessary limited liability company, corporate and partnership action on the part of Brookfield Lakin and its Members, and the Brookfield Lakin Bond Documents have been duly executed and delivered by Brookfield Lakin. The execution, delivery and performance of the Brookfield Residential Bond Documents by Brookfield Residential and the carrying out, giving effect to and consummation of the transactions contemplated thereby have been duly authorized by all necessary limited liability company, corporate and partnership action on the part of Brookfield Residential and its Members, and the Brookfield Residential Bond Documents have been duly executed and delivered by Brookfield Residential.

4. The Brookfield Lakin Bond Documents constitute valid and binding obligations of Brookfield Lakin. The Brookfield Residential Bond Documents constitute valid and binding obligations of Brookfield Residential.

5. The execution and delivery of the Brookfield Lakin Bond Documents by Brookfield Lakin, and the performance of its obligations thereunder, do not and will not violate the Brookfield Lakin Organizational Documents. The execution and delivery of the Brookfield Residential Bond Documents by Brookfield Residential, and the performance of its obligations thereunder, do not and will not violate the Brookfield Residential Organizational Documents.

6. To our actual knowledge, the execution and delivery of the Brookfield Lakin Bond Documents by Brookfield Lakin will not cause a breach or default of (i) any material contract, indenture, instrument or other agreement to which Brookfield Lakin is a party or by which it or its properties are bound, or (ii) the laws of the State of Arizona or any court order by which Brookfield Lakin or its properties are bound. To our actual knowledge, the execution and delivery of the Brookfield Residential Bond Documents by Brookfield Residential will not cause a breach or default of (i) any material contract, indenture, instrument or other agreement to which Brookfield Residential is a party or by which it or its properties are bound, or (ii) the laws of the State of Arizona or any court order by which Brookfield Residential or its properties are bound.

7. To our actual knowledge, no consent, approval, authorization, or other action by, or filing with, any federal, State or local governmental authority is required in connection with the execution and delivery by Brookfield Lakin of the Brookfield Lakin Bond Documents, or consummation of the transaction contemplated thereby and, to our actual knowledge, Brookfield Lakin has obtained all consents, approvals and authorizations, and has made all filings, required by applicable federal, state and/or local governmental authorities in order to own and operate its properties and assets as described in the Preliminary Official Statement and the Official Statement and to carry out its business as such business is currently being conducted as described in the Preliminary Official Statement and the Official Statement. To our actual knowledge, no consent, approval, authorization, or other action by, or filing with, any federal, State or local governmental authority is required in connection with the execution and delivery by Brookfield Residential of the Brookfield Residential Bond Documents, or consummation of the Transaction and, to our actual knowledge, Brookfield Residential has obtained all consents, approvals and authorizations, and has made all filings, required by applicable federal, state and/or local governmental authorities in order to own and operate its properties and assets as described in the Preliminary Official Statement and the Official Statement and to carry out its business as such business is currently being conducted as described in the Preliminary Official Statement and the Official Statement.

8. We have no actual knowledge that Brookfield Lakin is in violation of any provision of, or in default under, the Brookfield Lakin Organizational Documents or any other agreement or instrument, the violation of which or default under which would materially and adversely affect the execution, delivery and/or performance of the agreements and obligations of Brookfield Lakin under the Brookfield Lakin Bond Documents. We have no actual knowledge that Brookfield Residential is in violation of any provision of, or in default

under, the Brookfield Residential Organizational Documents or any other agreement or instrument, the violation of which or default under which would materially and adversely affect the execution, delivery and/or performance of the agreements and obligations of Brookfield Residential under the Brookfield Residential Bond Documents.

9. We have no actual knowledge of any legal or governmental actions, proceedings, inquiries or investigations pending or overtly threatened by any governmental authorities or to which Brookfield Lakin is a party or of which any property of Brookfield Lakin is subject, which would materially and adversely affect (i) the execution, delivery and/or performance of the agreements and obligations of Brookfield Lakin under the Brookfield Lakin Bond Documents, or (ii) the financial condition or operations of Brookfield Lakin as described in the Preliminary Official Statement and the Official Statement. We have no actual knowledge of any legal or governmental actions, proceedings, inquiries or investigations pending or overtly threatened by any governmental authorities or to which Brookfield Residential is a party or of which any property of Brookfield Residential is subject, which would materially and adversely affect (i) the execution, delivery and/or performance of the agreements and obligations of Brookfield Residential under the Brookfield Residential Bond Documents, or (ii) the financial condition or operations of Brookfield Residential as described in the Preliminary Official Statement and the Official Statement.

10. To our actual knowledge, the information contained in the Preliminary Official Statement and the Official Statement under the headings "LAND DEVELOPMENT," and "RISK FACTORS" does not contain any untrue statement of material fact or omit to state any material fact necessary in order to make the statements made therein, in light of the circumstances under which such statements were made, not misleading. In connection with our review of the Preliminary Official Statement and the Official Statement, we have not undertaken to independently determine the accuracy, completeness or fairness of the statements contained therein, except as and to the extent provided in this paragraph, and the knowledge available to us is such that we are unable to assume, and do not assume, any responsibility for the accuracy, completeness or fairness of such information. However, on the basis of such review, we have acquired no actual knowledge that the information contained in the Preliminary Official Statement and the Official Statement (except for the financial information and notes thereto and the schedules and other financial or statistical data included therein or in any appendix thereto, as to which we express no opinion) contains any untrue statement of a material fact or omits to state any material fact necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

We are furnishing this letter of opinion to you solely for your benefit and may be relied on by you only for the purpose contemplated in the Transaction. Our opinion is not to be reproduced or filed publicly, or used or relied on by, or quoted or delivered to any other person or entity, or used or relied upon for any purpose other than the purpose contemplated in the Transaction without, in each instance, our prior written consent.

Respectfully submitted,

EXHIBIT D

FORM OF OPINION OF COUNSEL TO UNDERWRITER

[LETTERHEAD OF SQUIRE PATTON BOGGS (US) LLP]

[Closing Date]

Piper Sandler & Co.,
as Underwriter
2525 East Camelback Road
Suite 950
Phoenix, Arizona 85016

Ladies and Gentlemen:

We have acted as counsel to you (the “Underwriter”) in connection with your purchase from Alamar Community Facilities District (the “Issuer”) of its \$[Par] General Obligation Bonds, Series 2022 (the “Bonds”), dated as of the date of this letter, pursuant to the Bond Purchase Agreement, dated [Pricing Date] (the “Purchase Agreement”), between you and the Issuer. This letter is provided pursuant to Section 7(i)(8) of the Purchase Agreement in connection with your purchase of the Bonds. Capitalized terms not otherwise defined in this letter are used as defined in the Purchase Agreement.

In accordance with the terms of our engagement, certain of our lawyers reviewed (a) the Preliminary Official Statement dated _____, 2022 (the “Preliminary Official Statement”), and (b) the Official Statement dated [Pricing Date] (the “Official Statement”) relating to the Bonds, and participated in discussions with your representatives, representatives of the Issuer, the City, Brookfield Lakin LLC and Brookfield Residential (Arizona) LLC, financial consultants to the City and the Issuer, Snell & Wilmer PLC, as counsel to Brookfield Lakin LLC and Brookfield Residential (Arizona) LLC, Greenberg Traurig, LLP, as Bond Counsel, and others, regarding the Preliminary Official Statement and the Official Statement, the information contained therein, and related matters.

The purpose of our professional engagement in that regard was not to establish or to confirm factual matters set forth in the Preliminary Official Statement or the Official Statement, and we have not undertaken to verify independently any of those factual matters. Many of the determinations required to be made in the preparation of the Preliminary Official Statement and the Official Statement involve matters of a non-legal nature.

Subject to the foregoing, on the basis of the information gained by our lawyers involved in the review and discussions referred to above, we confirm to you that nothing came to the attention of those lawyers that caused them to believe that (1) the Preliminary Official Statement, as of its date and as of the date of the Purchase Agreement, contained any untrue statement of a material fact or omitted to state any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading, or (2) the Official Statement, as of its date and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not

misleading; *provided, however*, that we do not assume any responsibility for the accuracy, completeness or fairness of the statements contained in the Preliminary Official Statement or the Official Statement, and we do not express any belief with respect to financial, technical, statistical, accounting or demographic data or forecasts, or any information about [the Policy, the Bond Insurer,] the book-entry system and The Depository Trust Company, or the information under the heading “TAX EXEMPTION,” in Appendix B – “FORM OF LEGAL OPINION OF BOND COUNSEL,” contained in the Preliminary Official Statement or the Official Statement.

In addition to the review and discussions referred to above, we have also examined an executed counterpart of the Purchase Agreement and such other proceedings, documents, matters and law as we deem necessary to render the opinions set forth below.

Based on that examination and subject to the limitations stated below, we are of the opinion that under existing law:

1. The Bonds are exempt from registration under the Securities Act of 1933, as amended, and the Bond Resolution is exempt from qualification under the Trust Indenture Act of 1939, as amended.
2. The Undertaking satisfies the requirement of paragraph (b)(5) of Rule 15c2-12 prescribed under the Securities Exchange Act of 1934, as amended (the “Rule”), that you obtain an undertaking for the benefit of the holders, including beneficial owners, of the Bonds to provide certain annual financial information and event notices at the time and in the manner required by the Rule.

The legal opinions stated immediately above are based on an analysis of existing laws, regulations, rulings and court decisions and cover certain matters not directly addressed by such authorities. In rendering all such opinions, we assume, without independent verification, and rely upon (i) the accuracy of the factual matters represented, warranted or certified in the proceedings and documents we have examined and (ii) the due and legal authorization, execution and delivery of those documents by and the valid, binding and enforceable nature of those documents upon the parties thereto.

This letter is being furnished only to you for your use solely in connection with the transaction described herein and may not be relied upon by anyone else or for any other purpose without our prior written consent. No statements of belief or opinions other than those expressly stated herein shall be implied or inferred as a result of anything contained in or omitted from this letter. The statements of belief and opinions expressed in this letter are stated only as of the time of its delivery and we disclaim any obligation to revise or supplement this letter thereafter. Our engagement in connection with the original issuance and delivery of the Bonds is concluded upon delivery of this letter.

Respectfully submitted,

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2022

NEW ISSUE – BOOK-ENTRY-ONLY

RATING: See “RATING” herein.

INSURANCE: See “BOND INSURANCE” AND “RISK FACTORS RELATED TO BOND INSURANCE” herein.

In the opinion of Bond Counsel, assuming the accuracy of certain representations and certifications and the continuing compliance with certain tax covenants, under existing statutes, regulations, rulings and court decisions, interest on the Bonds will be excludable from gross income for federal income tax purposes. Further, interest on the Bonds will not be an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. See “TAX EXEMPTION” herein for a description of certain other federal tax consequences of ownership of the Bonds. Bond Counsel is further of the opinion that interest on the Bonds will be exempt from income taxation under the laws of the State of Arizona.

The Bonds will be designated as “qualified tax-exempt obligations” for purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986, as amended. See “QUALIFIED TAX-EXEMPT OBLIGATIONS” herein.

\$3,960,000*

**ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS, SERIES 2022
(BANK QUALIFIED)**

**DRAFT III
5-31-22**

Dated: Date of Delivery

Due: July 15 as shown on inside front cover page.

The Alamar Community Facilities District (Avondale, Arizona) General Obligation Bonds, Series 2022 (the “Bonds”) are authorized pursuant to Title 48, Chapter 4, Article 6 of the Arizona Revised Statutes and an election held on November 13, 2018, in and for Alamar Community Facilities District (the “District”), a community facilities district formed within the boundaries of the City of Avondale, Arizona (the “City”), and will be issued pursuant to a resolution of the board of directors of the District. The Bonds will be payable as to both principal and interest from *ad valorem* taxes to be levied on all taxable property within the boundaries of the District, without limitation as to rate or amount. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS” herein. Interest will accrue from the date of delivery and be payable on January 15, 2023*, and on each July 15 and January 15 thereafter, until maturity or prior redemption.

The Bonds will be registered only in the name of Cede & Co., the nominee of The Depository Trust Company, New York, New York (“DTC”), for purposes of the book-entry only system described herein. Utilization of the book-entry-only system will affect the method and timing of payment of principal of and interest on the Bonds and the method of transfer of the Bonds. DTC will be responsible for distributing the principal and interest payments to the DTC Participants (defined herein) which will, in turn, be responsible for distribution of such amounts to the beneficial owners of the Bonds (the “Beneficial Owners”). As they will be in book-entry-only form, purchasers will not receive definitive certificates with respect to the Bonds. Beneficial ownership interests in the Bonds may be purchased through the facilities of DTC in amounts of \$5,000 of principal due on a specific maturity date and integral multiples thereof. So long as any purchaser is the Beneficial Owner of a Bond, such purchaser must maintain an account with a broker or a dealer which is, or acts through, a DTC Participant to receive payment of principal of and interest on such Bond. See APPENDIX D – “BOOK-ENTRY-ONLY SYSTEM.”

SEE BOND MATURITY SCHEDULE ON INSIDE FRONT COVER PAGE

The Bonds will be subject to redemption by the District prior to maturity as described under “THE BONDS – Redemption Provisions” herein.

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by [Insurer].

[Insurance company logo]

Proceeds of the sale of the Bonds will be used to pay (i) costs of acquisition of certain public infrastructure benefiting the District and (ii) costs of issuance relating to the Bonds.

Investment in the Bonds involves certain risks that each prospective investor should consider prior to investing. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS” and “RISK FACTORS” herein.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE STATE OF ARIZONA (THE “STATE”) OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL BE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS WILL BE OBLIGATIONS OF THE DISTRICT ONLY. NONE OF THE CITY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL HAVE ANY OBLIGATION WITH RESPECT TO DEBT SERVICE FOR THE BONDS.

This cover page contains certain information for general reference only. It is not a summary of the issue of which the Bonds are a part. Investors are advised to read this Official Statement in its entirety to obtain information essential to the making of an informed investment decision with respect to the Bonds.

The Bonds are offered when, as and if issued and subject to the approval of Greenberg Traurig, LLP, Phoenix, Arizona, Bond Counsel. Certain matters will be passed upon for the Underwriter identified below by its counsel, Squire Patton Boggs (US) LLP, Phoenix, Arizona, and for Brookfield Lakin LLC by Snell & Wilmer, L.L.P., Phoenix, Arizona. It is expected that delivery of the Bonds in book-entry-only form will be made through the facilities of DTC on or about _____, 2022.*

* Subject to change.

\$3,960,000*
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS, SERIES 2022
(BANK QUALIFIED)

Base CUSIP®⁽¹⁾ No. _____

MATURITY SCHEDULE*

Maturity Date (July 15)	Principal Amount	Interest Rate	Yield	CUSIP® ⁽¹⁾ No. _____
2023	\$125,000	%	%	
2024	105,000			
2025	105,000			
2026	110,000			
2027	115,000			
2028	115,000			
2029	120,000			
2030	125,000			
2031	130,000			
2032	135,000			
2033	140,000			
2034	145,000			
2035	150,000			
2036	155,000			
2037	160,000			
2038	170,000			
2039	175,000			
2040	185,000			
2041	190,000			
2042	195,000			
2043	205,000			
2044	215,000			
2045	220,000			
2046	230,000			
2047	240,000			

\$_____% Term Bond Due 7/15/20____, Price ____% CUSIP _____

* Subject to change.

⁽¹⁾ CUSIP® is a registered trademark of the American Bankers Association. CUSIP Global Services (CGS) is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. Copyright© 2022 CGS. All rights reserved. CUSIP® data herein is provided by CGS. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. None of the District, the Financial Advisor, the Underwriter, the Developer or their agents or counsel assume responsibility for the accuracy of such numbers.

ALAMAR COMMUNITY FACILITIES DISTRICT

DISTRICT BOARD

Kenn Weise, *Chairperson*

Veronica Malone, *Vice Chairperson*

Tina Conde, *Board Member*

Bryan Kilgore, *Board Member*

Curtis Nielson, *Board Member*

Mike Pineda, *Board Member*

Gloria Solorio, *Board Member*

DISTRICT ADMINISTRATIVE STAFF

Cherlene Penilla
Acting District Manager

Renee Weatherless
District Treasurer

Nicholle Harris, Esq.
District Counsel

Marcella Carrillo
District Clerk

FINANCIAL ADVISOR

Stifel, Nicolaus & Company, Incorporated
Phoenix, Arizona

BOND COUNSEL

Greenberg Traurig, LLP
Phoenix, Arizona

BOND REGISTRAR AND PAYING AGENT

[Paying Agent]

REGARDING THIS OFFICIAL STATEMENT

This Official Statement, which includes the cover page, the inside front cover page and the appendices hereto, should be considered in its entirety, and no one subject should be considered less important than another by reason of location in the text. Brief descriptions of the Bonds, the Bond Resolution, the security for the Bonds, the District, the Developer and the Public Infrastructure (as such terms are defined herein) and other information are included in this Official Statement. Such descriptions do not purport to be comprehensive or definitive. All references herein to the Bonds, the Bond Resolution and any documents are qualified in their entirety by reference to such documents, copies which may be obtained from Piper Sandler & Co. (the “Underwriter”).

No dealer, broker, salesperson or other person has been authorized by the District, the Underwriter or Stifel, Nicolaus & Company, Incorporated (the “Financial Advisor”), to give information or to make any representations other than those contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by the District, the Underwriter, the Financial Advisor or the Developer.

The information set forth herein has been obtained from the District, the Developer and other sources that are considered to be accurate and reliable and customarily relied upon in the preparation of similar official statements, but such information has not been independently confirmed or verified by the District, the Underwriter, the Developer (except for the section entitled “LAND DEVELOPMENT”), or the Financial Advisor, is not guaranteed as to accuracy or completeness, and is not to be construed as the promise or guarantee of the District, the Underwriter, the Developer (except for the section entitled “LAND DEVELOPMENT”), or the Financial Advisor.

The Underwriter has provided the following sentence for inclusion in this Official Statement: “The Underwriter has reviewed the information in this Official Statement pursuant to its responsibilities to investors under the federal securities laws, but the Underwriter does not guarantee the accuracy or completeness of such information.”

The presentation of information, including tables of receipts from taxes and other sources, shows recent historical information and is not intended to indicate future or continuing trends in the financial position or other affairs of the District. All information, estimates and assumptions contained herein are based on past experience and on the latest information available and are believed to be reliable, but no representations are made that such information, estimates and assumptions are correct, will continue, will be realized or will be repeated in the future. To the extent that any statements made in this Official Statement involve matters of opinion or estimates, whether or not expressly stated to be such, they are made as such and not as representations of fact or certainty, and no representation is made that any of these statements have been or will be realized. All forecasts, projections, opinions, assumptions or estimates are “forward looking statements” that must be read with an abundance of caution and that may not be realized or may not occur in the future. Information other than that obtained from official records of the District has been identified by source and has not been independently confirmed or verified by the District, the Underwriter, the Financial Advisor or the Developer and its accuracy cannot be guaranteed. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made pursuant hereto will, under any circumstances, create any implication that there has been no change in the affairs of the District or any of the other parties or matters described herein since the date hereof.

The Bonds will not be registered under the Securities Act of 1933, as amended, or any state securities law, and will not be listed on any stock or other securities exchange. Neither the Securities and Exchange Commission nor any other federal, state or other governmental entity or agency will have passed upon the accuracy or adequacy of this Official Statement or approved the Bonds for sale.

A wide variety of information, including financial information, concerning the District is available from publications and websites of the District and others. Any such information that is inconsistent with the information set forth in this Official Statement should be disregarded. References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such publications and websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of Rule 15c2-12 of the Securities and Exchange Commission.

The District will undertake to provide continuing disclosure as described in this Official Statement under the heading “CONTINUING DISCLOSURE” and in APPENDIX C – “FORM OF CONTINUING DISCLOSURE UNDERTAKING,” all pursuant to Rule 15c2-12 of the Securities and Exchange Commission.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY ALLOW CONCESSIONS OR DISCOUNTS FROM THE INITIAL PUBLIC OFFERING PRICES TO DEALERS AND OTHERS, AND THE UNDERWRITER MAY OVERALLOT OR ENGAGE IN TRANSACTIONS INTENDED TO STABILIZE THE PRICES OF THE BONDS AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET IN ORDER TO FACILITATE THEIR DISTRIBUTION. SUCH STABILIZATION, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

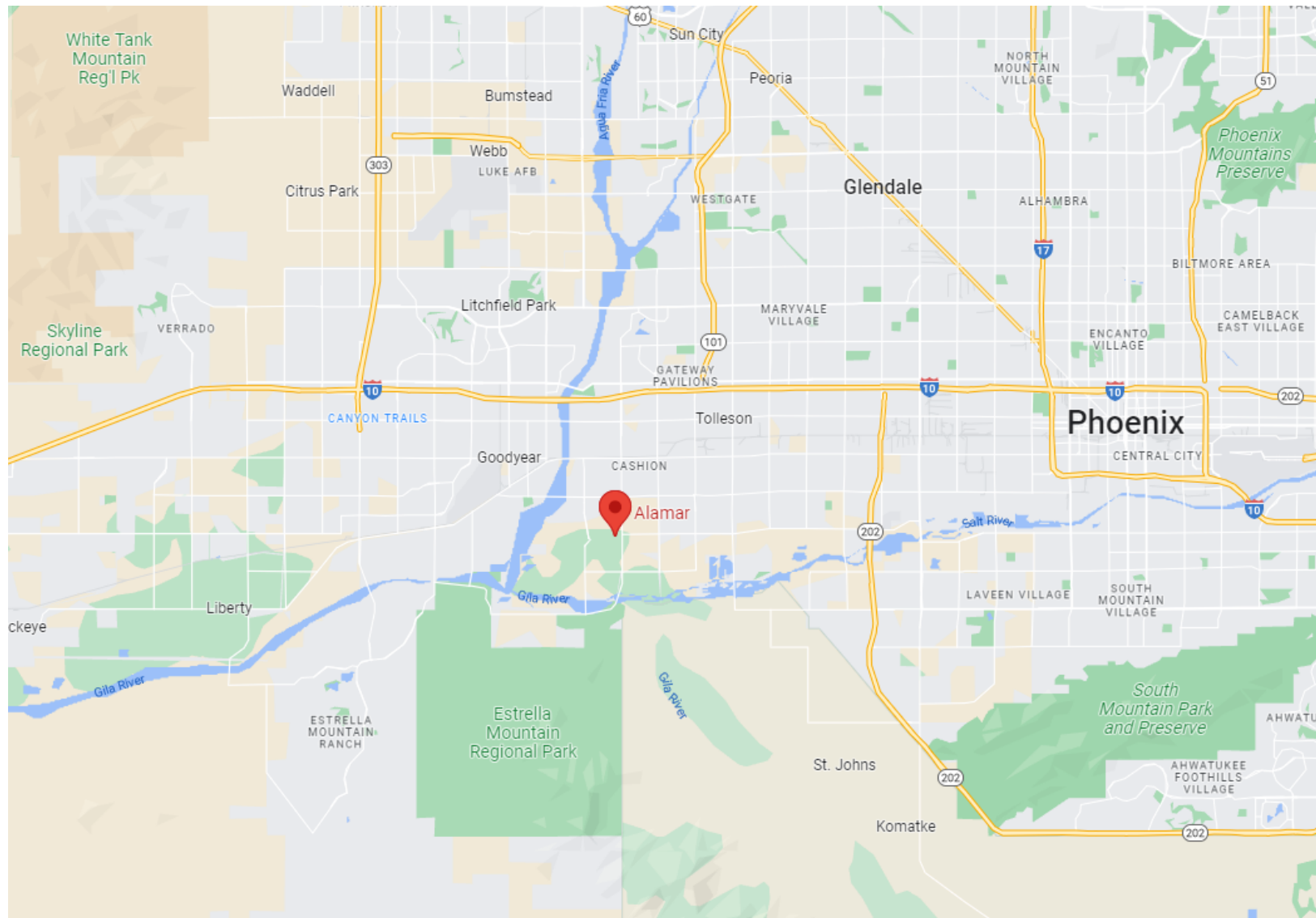
[Insurer] (“[INS]”) makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, [INS] has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding [INS], supplied by [INS] and presented under the heading “BOND INSURANCE” and APPENDIX E – “SPECIMEN MUNICIPAL BOND INSURANCE POLICY”.

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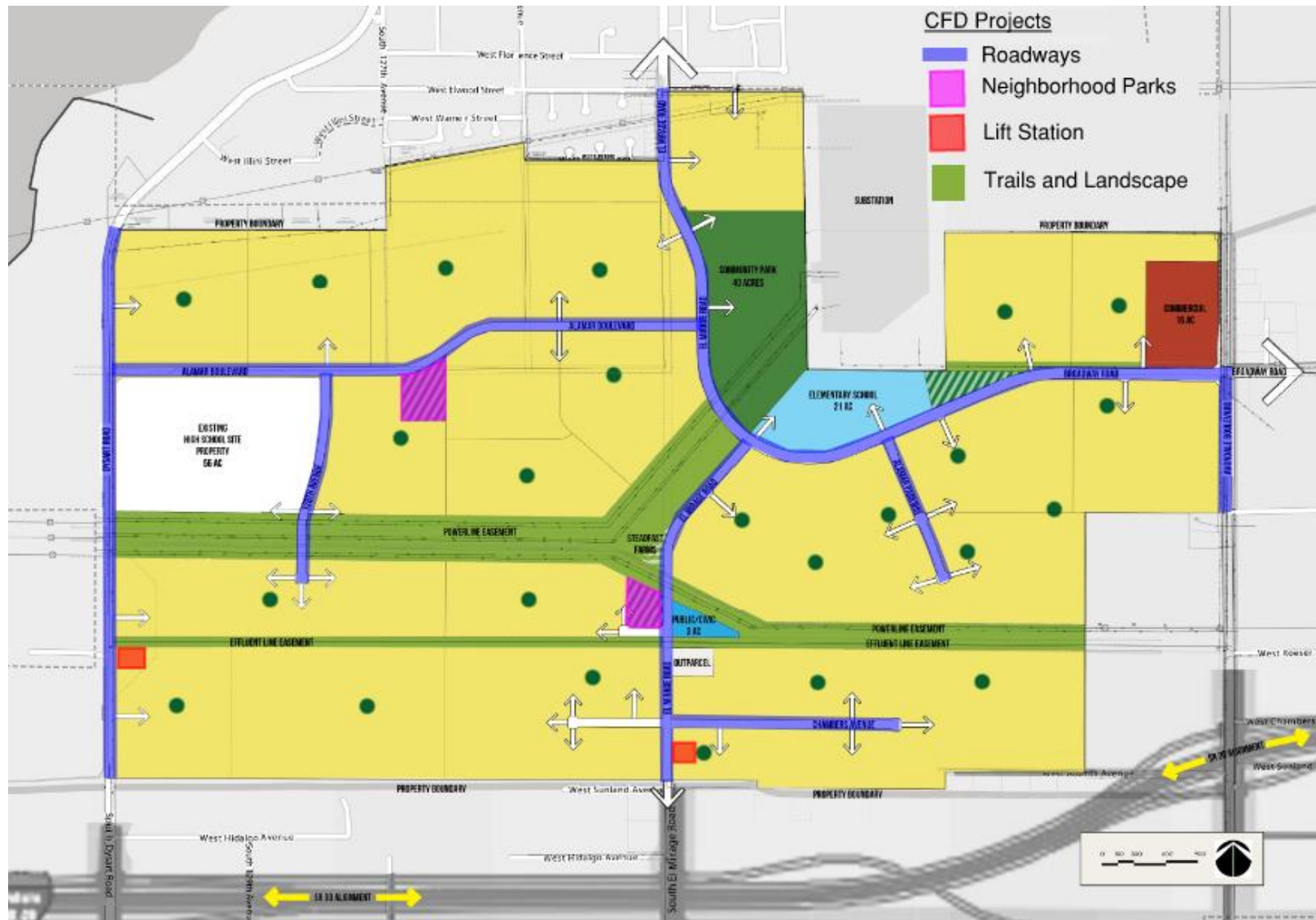
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MAP SHOWING LOCATION OF DISTRICT IN CONTEXT OF SURROUNDING AREA



MAP SHOWING DETAILS OF THE ALAMAR COMMUNITY



DEPICTION OF THE ALAMAR COMMUNITY MASTER PLAN



OFFICIAL STATEMENT

\$3,960,000*

ALAMAR COMMUNITY FACILITIES DISTRICT (AVONDALE, ARIZONA) GENERAL OBLIGATION BONDS, SERIES 2022 (BANK QUALIFIED)

INTRODUCTORY STATEMENT

This Official Statement, which includes the cover page, the inside front cover page and the appendices hereto, provides certain information concerning the issuance of Alamar Community Facilities District (Avondale, Arizona) General Obligation Bonds, Series 2022 (the “Bonds”), in the aggregate principal amount of \$3,960,000*.

The Community Facilities District Act of 1988, constituting Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the “Enabling Act”), was enacted to provide a method of financing (including through the issuance by the District (as defined herein) of general obligation bonds) certain “public infrastructure purposes” (as such term is defined in the Enabling Act) relating to a community facilities district. As provided by, and with the limitations set forth in, the Enabling Act, once formed, a community facilities district is a legally constituted municipal corporation and political subdivision within defined boundaries.

Pursuant to the Enabling Act and in response to a petition by all of the then owners of land therein, the Council (the “City Council”) of the City of Avondale, Arizona (the “City”), formed Alamar Community Facilities District (the “District”) on May 21, 2018. The District encompasses approximately 1,086 acres (the “District Land”) located in the southern portion of the City. The City is located approximately 15 miles west of downtown Phoenix, Arizona (“Phoenix”) in the southwestern portion of the metropolitan Phoenix area and in the central portion of Maricopa County, Arizona (the “County”). See APPENDIX A – “INFORMATION REGARDING THE CITY OF AVONDALE, ARIZONA,” which includes certain information about the City and surrounding area, and, generally, the information on pages (vi) through (viii).

The District is a special purpose, tax levying public improvement district for certain constitutional purposes and a municipal corporation for certain other statutory purposes. The District has the power to implement the District’s general plan for public infrastructure primarily through the issuance of general obligation, special assessment or revenue bonds. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS – *Ad valorem* Property Taxation in the District – Direct General Obligation Bonded Debt Outstanding and to be Outstanding” and “OVERLAPPING, ADDITIONAL AND ADDITIONAL OVERLAPPING INDEBTEDNESS.” (The District has no outstanding special assessment or revenue bonds and has no current plans to issue any.)

The City Council serves, *ex officio*, as the district board of the District (the “Board”). Additionally, the Board has appointed the City Manager as the District Manager, the City Finance Director as the District Treasurer, the City Attorney as the District Counsel, and the City Clerk as the District Clerk.

See “LAND DEVELOPMENT – The Developer” for certain information about Brookfield Lakin LLC (the “Developer”), the entity which owns the remainder of the District Land being developed.

Pursuant to the results of the Election (as defined herein), the District has the authority to issue general obligation bonds in an aggregate principal amount of not to exceed \$70,000,000, in one or more series, payable from *ad valorem* taxes (without limitation as to rate or amount) levied on all taxable property within the boundaries of the District. On September 9, 2021, the District issued \$15,979.52 aggregate principal amount of such general obligation bonds (the “2021 Bonds”).

* *Subject to change.*

The Bonds are being issued to finance a portion of the costs of acquiring certain public infrastructure within the boundaries of the District necessary for Ph 1 Broadway Rd West and a portion of Ph 1 Alamar Parkway (collectively, the “Public Infrastructure”).

Upon issuance of the Bonds and thereafter in each year, the Board will annually levy, and cause to be collected, an *ad valorem* tax, at the same time and in the same manner as other such taxes are levied and collected, on all taxable property in the District, sufficient to pay interest on and principal of the Bonds (“Debt Service”), as the same becomes due, whether at maturity or if applicable upon mandatory redemption. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS – *Ad valorem* Property Taxation in the District” and “RISK FACTORS.”

In addition to the levy of *ad valorem* property taxes for the payment of Debt Service on the Bonds, pursuant to the results of the Election, the District also is authorized to levy and collect an *ad valorem* tax at a tax rate of not to exceed \$0.30 per \$100 of Net Limited Assessed Property Value (as defined herein) on all taxable property within the boundaries of the District for operation and maintenance expenses of the District (the “Operation and Maintenance Tax”). The District is currently levying and collecting the Operation and Maintenance Tax at a rate of \$0.30 per \$100 of Net Limited Assessed Property Value.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE STATE OF ARIZONA (THE “STATE”), OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL BE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS WILL BE OBLIGATIONS OF THE DISTRICT ONLY. NONE OF THE CITY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL HAVE ANY OBLIGATION WITH RESPECT TO DEBT SERVICE FOR THE BONDS.

THE BONDS

Authorization and Purpose

The Bonds are authorized pursuant to the Enabling Act and a vote of the owners of land in the District at a special bond election held in and for the District on November 13, 2018 (the “Election”), pursuant to which the District has been authorized to incur general obligation bonded indebtedness in an amount not to exceed \$70,000,000 in order to finance, among other things, the costs of public infrastructure purposes within the District, including incidental costs and the costs of issuing bonds, and will be issued pursuant to a resolution adopted by the Board on June 13, 2022 (the “Bond Resolution”). The Bonds represent the second series issued pursuant to the authorization approved at the Election, and, after issuance of the Bonds, \$66,024,021* aggregate principal amount of bonds will remain authorized but unissued. In addition, certain amounts of net premium on general obligation bonds of the District reduce the principal amount of authorized but unissued general obligation bonds of the District. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS – *Ad valorem* Property Taxation in the District”, “ESTIMATED DEBT SERVICE REQUIREMENTS” and “OVERLAPPING, ADDITIONAL AND ADDITIONAL OVERLAPPING INDEBTEDNESS – Additional General Obligation Bonded Indebtedness of the District.” Additional amounts of general obligation bonds payable from the same source as the Bonds may be issued in the future pursuant to authority approved at the Election or at future elections held in and for the District.

Terms of the Bonds – Generally

The Bonds will be dated as of the date of initial delivery and will be registered only in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”), under the book-entry-only system described herein (the “Book-Entry-Only System”). See APPENDIX D – “BOOK-ENTRY-ONLY SYSTEM.” The Bonds will mature on the dates and in the principal amounts and will bear interest at the rates set forth on the inside front cover page of this Official Statement. Beneficial ownership interests in the Bonds may be purchased in amounts of \$5,000 of principal due on a specific maturity date or integral multiples thereof. Interest on the Bonds will accrue from their dated date and be payable semiannually commencing on January 15, 2023*, and on each July 15 and January 15 thereafter (each an “interest payment date”) until maturity or prior redemption. (The District has chosen the first day of the month of each interest payment date as the “record date” for the Bonds.)

* Subject to change.

See “TAX EXEMPTION” herein for a discussion of the treatment of interest on the Bonds for federal or State income tax purposes.

Bond Registrar and Paying Agent

[Paying Agent] will serve as the initial bond registrar, transfer agent and paying agent (the “Bond Registrar and Paying Agent”) for the Bonds. The District may change the Bond Registrar and Paying Agent without notice to or consent of the owners of the Bonds.

Redemption Provisions*

Optional Redemption. The Bonds maturing before or on July 15, 20__, will not be subject to redemption prior to maturity. The Bonds maturing on or after July 15, 20__, will be subject to redemption prior to maturity, at the option of the District, in whole or in part from maturities selected by the District on July 15, 20__, or on any date thereafter, by the payment of a redemption price equal to the principal amount of each Bond redeemed, plus interest accrued to the date fixed for redemption but without a premium.

Mandatory Redemption. The Bonds maturing on July 15 of the following years (the “Term Bonds”) will be subject to mandatory redemption and will be redeemed on July 15 of the respective years and in the principal amounts set forth below, by payment of the principal amount of each Bond redeemed, plus interest accrued to the date fixed for redemption, but without premium:

Term Bond Maturing July 15, 20__*

Year	Principal Amount
20__	\$
20__	
20__	
20__ (maturity)	

Whenever Term Bonds are redeemed (other than pursuant to mandatory redemption) or are delivered to the Bond Registrar and Paying Agent for cancellation, the principal amount of the Term Bonds of such maturity so retired shall satisfy and be credited against the mandatory redemption requirements for such maturity on a pro rata basis, to the extent practicable provided, however, that each remaining mandatory payment shall be in an amount of at least \$5,000 of principal.

Notice of Redemption. Notices of redemption will be sent to DTC in the manner required by DTC not more than 60 nor less than 30 days prior to the date set for redemption. See APPENDIX D – “BOOK-ENTRY-ONLY SYSTEM.” If moneys for the payment of the redemption price are not held by or on behalf of the Bond Registrar and Paying Agent prior to sending the notice of redemption, such redemption shall be conditional on such moneys being so held on or prior to the redemption date and if not so held by the redemption date the redemption shall be cancelled and be of no force and effect. The notice of redemption shall describe the conditional nature of the redemption.

Effect of Redemption. On the date designated for redemption, the Bonds or portions thereof to be redeemed will become and be due and payable at the redemption price for such Bonds or portions thereof, and, if moneys for payment of the redemption price are held in a separate account by the Bond Registrar and Paying Agent, interest on such Bonds or portions thereof to be redeemed will cease to accrue, such Bonds or portions thereof will cease to be entitled to any benefit or security under the Bond Resolution, the owners of such Bonds or portions thereof will have no rights in respect thereof except to receive payment of the redemption price thereof and such Bonds or portions thereof will be deemed paid and no longer outstanding.

Any amount included in a Bond subject to prior redemption may be redeemed in a denomination equal to or in excess of, but divisible by, \$5,000.

* Subject to change.

SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS

General

The Board will annually levy, and cause to be collected, an *ad valorem* tax, at the same time and in the same manner as other such taxes are levied and collected, on all taxable property in the District, sufficient to pay Debt Service, whether at maturity or, if applicable, upon mandatory redemption. Amounts derived from the levy of such tax when collected constitute funds to pay Debt Service and will be kept separately from other funds of the District. With respect to such *ad valorem* property taxes, the Bonds will be payable from such taxes on the same basis as the 2022 Bonds and general obligation bonds and general obligation refunding bonds of the District that may be issued in the future.

The 2022 Bonds, the Bonds and other general obligation or general obligation refunding bonds of the District hereafter issued will be payable on a parity basis with respect to the collection and application of such taxes, which will be allocated to each series of general obligation bonds in accordance with any debt service then due and, in any case, taking into account other funds held by the District for such payment. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS – *Ad valorem* Property Taxation in the District – Direct General Obligation Bonded Debt Outstanding to be Outstanding” and “OVERLAPPING, ADDITIONAL AND ADDITIONAL OVERLAPPING INDEBTEDNESS – Additional General Obligation Bonded Indebtedness of the District.”

In addition to the levy of *ad valorem* property taxes for the payment of Debt Service on the Bonds, the Board also levies the Operation and Maintenance Tax. (The Operation and Maintenance Tax has been levied since fiscal year 2019/20.) See TABLE 2.

Investment in the Bonds involves certain risks that each prospective investor should consider prior to investing. See “RISK FACTORS.”

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL BE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS WILL BE OBLIGATIONS OF THE DISTRICT ONLY. NONE OF THE CITY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL HAVE ANY OBLIGATION WITH RESPECT TO DEBT SERVICE FOR THE BONDS.

Defeasance

Pursuant to the Bond Resolution, payment of all or any part of the Bonds may be provided for by the irrevocable deposit, in trust, of moneys or obligations issued or guaranteed by the United States of America (“Defeasance Obligations”) or both, which, with the maturing principal of and interest on such Defeasance Obligations, if any, will be sufficient, as evidenced by a certificate or report of an accountant, to pay when due the principal or redemption price of and interest on such Bonds. Any Bonds so provided for will no longer be outstanding under the Bond Resolution or payable from *ad valorem* taxes on taxable property in the District, and the owners of such Bonds shall thereafter be entitled to payment only from the moneys and Defeasance Obligations deposited in trust.

***Ad valorem* Property Taxation in the District**

Taxable Property. Real property and improvements and personal property are either valued by the Assessor of the County or the Arizona Department of Revenue (the “Department of Revenue”). Property valued by the Assessor of the County is referred to as “locally assessed” property and generally encompasses residential, agricultural and traditional commercial and industrial property. Property valued by the Department of Revenue is referred to as “centrally valued” property and generally includes large mine and utility entities.

Locally assessed property is assigned two values: Full Cash Value and Limited Property Value (both as defined herein). Centrally valued property is assigned one value: Full Cash Value.

Full Cash Value. In the context of a specific property parcel, full cash value (“Full Cash Value”) is statutorily defined to mean “the value determined as prescribed by statute” or if a statutory method is not prescribed it is “synonymous with market value, which means the estimate of value that is derived annually by using standard appraisal methods and techniques,” which generally include the market approach, the cost approach and the income approach. In valuing locally assessed property, the Assessor of the County generally uses a cost approach to value commercial/industrial property and a market approach to value residential property. In valuing centrally valued property, the Department of Revenue begins generally with information provided by taxpayers and then applies procedures provided by State law. State law allows taxpayers to appeal such Full Cash Values by providing evidence of a lower value, which may be based upon another valuation approach. Full Cash Value is used as the ceiling for determining Limited Property Value. Unlike Limited Property Value, increases in Full Cash Value are not limited.

Limited Property Value. In the context of a specific property parcel, limited property value (“Limited Property Value”) is a property value determined pursuant to the Arizona Constitution and the Arizona Revised Statutes. Except as described in the next sentence, for locally assessed property in existence in the prior year, Limited Property Value is limited to the lesser of Full Cash Value or an amount 5% greater than Limited Property Value determined for the prior year for such specific property parcel. In the following circumstances, Limited Property Value is established at a level or percentage of Full Cash Value that is comparable to that of other properties of the same or a similar use or classification: property that was erroneously totally or partially omitted from the property tax rolls in the preceding tax year, except as a result of the matters described in this sentence; property for which a change in use has occurred since the preceding tax year and property that has been modified by construction, destruction, or demolition since the preceding valuation year such that the total value of the modification is equal to or greater than 15% of the Full Cash Value. (Limited Property Value of property that has been split, subdivided or consolidated varies depending on when the change occurred.) A separate Limited Property Value is not provided for centrally valued property.

Full Cash Value and Limited Property Value for Taxing Jurisdictions. The Full Cash Value in the context of a taxing jurisdiction is the sum of the Full Cash Value associated with each parcel of property in the jurisdiction. Full Cash Value of the jurisdiction is the basis for determining constitutional and statutory debt limits for certain political subdivisions in Arizona, including the District.

The Limited Property Value in the context of a taxing jurisdiction is the sum of the Limited Property Value associated with each parcel of locally assessed property within the jurisdiction plus the sum of the Full Cash Value associated with each parcel of centrally valued property within the jurisdiction. Limited Property Value of the jurisdiction is used as the basis for levying both primary and secondary taxes. See “Primary Taxes” and “Secondary Taxes” below.

Property Classification and Assessment Ratios. All property, both real and personal, is assigned a classification (defined by property use) and related assessment ratio that is multiplied by the Limited Property Value or Full Cash Value of the property, as applicable, to obtain the “Limited Assessed Property Value” and the “Full Cash Assessed Value,” respectively.

The assessment ratios for each property classification are set forth by tax year in the following table.

TABLE 1

Property Tax Assessment Ratios (Tax Year)

Property Classification (a)	2018	2019	2020	2021	2021
Mining, utilities, commercial and industrial (b)	18%	18%	18%	18%	17.5%
Agricultural and vacant land	15	15	15	15	15
Owner occupied residential	10	10	10	10	10
Leased or rented residential	10	10	10	10	10
Railroad, private car company and airline flight property (c)	14	15	15	15	15

- (a) *Additional classes of property exist, but seldom amount to a significant portion of a municipal body’s total valuation.*
- (b) *The assessment ratio for this property classification will decrease to 17% for tax year 2023, 16.5% for tax year 2024 and 16% for tax year 2025. Pursuant to Arizona Laws 2022, Fifty-Fifth Legislature, Second Session, Chapter 171 (Senate Bill 1093) (the “2022 Legislation”), Section 2, which was signed by the Governor of Arizona on April 22, 2022 and will take effect 90 days following adjournment of the current 2022 regular legislative session unless a referendum petition with the requisite number of valid signers is filed referring the 2022 Legislation to Arizona voters, the assessment ratio for this property classification will decrease to 15.5% for tax year 2026 and 15% for each tax year thereafter.*
- (c) *This percentage is determined annually pursuant to Section 42-15005, Arizona Revised Statutes.*

Source: *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue.

Primary Taxes. Per State statute, taxes levied for the maintenance and operation of counties, cities, towns, school districts, community college districts and the State are “primary taxes.” Primary taxes are levied against Net Limited Assessed Property Value. “Net Limited Assessed Property Value” is determined by excluding the value of property exempt from taxation from Limited Assessed Property Value of locally assessed property and from Full Cash Assessed Value of centrally valued property and combining the resulting two amounts.

The primary taxes levied by each county, city, town and community college district are constitutionally limited to a maximum increase of 2% over the maximum allowable prior year’s levy limit plus any taxes on property not subject to taxation in the preceding year (e.g., new construction and property brought into the jurisdiction because of annexation). The 2% limitation does not apply to primary taxes levied on behalf of school districts.

The combined taxes on owner occupied residential property only, for purposes other than voter-approved bonded indebtedness and overrides and certain special district assessments, are constitutionally limited to 1% of the Limited Property Value of such property. This constitutional limitation on the combined tax levies for owner occupied residential property is implemented by reducing the school district’s taxes. To offset the effects of reduced school district property taxes, the State compensates the school district by providing additional State aid.

Secondary Taxes. Per State statute, taxes levied for payment of bonds like the Bonds, voter-approved budget overrides, and the maintenance and operation of special purpose districts such as sanitary, fire, road improvement, and

career technical education districts, are “secondary taxes.” Like primary taxes, secondary taxes are also levied against Net Limited Assessed Property Value. There is no constitutional or statutory limitation on annual levies for voter-approved bond indebtedness (including the Bonds) and overrides and certain special district assessments.

Tax Procedures. The State tax year has been defined as the calendar year, notwithstanding the fact that tax procedures begin prior to January 1 of the tax year and continue through May of the succeeding calendar year.

On or before the third Monday in August each year the Board of Supervisors of the County prepares the tax roll setting forth certain valuations by taxing district of all property in the County subject to taxation. The tax roll is then forwarded to the Treasurer of the County. (The Assessor of the County is required to have completed the assessment roll by December 15th of the year prior to the levy. This roll identifies the valuation and classification of each parcel located within the County for the tax year.)

With the various budgetary procedures having been completed by the governmental entities, the appropriate tax rate for each jurisdiction is then levied upon each non-exempt parcel of property in order to determine the total tax owed by each property owner. Any subsequent decrease in the value of the tax roll due to appeals or other reasons reduces the amount of taxes received by each jurisdiction.

The property tax lien on real property attaches on January 1 of the year the tax is levied. Such lien is prior and superior to all other liens and encumbrances on the property subject to such tax except liens or encumbrances held by the State or liens for taxes accruing in any other years and liens imposed by the United States. Set forth below is a record of property taxes levied and collected in the District for a portion of the current fiscal year and the previous two fiscal years. (The Operation and Maintenance Tax has been levied since fiscal year 2019/20.)

TABLE 2

**Property Taxes Levied and Collected (a)
Alamar Community Facilities District**

Fiscal Year	District TaxRate	District TaxLevy	Adjusted District Tax	Collected to June 30th of Initial Fiscal Year		Adjusted District Tax	Cumulative Collections to April 30, 2022	
			Levy as of June 30th	Amount	% of Adj. Levy	Levy as of 4/30/2022	Amount	% of Adj. Levy
2021/22	\$ 4.1500	\$ 18,394	\$ 18,394	(b)	(b)	\$ 18,321	\$ 13,906	75.90%
2020/21	0.3000	5,425	1,076	\$ 1,073	99.72%	1,076	1,076	100.00
2019/20	0.3000	618	618	618	100.00	618	15,600	100.00

- (a) *Taxes are collected by the Treasurer of the County. Taxes in support of debt service are levied by the Board of Supervisors of the County as required by Arizona Revised Statutes. Delinquent taxes are subject to an interest and penalty charge of 16% per annum, which is prorated at a monthly rate of 1.33%. Interest and penalty collections for delinquent taxes are not included in the collection figures above, but are deposited in the County's General Fund. Interest and penalties with respect to the first half tax collections (delinquent November 1) are waived if the full year's taxes are paid by December 31.*
- (b) *2021/22 taxes in course of collection:
First installment due 10-01-21; delinquent 11-01-21;
Second installment due 03-01-22; delinquent 05-01-22.*

Source: The Office of Budget and Finance of the County.

Delinquent Tax Procedures. The property taxes due the District are billed, along with State and other taxes, each September and are due and payable in two installments on October 1 and March 1 and become delinquent on November 1 and May 1, respectively. Delinquent taxes are subject to an interest penalty of 16% per annum, prorated monthly at a rate of 1.33% as of the first day of the month. (Interest and penalties for delinquent taxes are waived if a taxpayer, delinquent as to the November 1 payment, pays the entire year's tax bill by December 31.) After the close

of the tax collection period, the Treasurer of the County prepares a delinquent property tax list and the property so listed is subject to a tax lien sale in February of the succeeding year. In the event that there is no purchaser for the tax lien at the sale, the tax lien is assigned to the State, and the property is reoffered for sale from time to time until such time as it is sold, subject to redemption, for an amount sufficient to cover all delinquent taxes.

After three years from the sale of the tax lien, the tax lien certificate holder may bring an action in a court of competent jurisdiction to foreclose the right of redemption and, if the delinquent taxes plus accrued interest are not paid by the owner of record or any entity having a right to redeem, a judgment is entered ordering the Treasurer of the County to deliver a treasurer's deed to the certificate holder as prescribed by law.

In the event of bankruptcy of a taxpayer pursuant to the United States Bankruptcy Code (the "Bankruptcy Code"), the law is currently unsettled as to whether a lien can attach against the taxpayer's property for property taxes levied during the pendency of bankruptcy. Such taxes might constitute an unsecured and possibly non-interest bearing administrative expense payable only to the extent that the secured creditors of a taxpayer are oversecured, and then possibly only on the prorated basis with other allowed administrative claims. It cannot be determined, therefore, what adverse impact bankruptcy might have on the ability to collect *ad valorem* taxes on property of a taxpayer within the District. Proceeds to pay such taxes come only from the taxpayer or from a sale of the tax lien on delinquent property.

When a debtor files or is forced into bankruptcy, any act to obtain possession of the debtor's estate, any act to create or perfect any lien against the property of the debtor or any act to collect, assess or recover a claim against the debtor that arose before the commencement of the bankruptcy is stayed pursuant to the Bankruptcy Code. While the automatic stay of a bankruptcy court may not prevent the sale of tax liens against the real property of a bankrupt taxpayer, the judicial or administrative foreclosure of a tax lien against the real property of a debtor would be subject to the stay of bankruptcy court. It is reasonable to conclude that "tax sale investors" may be reluctant to purchase tax liens under such circumstances, and, therefore, the timeliness of the payment of post-bankruptcy petition tax collections becomes uncertain.

It cannot be determined what impact any deterioration of the financial conditions of any taxpayer, whether or not protection under the Bankruptcy Code is sought, may have on payment of or the secondary market for the Bonds. None of the District, the Underwriter (as defined herein), the Financial Advisor (as defined herein), the Developer or their respective agents or consultants has undertaken any independent investigation of the operations and financial condition of any taxpayer, nor have they assumed responsibility for the same.

In the event the County is expressly enjoined or prohibited by law from collecting taxes due from any taxpayer, such as may result from the bankruptcy of a taxpayer, any resulting deficiency could be collected in subsequent tax years by adjusting the District's tax rate charged to non-bankrupt taxpayers during such subsequent tax years.

TABLE 3

**Net Limited Assessed Property Value by Property Classification
Alamar Community Facilities District**

Class	2022/23 (a)	2021/22	2020/21	2019/20
Commercial, Industrial, Utilities & Mines	\$ 90,737	\$ 9,136	\$ -	\$ -
Agricultural and Vacant	1,334,900	433,096	1,807,583	204,356
Residential (owner occupied)	3,785,333	572	604	576
Residential (rental)	1,688,150	410	360	936
Totals (b)	<u>\$ 6,899,120</u>	<u>\$ 443,214</u>	<u>\$ 1,808,547</u>	<u>\$ 205,868</u>

(a) Fiscal year 2022/23 values are subject to positive or negative adjustments until approved by the Board of Supervisors of the County on or before August 15, 2022.

(b) Totals may not add up due to rounding.

Source: The Assessor of the County.

TABLE 4

**Net Limited Assessed Property Value of Major Taxpayers
Alamar Community Facilities District**

Major Taxpayer (a)	Estimated 2022/23 (b) Net Limited Assessed Property Value	As % of Estimated 2022/23 (b) Net Limited Assessed Property Value
Brookfield Lakin LLC (c)	\$ 996,709	14.45 %
Shea Homes Limited Partnership	84,905	1.23
Gehan Homes of Arizona, LLC	69,320	1.00
Taylor Morrison Arizona Inc.	65,548	0.95
Southwest Gas Corporation (T&D)	59,533	0.86
TJL Investments, LLC	45,562	0.66
RMHSLB Owner 1, LLC	38,123	0.55
Weekley Homes LLC	37,898	0.55
Flying V Land Partners LLC	37,821	0.55
	<u>\$ 1,435,419</u>	<u>20.81 %</u>

- (a) Some of such taxpayers or their parent corporations are subject to the informational requirements of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), and in accordance therewith file reports, proxy statements and other information with the Securities and Exchange Commission (the "SEC"). Such reports, proxy statements and other information (collectively, the "Filings") may be inspected, copied and obtained at prescribed rates at the SEC's public reference facilities at 100 F Street, N.E., Washington, D.C. 20549-2736. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 20 Broad Street, New York, New York 10005. The Filings may also be obtained through the Internet on the SEC's EDGAR data base at <http://www.sec.gov>. No representative of the District, the Financial Advisor, the Underwriter, the Developer (except for Filings for Brookfield Lakin LLC), or counsel to any of them has examined the information set forth in the Filings for accuracy or completeness, nor does any such representative assume responsibility for the same.
- (b) Fiscal year 2022/23 values are subject to positive or negative adjustments until approved by the Board of Supervisors of the County on or before August 15, 2022.
- (c) On June 18, 2022, Brookfield Lakin LLC, will be acquiring property from Empire West Title Agency, LLC Tr No 1305Trtaz having an estimated 2022/23 Net Limited Assessed Property Value of \$907,191. The amount shown includes this acquisition.

Source: The Assessor of the County. The information above represents prior year data and is the most current information available from the Assessor of the County.

TABLE 5**Comparative Net Limited Assessed Property Values
Alamar Community Facilities District**

Fiscal Year	Alamar Community Facilities District	City of Avondale	Maricopa County	State of Arizona
2022/23 (a)	\$ 6,899,120	\$ 544,220,341	\$ 51,575,018,189	\$ 78,405,598,978
2021/22 (b)	443,214	493,207,192	48,724,126,672	74,200,360,750
2020/21	1,808,547	462,085,095	45,704,969,813	69,914,763,468
2019/20	205,868	434,094,952	43,194,326,395	66,157,223,639

(a) Fiscal year 2022/23 values are subject to positive or negative adjustments until approved by the Board of Supervisors of the County on or before August 15, 2022.

(b) The fluctuation in assessed valuation was due to a change in agricultural status of certain acreage that was subsequently reinstated as agricultural land.

Source: Property Tax Rates Assessed Values, Arizona Tax Research Association, State and County Abstract of the Assessment Roll, Arizona Department of Revenue and the Assessor of the County.

TABLE 6**Estimated Net Full Cash Value History
Alamar Community Facilities District**

Fiscal Year	Estimated Net Full Cash Valuation (a)
2022/23 (b)	\$ 108,057,101
2021/22 (c)	5,369,938
2020/21	21,471,066
2019/20	2,443,496

(a) Estimated Net Full Cash Value is the total market value of the property within the District less the estimated Full Cash Value of property exempt from taxation within the District.

(b) Fiscal year 2022/23 values are subject to positive or negative adjustments until approved by the Board of Supervisors of the County on or before August 15, 2022.

(c) The fluctuation in assessed valuation was due to a change in agricultural status of certain acreage that was subsequently reinstated as agricultural land.

Source: The Assessor of the County.

**Direct General Obligation Bonded Debt Outstanding and to be Outstanding
Alamar Community Facilities District**

TABLE 7

Issue Series	Original Amount	Purpose	Final Maturity Date (July 15)	Balance Outstanding	Balance Outstanding and to be Outstanding
2021	\$ 15,979	District costs and expenses	2022	\$ 15,979	\$ 15,979
Total General Obligation Bonded Debt Outstanding					\$ 15,979
Plus: The Bonds					3,960,000*
Total General Obligation Bonded Debt Outstanding and to be Outstanding					<u>\$ 3,975,979*</u>

* *Subject to change.*

BOND INSURANCE

Bond Insurance Policy

[Concurrently with the issuance of the Bonds, [Insurer] (“[INS]” or the “Bond Insurer”) will issue its Municipal Bond Insurance Policy for the Bonds (the “Policy”). The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as an exhibit to this Official Statement.

The Policy is not covered by any insurance security or guaranty fund established under New York, California, Connecticut or Florida insurance law.]

[Insurer]

[Insurance language.]

RISK FACTORS RELATED TO BOND INSURANCE

The following are risk factors relating to bond insurance generally. In the event of default of the payment of principal or interest with respect to any of the Bonds when all or some become due, any owner of the Bonds on which such principal or interest was not paid will have a claim under the Policy for such payments. In the event the Bond Insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Bonds will remain payable solely from *ad valorem* property taxes as described under “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS.” In the event the Bond Insurer becomes obligated to make payments with respect to the Bonds, no assurance will be given that such event will not adversely affect the market price of the Bonds and the marketability (liquidity) of the Bonds.

The long-term ratings on the Bonds will be dependent in part on the financial strength of the Bond Insurer and its claims paying ability. The Bond Insurer’s financial strength and claims paying ability will be predicated upon a number of factors which could change over time. No assurance will be given that the long-term rating of the Bond Insurer and of the rating on the Bonds insured by the Bond Insurer will not be subject to downgrade, and such event could adversely affect the market price of the Bonds and the marketability (liquidity) of the Bonds.

The obligations of the Bond Insurer will be general obligations of the Bond Insurer, and in an event of default by the Bond Insurer, the remedies available may be limited by applicable bankruptcy law, state receivership or other similar laws related to insolvency of insurance companies.

None of the District, the Underwriter, the Developer, the Financial Advisor or their respective attorneys, agents or consultants have made independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer will be given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal of and interest on the Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment.

SOURCES AND USES OF FUNDS

Sources

Principal Amount	\$3,960,000.00*
[Net] Original Issue Premium (a)	
Total Sources of Funds	\$

Uses

Costs of Acquisition	\$
Costs of Issuance (b)	
Total Uses of Funds	\$

* Subject to change.

(a) Net original issue premium consists of original issue premium on the Bonds, less original issue discount on the Bonds.

(b) Will include the premium for the Policy and costs of the Underwriter with respect to the issuance of the Bonds.

ESTIMATED DEBT SERVICE REQUIREMENTS

The following table illustrates (i) the annual debt service on the 2021 Bonds, (ii) the estimated annual debt service on the Bonds and (iii) the estimated combined annual debt service requirements after issuance of the Bonds.

TABLE 8 (a)

Maturity Date (July 15)	Outstanding Bonds		The Bonds		Total Estimated Annual Debt Service Requirements*
	Principal	Interest	Principal*	Interest (b)	
2021/22	\$ 15,979	\$ 272			\$ 16,251
2022/23			\$ 125,000	\$ 127,224 ^(c)	252,224
2023/24			105,000	145,925	250,925
2024/25			105,000	142,775	247,775
2025/26			110,000	139,625	249,625
2026/27			115,000	136,325	251,325
2027/28			115,000	132,875	247,875
2028/29			120,000	128,850	248,850
2029/30			125,000	124,650	249,650
2030/31			130,000	120,275	250,275
2031/32			135,000	115,725	250,725
2032/33			140,000	111,000	251,000
2033/34			145,000	105,400	250,400
2034/35			150,000	99,600	249,600
2035/36			155,000	93,600	248,600
2036/37			160,000	87,400	247,400
2037/38			170,000	81,000	251,000
2038/39			175,000	74,200	249,200
2039/40			185,000	67,200	252,200
2040/41			190,000	59,800	249,800
2041/42			195,000	52,200	247,200
2042/43			205,000	44,400	249,400
2043/44			215,000	36,200	251,200
2044/45			220,000	27,600	247,600
2045/46			230,000	18,800	248,800
2046/47			240,000	9,600	249,600
	<u>\$ 15,979</u>		<u>\$ 3,960,000</u>		

* Subject to change.

(a) Prepared by Stifel, Nicolaus & Company, Incorporated (the "Financial Advisor").

(b) Interest is estimated.

(c) The first interest payment on the Bonds will be due on January 15, 2023*. Thereafter, interest payments will be made semiannually on July 15 and January 15 until maturity or prior redemption.

OVERLAPPING, ADDITIONAL AND ADDITIONAL OVERLAPPING INDEBTEDNESS

Overlapping General Obligation Bonded Indebtedness

Overlapping general obligation bonded indebtedness is shown below including a breakdown of each overlapping jurisdiction's applicable general obligation bonded indebtedness, Net Limited Assessed Property Value and combined tax rate per \$100 Net Limited Assessed Property Value. The applicable percentage of each jurisdiction's Net Limited Assessed Property Value which lies within the District's boundaries was derived from information obtained from the Assessor of the County. See **"RISK FACTORS - Direct and Overlapping Indebtedness."**

TABLE 9

Direct and Overlapping Jurisdiction	2021/22 Net Limited Assessed Property Value	General Obligation Bonded Debt Outstanding (a)	Proportion Applicable to the District (b)		2021/22 Tax Rates Per \$100 Net Limited Assessed Property Value
			Approximate Percent	Net Debt Amount	
State of Arizona	\$ 74,200,360,750	None	0.00%	None	None
Maricopa County (c)	48,724,126,672	None	0.00	None	\$1.7722
Maricopa County Community College District	48,724,126,672	\$ 184,715,000	0.00	\$ 1,680	1.2257
Maricopa County Fire District Assistance Tax	48,724,126,672	None	0.00	None	0.0086
Maricopa County Special Health Care District	48,724,126,672	640,695,000	0.00	5,828	0.2970
Maricopa County Library District	48,724,126,672	None	0.00	None	0.0556
Maricopa County Flood Control District (d)	44,882,715,452	None	0.00	None	0.1792
Western Maricopa Education Center District No. 402	18,085,233,843	144,220,000	0.00	3,534	0.1579
Littleton Elementary School District No. 65	310,115,890	49,445,000	0.14	70,666	3.2852
Tolleson Union High School District No. 214	1,471,718,800	217,315,000	0.03	65,445	2.7375
City of Avondale	493,207,192	46,810,000	0.09	42,065	1.4224
Alamar Community Facilities District	443,214	3,975,979	100.00	3,975,979 *(e)	4.1500
Total Direct and Overlapping General Obligation Bonded Debt to be Outstanding				<u><u>\$ 4,165,198*</u></u>	

* Subject to change.

(a) Proportion applicable to the District is computed on the ratio of Net Limited Assessed Property Value for fiscal year 2021/22.

(b) Includes total stated principal amount of general obligation bonds outstanding. Does not include outstanding principal amount of certificates of participation, revenue obligations or loan obligations outstanding for the jurisdictions listed above. Does not include outstanding principal amounts of various special assessment bonds, as those bonds are presently being paid from special assessments against property for such purpose.

Does not include presently authorized but unissued general obligation bonds of such jurisdictions which may be issued in the future as indicated in the following table. Authorized but unissued amounts in the following table may be subject to additional reductions based on certain amounts of net premium but such reductions are not reflected in the table. Additional bonds may also be authorized by voters within overlapping jurisdictions pursuant to future elections.

Overlapping Jurisdiction	General Obligation Bonds Authorized but Unissued
City of Avondale	\$28,695,000
The District (f)	66,024,021*

* Subject to change.

Also does not include the obligation of the Central Arizona Water Conservation District ("CAWCD") to the United States Department of the Interior (the "Department of the Interior"), for repayment of certain capital costs for construction of the Central Arizona Project ("CAP"). CAP is a 336-mile long system of aqueducts, tunnels, pumping plants and pipelines which delivers water from the Colorado River to Maricopa, Pinal and Pima Counties in Arizona (including the City). The obligation to CAP is evidenced by a master contract between CAWCD and the Department of the Interior. In April 2003, the United States and CAWCD agreed to settle litigation over the amount of the construction cost repayment obligation, the amount of the respective obligations for payment of the operation, maintenance and replacement costs and the application of certain revenues and credits against such obligations and costs. Under the agreement, CAWCD's obligation for substantially all of the CAP features that have been constructed so far will be set at \$1.646 billion, which amount assumes (but does not mandate) that the United States will acquire a total of 667,724 acre feet of CAP water for federal purposes. The United States will complete unfinished CAP construction work related to the water supply system and regulatory storage stages of CAP at no additional cost to CAWCD. Of the \$1.646 billion repayment obligation, 73% will be interest bearing and the remaining 27% will be non-interest bearing. These percentages are fixed for the entire 50-year repayment period, which commenced October 1, 1993. CAWCD is a multi-county water conservation district having boundaries coterminous with the exterior boundaries of Maricopa, Pima and Pinal Counties. It was formed for the express purpose of paying administrative costs and expenses of the CAP and to assist in the repayment to the United States of the CAP capital costs. Repayment will be made from a combination of power revenues, subcontract revenues (i.e., agreements with municipal, industrial and agricultural water users for delivery of CAP water) and a tax levy against all taxable property within CAWCD's boundaries. At the date of this Official Statement, the tax levy is limited to 14 cents per \$100 of Net Limited Assessed Property Value, of which 14 cents is being levied. (See Sections 48-3715 and 48-3715.02, Arizona Revised Statutes.) There can be no assurance that such levy limit will not be increased or removed at any time during the life of the contract.

- (c) Includes the "State Equalization Assistance Property Tax" which is levied by the County and has been set at \$0.4263 per \$100 of Net Limited Assessed Property Value for fiscal year 2021/22. Pursuant to Section 1 of the 2022 Legislation, which amends Section 41-1276, Arizona Revised Statutes, the State Equalization Assistance Property Tax will decrease to \$0.4128 per \$100 of Net Limited Assessed Property Value for tax year 2022, \$0.4009 per \$100 of Net Limited Assessed Property Value for tax year 2023, \$0.3909 per \$100 of Net Limited Assessed Property Value for tax year 2024, \$0.3824 per \$100 of Net Limited Assessed Property Value for tax year 2025, \$0.3295 per \$100 of Net Limited Assessed Property Value for tax year 2026 and \$0.2871 per \$100 of Net Limited Assessed Property Value for tax year 2027r.
- (d) The assessed value of the Maricopa County Flood Control District does not include any personal property assessed valuation of the County.
- (e) Includes the Bonds.
- (f) Reflects reduction in authorization from the Election in connection with the issuance of the Bonds.

Source: The various entities, *Property Tax Rates and Assessed Values*, Arizona Tax Research Association, *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue and the Treasurer of the County.

Additional General Obligation Bonded Indebtedness of the District

In addition to the Bonds, the District retains the right to issue, in accordance with the procedures set forth in the Enabling Act, additional series of bonds payable from *ad valorem* taxes levied on all taxable property in the District. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - *Ad valorem* Property Taxation in the District – Direct General Obligation Bonded Debt Outstanding and to be Outstanding.” See also “**RISK FACTORS - Direct and Overlapping Indebtedness.**”

The Enabling Act provides that the total aggregate outstanding amount of bonds and any other indebtedness for which the full faith and credit of the District are pledged will not exceed 60 percent of the aggregate of the estimated market value of the real property and improvements in the District after the public infrastructure of the District is completed plus the value of the public infrastructure owned or to be acquired by the District with the proceeds of the bonds. (Based solely on the Full Cash Value of the District as reported by the County Assessor, the Board has determined that issuance of the Bonds will meet the test set forth above. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - *Ad valorem* Property Taxation in the District - Full Cash Value.”)

Pursuant to the Election, the District was authorized to incur general obligation bonded indebtedness in an amount not to exceed \$70,000,000 and will have \$66,024,021* of such amount remaining after issuance of the Bonds in order to finance, among other things, the costs of public infrastructure purposes within the District, including incidental costs. Such remaining authorized but unissued amount is subject to further reduction based on the amount of net premium on the general obligation bonds of the District. Additional general obligation indebtedness could be authorized for the District in the future pursuant to other elections.

Additional Overlapping General Obligation Bonded Indebtedness

The District has no control over the amount of additional indebtedness payable from *ad valorem* taxes on all or a portion of the property within the District that may be issued in the future by other political subdivisions, including but not limited to, the City, the County, Maricopa County Community College District, Maricopa County Flood Control District, Maricopa County Special Health Care District, Maricopa County Library District, Western Maricopa Education Center District No. 402, Littleton Elementary School District No. 65 and Tolleson Union High School District No. 214 or other entities having jurisdiction over all or a portion of the District Land. Additional indebtedness could be authorized for such overlapping jurisdictions in the future. See “**RISK FACTORS - Direct and Overlapping Indebtedness.**”

LAND DEVELOPMENT

The information contained in the following section relates to and has been obtained from the Developer unless otherwise sourced or noted, and none of the District, the Underwriter or the Financial Advisor have made any independent investigation regarding the accuracy or completeness thereof. The development of the District Land may be affected by factors, such as governmental policies with respect to land development, the availability of utilities, the availability of energy, construction costs, interest rates, competition from other developments, public health directives and restrictions, and other political, legal and economic conditions beyond the control of the District, the Developer, or other property owners and developers. Further, the District Land may be subject to encumbrances as security for obligations payable to various parties, the default of which could adversely affect construction activity. See “RISK FACTORS.”

The Project

The District Land is being developed as a planned residential community known as “Alamar”, formerly known as “Lakin Ranch” (the “Project”), featuring a range of low to high density neighborhood housing. The maximum allowable residential build-out of the Project is approximately 3,695 units. The Project includes a 40-acre regional park, a 21-acre future K-8 elementary school site, and 10-acres of community parks. A trail network of 9+ miles will connect the open space park system to 3 community parks and over 20 neighborhood parks within the Project. The Project is anticipated to be a diverse residential community serving both families and active adults. As of May 20,

2022, the Developer has sold 1,293 residential lots and Builders have closed on over 300 residential homes within the Project.

As of May 20, 2022, Developer has spent approximately \$5.2 million to construct and install water, sewer, streets, curbs, gutters, and other public facilities at the Project, including approximately 1.1 miles of collector or arterial roads; and approximately \$17 million on numerous community amenities, including approximately 46 acres of parks with sports courts, playgrounds and ramadas within the community. The Developer is currently constructing approximately 2.5 additional miles of collector and arterial roads with all utilities installed at an estimated cost of approximately \$11 million.

TABLE 10

	Acquisition Project Description	Total Estimated Costs	Certified Engineer's Costs (a)	To Be Paid By the Bonds * (b)	Paid by Prior Bonds (c)	Eligible for Funding from Future Bonds	Completion Date (d)
1.	CFD Ph 1 Broadway Rd West	\$3,253,459	\$3,253,459	\$3,253,459	\$ -	\$ -	Dec-20
2.	CFD Ph 1 Alamar Parkway	1,250,864	1,250,864	706,541	-	544,323	Dec-20
3.	CFD Ph 1 Avondale Blvd	460,127	460,127	-	-	460,127	Dec-20
4.	CFD Ph 1 Dry Utilities	292,511	292,511	-	-	292,511	Dec-20
	Total	<u>\$5,256,961</u>	<u>\$5,256,961</u>	<u>\$3,960,000</u>	<u>\$ -</u>	<u>1,296,961</u>	

(a) Represents the Total Estimated Costs which may differ once the District certifies eligible construction costs.

(b) Represents Estimated Costs to be Paid by the Bonds which may differ once the District certifies eligible costs.

(c) Includes acquisition costs from the District's prior general obligation bonds.

(d) Represents the date by which the Developer constructed Public Infrastructure or expects the Public Infrastructure to be constructed, which may differ from the date that it was or will be accepted by the City.

The Project is being developed with both a family-oriented community and an active adult community (Shea Trilogy, with housing designed for those at least 55 years old). The Project is expected to include (i) 3 community parks totaling approximately 10 acres with 2 resort-style outdoor pools, playgrounds, outdoor grill station, ramadas and sports courts, (ii) a regional park with a basketball court, pickleball courts, fitness court, 2 baseball fields, lighted multi-purpose field, splash pad, urban fishing lake, amphitheater and a dog park, and (iii) landscaped open areas with playgrounds, art features, grills, fire pits, trails, disc golf, ramadas, and benches. The Alamar Community Association, Inc. (the "Association") is responsible for the continued maintenance of the community amenities and costs for the continued maintenance are included in Association assessments. The Association may charge use and consumption fees for services and facilities provided by or through the Association.

TABLE 11

Total Project	Approximate District Acres
Single Family Residential	568
Non-residential (a)	518
Total	<u>1,086</u>

(a) Includes churches, police and fire stations, schools, civic and commercial uses and common area and neighborhood open space.

Home closings within the Project, are set forth in Table 11 below. As of May 20, 2022, there were 110 homes under construction. From January 1, 2022 through May 20, 2022, the price range on home closings was from \$368,490 to \$664,490.

TABLE 12**SINGLE-FAMILY HOME CLOSINGS (a)**

Calendar Year	Alamar
2020	1
2021	229
2022 (5/20/22)	102
Total	<u>332</u>

SINGLE-FAMILY HOMES UNDER CONSTRUCTION (b)

Alamar
<u>110</u>

(a) The earliest close date shown is December 11, 2020 and the latest is May 11, 2022.

(b) Homes under construction as of May 20, 2022.

Services and Utilities

The Project is within the boundaries of Littleton Elementary School District of Maricopa County, Arizona. A K-8 elementary school serving the Project is currently under construction with completion anticipated for the 2023-24 school year. Currently, students are served by existing elementary schools within the Littleton Elementary School District.

The Project is within the boundaries of the Tolleson Union High School District No. 214 of Maricopa County, Arizona. Students are served by existing high schools within the Tolleson Union High School District.

The following retail establishments are within the area, but outside the District: Fry's (grocery store), Avondale Fiesta Shopping Center, Pecan Promenade, Target Super Center, Walmart Super Center, Costco, and Sprouts, among others.

The Project is subject to certain development agreements with the City and certain master plan and zoning approvals. Such agreements provide, among other things, the City's contributions to, and reimbursements for, infrastructure, the processing of permits, payment for City services, and other matters generally provided for in similar agreements within the State.

The City provides municipal services within the Project, including police protection, fire, refuse collection and water and sewer services. Salt River Project provides electric power; Southwest Gas Corporation provides natural gas; and Cox and Lumen provide cable television and telephone service.

The Developer

The Developer for the Project is Brookfield Arizona. Brookfield Arizona is wholly owned by Brookfield Residential Arizona, LLC (“BRA”), a community development firm with investment/ownership interests in five communities in Arizona, including Alamar. BRA is a subsidiary of Brookfield Residential which does community development and homebuilding in 25 markets across North America. Brookfield Residential is a subsidiary of Brookfield Asset Management, as asset management firm specializing in real estate, infrastructure, renewable energy and private equity with more than \$550 billion of assets under management in over 30 countries. Brookfield Asset Management is a public company listed on the New York Stock Exchange and the Toronto Stock Exchange under the symbol BAM. Brookfield Asset Management is subject to the informational requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith the Filings may be inspected, copied and obtained at prescribed rates at the Commission’s public reference facilities at 100 F Street, N.E., Washington, D.C. 20549-2736. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 20 Broad Street, New York, New York 10005. The Filings may also be obtained through the Internet on the Commission’s EDGAR data base at www.sec.gov. No representative of the District, Bond Counsel, the Financial Advisor, the underwriter or counsel to the Underwriter, have examined the information set forth in the Filings for accuracy or completeness, nor do they assume responsibility for the same.

The foregoing Internet addresses and references to filings with the SEC are included for reference only, and the information on these Internet websites and on file with the SEC are not a part of this Official Statement and are not incorporated by reference into this Official Statement. No representation is made in this Official Statement as to the accuracy or adequacy of the information contained on such Internet websites. Investors should not rely on the information and financial statements contained on these websites in evaluating whether to buy, hold or sell the Bonds. Some of the statements contained in the annual reports and the quarterly and current reports may be construed as “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, Section 21E of the Securities Exchange Act of 1934 and the Private Securities Litigation Reform Act of 1995. Forward-looking statements are based on Developer’s management’s beliefs as well as assumptions made by, and information currently available to, Developer’s management. These forward-looking statements typically include the words “anticipate,” “believe,” “consider,” “continue,” “could,” “estimate,” “expect,” “forecast,” “goal,” “intend,” “likely,” “may,” “outlook,” “plan,” “possible,” “potential,” “predict,” “projection,” “seek,” “should,” “strategy,” “target,” “will,” “would” or other words of similar meaning. Any or all of the forward-looking statements included in the annual reports and the quarterly and current reports may not approximate actual experience, and the expectations derived from them may not be realized, due to risks, uncertainties and other factors. As a result, actual results may differ materially from the expectations or results in the forward-looking statements.

RISK FACTORS

THIS SECTION SETS FORTH A BRIEF SUMMARY OF SOME OF THE PRINCIPAL RISK FACTORS IN INVESTING IN THE BONDS. PROSPECTIVE INVESTORS SHOULD FULLY UNDERSTAND AND EVALUATE THESE RISKS, IN ADDITION TO THE OTHER FACTORS SET FORTH IN THIS OFFICIAL STATEMENT, BEFORE MAKING AN INVESTMENT DECISION. INVESTMENT IN THE BONDS SHOULD BE MADE ONLY AFTER CAREFUL EXAMINATION OF THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES HERETO.

General Risks of Real Estate Investment and Development; Certain Factors Which May Adversely Affect Development; Consequences

The discussion of risk factors is not, and is not intended to be, exhaustive, and such risk factors are not necessarily presented in order of magnitude.

Investments in developing real estate such as undeveloped areas in the District are generally considered to be speculative in nature and to involve a high degree of risk. Owners of land in the District will be subject to the risks generally incident to real estate investments and development including those described herein.

Construction of houses on the remaining lots within the District may be affected by changes in the income tax treatment of real property ownership; changes in national, regional and local market and economic conditions; changes in long and short term interest rates; changes in the climate for real estate purchases; changes in demand for or supply of competing properties; unanticipated development costs, market preferences and architectural trends; unforeseen environmental risks and controls, including, without limitation, drought mitigation and other governmental actions taken to address certain water resource allocations; the adverse use of adjacent and neighboring real estate; changes in interest rates and the availability of mortgage funds to buyers of the homes to be built in the District, which may render the sale of such homes difficult or unattractive; acts of war, terrorism or other political instability; delays or inability to obtain governmental approvals; changes in laws; moratorium; force majeure (which may result in uninsured losses); strikes; labor shortages; energy shortages; material shortages; inflation; adverse weather conditions; subcontractor defaults; and other unknown contingencies and factors beyond the control of the owners of such land. Land development within the District could also be affected adversely by changes in governmental policies, including, but not limited to, governmental policies to restrict or control development. (Any approvals needed in the future for the development must come from the City and other governmental authorities, over which the District has no control.)

Homebuilders throughout the Phoenix metropolitan area are experiencing supply chain issues currently affecting the national economy, specifically the timely availability of materials necessary to build new homes. While advantage is being taken of all available alternatives, completion of homes has been slowed. This circumstance is expected to continue for the near term and to affect home closings.

The residential development business, particularly with respect to communities such as the District, is highly competitive in the Phoenix metropolitan area. The business of merchant builders building in the District will face competition from a number of competitors in the City and other developments throughout the Phoenix metropolitan area, many of which offer or intend to offer lots and parcels in similar communities to a similar target market.

Decreased absorption rates associated with future slowdown could adversely affect land values and reduce the ability or desire of the property owners to pay ad valorem property taxes and assessments. In that event, there could be a default in the payment of principal of and interest on the Bonds.

An inability to develop the remaining land within the District will likely reduce the diversity of ownership of land within the District, making the holders of the Bonds more dependent upon timely payment of the ad valorem property taxes levied on the vacant lots.

Development requires obtaining a variety of governmental approvals and permits. Such approvals and permits are necessary to initiate development and construction and to allow the sale and occupancy of homes and to satisfy conditions included in the approvals and permits. There can be no assurance that all of these permits and approvals can be obtained or that the conditions to the approvals and permits can be fulfilled. The failure to obtain any of the

required approvals or fulfill any one of the conditions could cause materially adverse financial results for the Developer.

Risks Related to Coronavirus Disease 2019 (“COVID-19”)

The COVID-19 global pandemic continues to affect the nation and the State with ongoing concerns related to health and safety, appropriate preventative protocols, fiscal and economic issues, and student learning loss. At present, government and business operations in the State, following the rescindment of numerous COVID-19-related Executive Orders by Arizona Governor Doug Ducey, essentially function without government-imposed restrictions relating to the pandemic.

The District does not anticipate that the collection of property taxes, which may be a significant revenue source for operating purposes and is the security and source of payment of principal and interest due on the Bonds, will be affected unless severe economic hardship causes a significant decrease in property tax collections. Such a decline in property tax collections could negatively affect the District’s ability to pay debt service on the Bonds.

The District cannot predict how the spread of COVID-19 (including COVID-19 variants such as the delta variant and future, similar variants) or the various governmental or private actions taken in response thereto will affect its finances or operations, including the receipt of property tax collections.

The residential housing market has experienced a limited impact from the COVID-19 pandemic to-date. Although the pace of home sales decreased at the onset of COVID-19 and through state stay-at-home mandates, home pricing has continued to increase, and the sales pace has returned to levels consistent with levels prior to the onset of the COVID-19 pandemic.

No Review of Filings

As described in footnote (a) to Table 4, no representative of the District, the Financial Advisor, the Underwriter or counsel to any of them has examined the information set forth in the Filings for accuracy or completeness, or examined similar information for entities or their parent companies that are not subject to same or similar informational requirements.

No Audited Financial Statements

The District is not required to, nor does it, prepare audited financial statements. See “NO AUDITED FINANCIAL STATEMENTS” herein.

Competition from Other Developments

The residential development business, particularly with respect to communities such as the Project, is highly competitive in the surrounding area. The business of homebuilding by the Developer in the District will face competition from a number of competitors in the City and other developments throughout the surrounding area, many of which offer or intend to offer lots and parcels to a similar target market.

Assessed Valuation of Property

The District’s ability to retire the indebtedness evidenced by the Bonds solely from *ad valorem* property taxes levied on all taxable property in the District is dependent upon the development and maintenance of an adequate tax base from which the District may collect revenues. The District’s ability to achieve a tax base adequate to generate *ad valorem* property tax revenues for timely payment of the Bonds will depend upon the continued and successful development of the Project. The District faces competition from other residential developments in surrounding areas. Such competition may adversely affect the rate of development within the District. Many unpredictable factors could influence the actual rate of construction within the District, including the prevailing interest rates, availability of funds, market and economic conditions generally, supply of housing in the greater Phoenix metropolitan area, construction costs, labor conditions, access to building supplies, availability of water and water taps, availability and costs of fuel and transportation costs, among other things.

It is anticipated that the assessed valuation of the land in the District will increase if and as the development of the Project continues. However, changes in the future assessed valuation of the land in the District may reduce the willingness of landowners to pay the *ad valorem* property taxes securing the Bonds or adversely affect the interest of potential buyers of such property. See also “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - *Ad valorem* Property Taxation in the District.”

Concentration of Ownership; Subsequent Transfers

As of tax year 2022/2023, the Developer owned 14.45% of the taxable property within the District and is responsible for paying the *ad valorem* property taxes thereon. Such land comprises the remaining residential lots currently expected to be ultimately developed as part of the Project. There can be no assurance that the Developer or future developers or homebuilders will have the financial capability to continue and complete development of the Project. None of the District, the Underwriter or the Financial Advisor have reviewed the financial resources or development capabilities of the Developer to develop its property or sell it to others for development, or the capability of the Developer to pay *ad valorem* property taxes as they come due. No assurances can be given that the Developer or any subsequent District property owner will have the necessary financial resources to pay *ad valorem* property taxes as they come due. See “LAND DEVELOPMENT.”

Failure or Inability to Complete Proposed Project

The continuing development and successful completion of the Project is contingent upon construction or acquisition of major public improvements, such as arterial streets, water distribution facilities, wastewater collection and transmission facilities, drainage facilities, telephone and electrical facilities, recreational facilities and street lighting, as well as local in-tract improvements. If the Developer or other developers or, as applicable, the City are unable to complete these additional improvements, the ability to sell homes in the Project would be affected adversely.

No assurances can be given that the Developer and other developers will be able to obtain on a continuing basis the financing necessary to pay for required development costs. Cash generated from the sale of land within the District is expected to fund a substantial portion of the costs of the development. However, the cost of these additional improvements plus the public and private in-tract, on-site and off-site improvements would increase the public and private debt for which all or portions of the District Land is security. See “-- Direct and Overlapping Indebtedness” below.

The Project may be affected by changes in general economic conditions, fluctuations in the real estate market and interest rates, changes in the income tax treatment of real property ownership, increases in development costs and other similar factors as well as availability of utilities and the development of environmental problems with such land. See “LAND DEVELOPMENT” above. While the Developer has in place a development agreement with the City, addressing, among other things, the vesting of zoning approvals necessary to develop the Project, development within the District could nevertheless be affected by changes in governmental policies and laws, including, but not limited to, governmental policies and laws to restrict or control development. (Any approvals needed in the future for the development of the Project must come from the City or other governmental authorities, over which the District has no control.) Land development within the District also could be affected by competition from other residential developments in surrounding areas. A slowdown of the development process and the related absorption rate within the Project because of any or all of the foregoing could affect adversely land values and impair the developers’ ability to finance the costs of development. ANY OR ALL OF THE FOREGOING COULD REDUCE THE WILLINGNESS AND THE ABILITY OF LANDOWNERS TO PAY AD VALOREM PROPERTY TAXES AND COULD GREATLY REDUCE THE VALUE OF SUCH PROPERTY IN THE EVENT IT HAS TO BE FORECLOSED UPON.

Effect of Valuation of Property

Information is provided herein with respect to the valuation of land within the District. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - *Ad valorem* Property Taxation in the District.” Such valuation and particularly decreases therein may reduce the willingness of landowners to pay the *ad valorem* taxes securing the Bonds, as well as adversely affect the interest of potential buyers of such property at any foreclosure sale for purposes of paying such taxes.

Direct and Overlapping Indebtedness

The willingness or ability of owners of land in the District to pay their ad valorem taxes could be affected by the existence of other taxes and assessments imposed upon the property. The District and other political subdivisions, such as the State, the County, the City, the County, Maricopa County Community College District, Maricopa County Flood Control District, Maricopa County Special Health Care District, Maricopa County Library District, Western Maricopa Education Center District No. 402, Littleton Elementary School District No. 65 and Tolleson Union High School District No. 214, etc., whose boundaries overlap those of the District could, without the consent of the District and, in certain cases, without the consent of the owners of the land within the District, impose additional ad valorem taxes or assessment liens on the property within the District in order to finance public improvements to be located inside or outside of the District. (The existing public debt relating to the District is set forth in “OVERLAPPING, ADDITIONAL AND ADDITIONAL OVERLAPPING INDEBTEDNESS” above). The lien created on the property within the District by the levy of additional ad valorem taxes would be on a parity with the lien for the ad valorem taxes securing the Bonds.

The imposition of additional parity liens, or junior liens in the case of, for instance, special assessments, may reduce the ability or willingness of the landowners to pay the ad valorem taxes securing the Bonds as well as, in the case of failure of payment thereof, the existence of buyers of such property at any foreclosure sale for purposes of paying such taxes. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - Ad valorem Property Taxation in the District.”

From time to time, there are legislative proposals in the Arizona Legislature that, if enacted, could alter the basis on which ad valorem taxes (including those that secure the Bonds) are assessed, levied and collected and which could affect, among other things, the distribution of the amount of taxes that various classifications of property may be obligated to pay. It cannot be predicted whether or in what form any such proposals might be enacted or whether, if enacted, they would affect the Bonds or other obligations issued prior to their enactment.

Bankruptcy and Foreclosure Delays

The payment of the ad valorem taxes securing the Bonds and the ability of the District to foreclose the lien of delinquent, unpaid, ad valorem taxes may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. Although bankruptcy proceedings would not extinguish the ad valorem taxes securing the Bonds, bankruptcy of a property owner could result in a delay in the foreclosure proceedings. Such delay would increase the likelihood of a delay or default in payment of the Bonds when due. See “SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - Ad valorem Property Taxation in the District - Delinquent Tax Procedures.”

It should be noted that in the event of a bankruptcy of a taxpayer pursuant to the Bankruptcy Code, the law is currently unsettled as to whether a lien can be attached against the taxpayer's property for property taxes levied during the pendency of the bankruptcy proceedings. Such taxes might constitute an unsecured and possible non-interest bearing administrative expense payable only to the extent that the secured creditors of a taxpayer are over secured, and then possibly only on a pro rata basis with other allowed administrative claims. It cannot be determined, therefore, what adverse impact the bankruptcy of a property owner might have on the ability of the District to collect ad valorem taxes levied on that property before or during the bankruptcy proceedings. Proceeds to pay such taxes come only from the taxpayer or from a sale of the tax lien on the property.

When a debtor files or is forced into bankruptcy, any act to obtain possession of the debtor's estate, any act to create or perfect any lien against the property of the debtor or any act to collect, assess or recover any claim against the debtor or its estate that arose before the commencement of the bankruptcy is automatically stayed pursuant to the Bankruptcy Code. While the stay may not prevent the sale of tax liens against the real property of a bankrupt taxpayer, the judicial or administrative foreclosure of a tax lien against the real property of a debtor in bankruptcy would be subject to the stay of bankruptcy court. Furthermore, “tax sale investors” may be reluctant to purchase tax liens under such circumstances, and, therefore, the timeliness of post-bankruptcy petition tax collections becomes uncertain.

In the event none of the District is expressly enjoined or prohibited by law from collecting taxes due from any taxpayer, such as may result from the bankruptcy of a taxpayer, any resulting deficiency could be collected in subsequent tax years by adjusting the District's tax rate charged to non-bankrupt taxpayers during such subsequent years.

It cannot be determined what impact any deterioration of the financial condition of any taxpayer, whether or not protection under the Bankruptcy Code is sought, may have on payment of or the secondary market for the Bonds. None of the District, the Financial Advisor, the Underwriter, the Developer, or their respective agents or consultants have undertaken any independent investigation of the operations and financial condition of any of the property owners in the District, nor have they assumed responsibility for the same.

In addition, the various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified, as to the enforceability of the various legal instruments, by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

Tax Risks

As discussed under "TAX EXEMPTION" below, interest on the Bonds could become includable in gross income of the owners thereof for purposes of federal income taxation retroactive to the date the Bonds were issued if the District acts or fails to act in a manner which violates its covenants in the Bond Resolution. In that event, the Bonds are not subject to special redemption and will remain outstanding on a taxable basis until maturity or until redeemed in accordance with the redemption provisions contained in the Bond Resolution.

Amendment of Documents Referenced

The development of the property within the District is in the early phases. Circumstances could change as the development process continues and other issues are raised or new developers or owners become involved. Accordingly, the Developer anticipates that there may be significant changes to the agreements and contracts relating to the development of the Project to address any such issues; however, the Developer does not presently anticipate that any modifications of the current contracts or agreements would materially affect the repayment of the Bonds.

Environmental Matters

Property in the District will be subject to risks arising out of environmental, archaeological and biological considerations generally associated with the ownership of real estate and the construction of improvements located thereon. Such risks include, in general, potential liability arising as a result of any contamination later discovered on the site and the possibility of a decline in property values resulting from any contamination on the site or from the proximity of the site to other contaminated areas; or discovery of archaeological artifacts located on the site or in the vicinity of the site; discovery of endangered species of animals, plants or other habitat for endangered species and a determination of the waterways of the United States against dredging or fill. In addition, liability may arise under a variety of federal, state or local environmental laws and regulations, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Endangered Species Act and the National Historical Preservation Act.

For example, development may require approvals and actions under the Clean Water Act and the National Environmental Protection Act may limit, delay or change materially the number and type of development on the site. Since January 2022, Arizona has been operating under a drought contingency plan and has received and will continue to receive a reduced allocation of Colorado River water for agricultural purposes through CAP. (See the third paragraph to footnote (b) to Table 9 for a description of CAP.) (Representatives of the Developer have been informed that the City does not anticipate any near-term disruption to the provision of water to the Project by the City because the reductions do not affect municipal water supply, and the City is expected to receive its full water allocation from CAP and otherwise has available water resources to continue providing water service to the Project as is currently provided.)

LITIGATION

At the time of delivery and payment for the Bonds, appropriate representatives of the District will certify that there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, pending or, overtly threatened against the District affecting the existence of the District, or the titles of its officers to their respective offices, or seeking to restrain or to enjoin the sale or delivery of the Bonds, the application of the proceeds thereof in accordance with the Bond Resolution, or the collection or application of any revenues providing for the payment of the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Bond Resolution, any action of the District contemplated by any of the said documents, or the collection or application of the revenues provided for the payment of the Bonds, or in any way contesting the completeness or accuracy of this Official Statement or any amendment or supplement thereto, or contesting the powers of the District or its authority with respect to the Bonds or any action of the District contemplated by any of said documents.

QUALIFIED TAX-EXEMPT OBLIGATIONS

The Bonds will be designated as “qualified tax-exempt obligations” for purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986, as amended (the “Code”), as the Board does not reasonably anticipate that the aggregate amount of qualified tax-exempt obligations that will be issued by or on behalf of the District in calendar year 2022 will exceed \$10,000,000.

NO AUDITED FINANCIAL STATEMENTS

Audited financial statements are not, by State law or otherwise, required to be prepared of the activities or funds of the District. The Board has not, in past, on its own accord, caused such statements to be prepared.

As indicated in Note 1A of the annual comprehensive financial report of the City for the most recent fiscal year (the “ACFR”), the District is considered a “component unit” of the City. Although a legally separate entity, the District is, in substance, part of the operations of the City, and the City is considered to be financially accountable for it.

The ACFR presents the City and all its component units as the “reporting entity.” Included within the reporting entity is the District. The ACFR is publicly available and is also available directly upon request from the District Treasurer.

Should the Board, in the future, cause financial statements that are separately audited to be prepared, the continuing disclosure undertaking of the District described under the heading “CONTINUING DISCLOSURE” requires such audited financial statements to be filed with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access system.

TAX EXEMPTION

In General

The Code includes requirements which the District must continue to meet after the issuance of the Bonds in order that the interest on the Bonds be and remain excludable from gross income for federal income tax purposes. The District’s failure to meet these requirements may cause the interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds. The District and the Developer have covenanted in the Bond Resolution and a development agreement with the District respectively, to take the actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds.

In the opinion of Bond Counsel, assuming the accuracy of certain representations and certifications of the District and the continuing compliance by the District and the Developer with the tax covenants referred to above, under existing

statutes, regulations, rulings and court decisions, the interest on the Bonds will be excludable from gross income of the owners thereof for federal income tax purposes. Interest on the Bonds will not be an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. Bond Counsel is further of the opinion that the interest on the Bonds will be exempt from income taxation under the laws of the State. Bond Counsel will express no opinion as to any other tax consequences regarding the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors as to the status of interest on the Bonds under the tax laws of any state other than the State.

The above opinion on federal tax matters with respect to the Bonds will be based on and will assume the accuracy of certain representations and certifications of the District, and compliance with certain covenants of the District and the Developer to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Bonds will be and will remain obligations the interest on which is excludable from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of those certifications and representations. Bond Counsel will express no opinion as to any other consequences regarding the Bonds.

Except as described above, Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the receipt or accrual of the interest on the Bonds, or the ownership or disposition of the Bonds. Prospective purchasers of Bonds should be aware that the ownership of Bonds may result in other collateral federal tax consequences, including (i) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry the Bonds, (ii) the reduction of the loss reserve deduction for property and casualty insurance companies by the applicable statutory percentage of certain items, including the interest on the Bonds, (iii) the inclusion of the interest on the Bonds in the earnings of certain foreign corporations doing business in the United States for purposes of a branch profits tax, (iv) the inclusion of the interest on the Bonds in the passive income subject to federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year and (v) the inclusion of interest on the Bonds in the determination of the taxability of certain Social Security and Railroad Retirement benefits to certain recipients of such benefits. The nature and extent of the other tax consequences described above will depend on the particular tax status and situation of each owner of the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors as to the impact of these other tax consequences.

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on factual representations made to Bond Counsel as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of a particular result, and are not binding on the Internal Revenue Service or the courts; rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

Original Issue Discount and Original Issue Premium

Certain of the Bonds ("Discount Bonds") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Bond determined under Code Section 1273 or 1274 (i.e., for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale or other disposition of that Discount Bond.

Certain of the Bonds ("Premium Bonds") may be offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity (or earlier for certain Premium Bonds callable prior to maturity). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually (or over

a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond.

Owners of Discount and Premium Bonds should consult their own tax advisors as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable or amortizable in any period with respect to the Discount or Premium Bonds and as to other federal tax consequences, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals suggested, debated, introduced or pending in congress or in the State legislature that, if enacted into law, could alter or amend one or more of the federal tax matters, or state tax matters, respectively, described above including, without limitation, the excludability from gross income of interest on the Bonds, adversely affect the market price or marketability of the Bonds, or otherwise prevent the holders from realizing the full current benefit of the status of the interest thereon. It cannot be predicted whether or in what form any such proposal may be enacted, or whether, if enacted, any such proposal would affect the Bonds. Prospective purchasers of the Bonds should consult their tax advisors as to the impact of any proposed or pending legislation.

Information Reporting and Backup Withholding

Interest paid on tax-exempt bonds such as the Bonds is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of the Bonds, under certain circumstances, to "backup withholding" at the rates set forth in the Code, with respect to payments on the Bonds and proceeds from the sale of the Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of the Bonds. This withholding generally applies if the owner of the Bonds (i) fails to furnish the payor such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnished the payor an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the payor or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

RATING

S&P has assigned the rating of "___" to the Bonds with the understanding that the Policy will be delivered by the Bond Insurer simultaneously with the issuance of the Bonds. Such rating reflects only the view of S&P. An explanation of the significance of a rating assigned by S&P may be obtained at One California Street, 31st Floor, San Francisco, CA 94111. Such rating may be revised or withdrawn entirely at any time by S&P if, in its judgment, circumstances so warrant. Any downward revision or withdrawal of such rating may have an adverse effect on the market price or marketability of the Bonds. The District will covenant in its continuing disclosure undertaking with respect to the Bonds that it will file notice of any formal change in any ratings relating to the Bonds. See "CONTINUING DISCLOSURE" and APPENDIX C – "FORM OF CONTINUING DISCLOSURE UNDERTAKING" herein.

LEGAL MATTERS

Legal matters incident to the issuance of the Bonds and with regard to the tax-exempt status of the interest thereon are subject to the legal opinion of Greenberg Traurig, LLP, Bond Counsel, a form of which is included herein as APPENDIX B. See “TAX EXEMPTION.” Signed copies of the opinion, dated and speaking only as of the date of delivery of the Bonds, will be delivered upon the initial delivery of the Bonds. Certain legal matters will be passed upon for the Underwriter by its counsel, Squire Patton Boggs (US) LLP, and for the Developer by Snell & Wilmer, L.L.P.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issue explicitly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of that expression of professional judgment, of the transaction opined upon, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

UNDERWRITING

The Bonds will be purchased by Piper Sandler & Co. (the “Underwriter”) at an aggregate purchase price of \$_____, pursuant to a purchase contract (the “Purchase Contract”) entered into by and between the District and the Underwriter. If the Bonds are sold to produce the prices or yields shown on the inside front cover page hereof, the Underwriter’s compensation will be \$_____. The Purchase Contract provides that the Underwriter will purchase all of the Bonds so offered if any are purchased. The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into unit investment trusts) and others at prices higher or yields lower than the public offering prices or yields stated on the inside front cover page hereof. The initial offering prices or yields set forth on the inside front cover page may be changed, from time to time, by the Underwriter.

FINANCIAL ADVISOR

The Financial Advisor’s fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Financial Advisor has not verified, and does not assume any responsibility for, the information, covenants and representations contained in any of the legal documents with respect to the federal income tax status of the Bonds, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies.

The Financial Advisor has provided the following sentence for inclusion in this Official Statement: “The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.”

RELATIONSHIPS AMONG PARTIES

Greenberg Traurig, LLP, Bond Counsel, and Squire Patton Boggs (US) LLP, counsel to the Underwriter, have each acted as bond counsel in other transactions underwritten by the Underwriter and have each acted as counsel to the Underwriter and to the Financial Advisor in other transactions. Greenberg Traurig, LLP and Squire Patton Boggs (US) LLP have also acted as bond counsel and/or underwriter’s counsel with respect to bonds issued by the City and other overlapping political subdivisions. Snell & Wilmer, L.L.P. has acted as counsel to the Underwriter in other transactions underwritten by the Underwriter and has acted as counsel to the Financial Advisor in other transactions.

CONTINUING DISCLOSURE

The District will covenant for the benefit of the owners of the Bonds to provide certain financial information and operating data relating to the District by not later than February 1 of each year, commencing February 1, 2023 (the “Annual Reports”), and to provide notices of the occurrence of certain enumerated events (the “Notices of Listed Events”). The method of filing of, and specific nature of the information to be contained in, the Annual Reports and the Notices of Listed Events are set forth herein in APPENDIX C – “FORM OF CONTINUING DISCLOSURE UNDERTAKING” which includes the form of undertaking which will be executed by the District with respect to the Bonds (the “Undertaking”).

These covenants have been made in order to assist the Underwriter in complying with Rule 15c2-12(b)(5) of the SEC. The ability of the District to comply with such covenants will be subject to the annual appropriation of funds, sufficient to provide for the costs of compliance for such covenants. Should the District not comply with such covenants, it has covenanted to provide notice of such fact as it would for a Notice of Listed Event. A failure to provide continuing disclosure may adversely affect the transferability and liquidity of the Bonds and their market price.

The District has implemented procedures to facilitate compliance with the Undertaking and future similar undertakings.

CONCLUDING STATEMENT

To the extent that any statements made in this Official Statement involve matters of opinion or estimates, whether or not expressly stated to be such, they are made as such and not as representations of fact or certainty, and no representation is made that any of these statements have been or will be realized. All financial and other information in this Official Statement has been derived by the District from official records and other sources and is believed by the District to be accurate and reliable. Information other than that obtained from official records of the District has been identified by source and has not been independently confirmed or verified by the District and its accuracy is not guaranteed. The presentation of information, including tables of receipts from taxes and other sources, is intended to show recent historic information and is not intended to indicate future or continuing trends in the financial position or other affairs of the District. No representation is made that past experience, as is shown by that financial and other information, will necessarily continue or be repeated in the future.

ALAMAR COMMUNITY FACILITIES DISTRICT

By _____
Chairperson, District Board

APPENDIX A

INFORMATION REGARDING THE CITY OF AVONDALE, ARIZONA

The following information regarding the City is provided for background information only. No attempt has been made to determine what part, if any, of the data presented is applicable to the District; consequently no representation is made as to the relevance of the data to the District or the Bonds. THE BONDS WILL NOT BE OBLIGATIONS OF THE CITY. The Bonds will be direct obligations of the District, payable solely from ad valorem property taxes levied against all taxable property in the District as described under the heading "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS."

General

The City of Avondale, Arizona (the "City") is located approximately 15 miles west of downtown Phoenix, Arizona ("Phoenix") in the southwestern portion of the metropolitan Phoenix area and in the central portion of Maricopa County, Arizona (the "County"), contiguous to the communities of Litchfield Park, Arizona to the north, Phoenix to the north and east, Tolleson, Arizona to the east and Goodyear, Arizona to the north and west. Unique to the City is the convergence of the Gila, Salt and Agua Fria rivers within the City. The City was incorporated in 1946 and is considered one of the fastest growing residential areas in the County.

POPULATION STATISTICS

City of Avondale, Arizona

	<u>City of Avondale</u>	<u>Maricopa County</u>	<u>State of Arizona</u>
2021 Estimate (a)	90,755	4,507,419	7,285,370
2020 Census	89,334	4,420,568	7,151,502
2010 Census	76,238	3,817,117	6,392,017
2000 Census	35,883	3,072,149	5,130,632
1990 Census	16,169	2,122,101	3,665,339
1980 Census	8,168	1,509,175	2,716,546

(a) Provisional estimate as of July 2021 (data released in December 2021).

Source: Arizona Office of Economic Opportunity and the U.S. Census Bureau.

Municipal Government and Utilities

The City operates under a Council-Manager form of government in accordance with its Charter. The Mayor is elected for a four-year term and six council members are elected at large on a non-partisan basis for four-year, staggered terms. The City Council appoints the City Manager who has full responsibility for carrying out Council policy and administering operations for the City. The City Manager in turn appoints department heads.

The City provides its residents with sanitation, water and sewer services. Electricity is provided by both Arizona Public Service Company and Salt River Project. Natural gas is supplied by Southwest Gas Corporation.

Economy

The City is developing from an agriculturally based community into a location of commerce and light industry. The City's economy is a mix of services, retail and manufacturing. The City has two employment corridors that are able to access a labor pool of more than half a million employees within a 30-minute commute. The I-10 Corridor and the Avondale Boulevard Corridor serve the 66-acre Avondale Civic Center, a 16,000 square foot Hilton Garden Inn complex, the American Sports Center of Avondale, and other lodging and retail establishments.

MAJOR EMPLOYERS City of Avondale, Arizona

Employer	Description	Approximate Number of Employees
City of Avondale	Government	559
Fry's Food Stores	Retail	460
Avondale Elementary School District No. 44	Education	450
Akos	Healthcare	400
Walmart	Retail	370
Tolleson Union High School District No. 214	Education	350
Earnhardt Auto Center	Automobiles	330
Littleton Elementary School District No. 65	Education	318
Costco Wholesale	Retail	310
Maricopa County Community College District	Education	290
Larry H Miller Corp	Automobiles	290
Agua Fria Union High School District No. 216	Elementary	290

Source: Avondale, Arizona Fiscal Year Ended June 30, 2021 Annual Comprehensive Financial Report.

The following table illustrates the unemployment rate averages for the City, the County, the State and the United States of America.

UNEMPLOYMENT RATE AVERAGES

Calendar Year	City of Avondale (a)	Maricopa County (a)	State of Arizona (a)	United States
2022 (b)	3.2%	2.9%	3.3%	3.8%
2021	5.5	5.1	5.6	5.4
2020	7.4	7.4	7.9	8.1
2019	4.4	4.2	4.9	3.7
2018	4.5	4.1	4.8	3.9
2017	4.5	4.2	4.9	4.4

(a) Each year, historical estimates from the Local Area Unemployment Statistics (LAUS) program are revised to reflect new population controls from the Census Bureau, updated input data, and re-estimation. The data for model-based areas also incorporate new seasonal adjustment, and the unadjusted estimates are controlled to new census division and U.S. totals. Sub-state area data subsequently are revised to incorporate updated inputs, re-estimation, and controlling to new statewide totals.

(b) Data through March 2022.

Source: Arizona Office of Economic Opportunity, in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.

Commerce

The following table illustrates the past five years of sales tax collections.

SALES TAX COLLECTIONS
City of Avondale, Arizona
(\$000s omitted)

Fiscal Year	Amount
2020/21	\$66,736
2019/20	55,268
2018/19	51,427
2017/18	48,865
2016/17	45,872

Source: Avondale, Arizona Fiscal Year Ended June 30, 2021 Annual Comprehensive Financial Report.

FORM OF LEGAL OPINION OF BOND COUNSEL

[Closing Date]

District Board
Alamar Community Facilities District
c/o City of Avondale, Arizona
11465 West Civic Center Drive
Avondale, Arizona 85323

Re: Alamar Community Facilities District (Avondale, Arizona) General Obligation Bonds,
Series 2022

We have acted as Bond Counsel in connection with the issuance by Alamar Community Facilities District (hereinafter referred to as the “Issuer”) of the captioned Bonds, dated the date hereof (hereinafter referred to as the “Bonds”). The Issuer, pursuant to Section 3.k.3. of the hereinafter defined Bond Resolution, has designated the Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (hereinafter referred to as the “Code”), and has represented that it meets the requirements for such designation.

We have examined, and in rendering the opinions herein have relied upon, original or certified copies of the proceedings had in connection with issuance of the Bonds; certifications made by officers of the Issuer relating to, among other things, the expected use of proceeds of the sale of the Bonds and certain other funds of the Issuer and to certain other facts within the knowledge and control of such officers; representations made by the officers of Brookfield Residential (Arizona) LLC and Brookfield Lakin LLC (hereinafter referred to, together, as “Brookfield”), as to plans to develop and sell land owned within the boundaries of the Issuer and such other material and matters of law as we deem relevant to the matters discussed hereinbelow. In such examination, we have assumed the authenticity of all documents submitted to us as originals, the conformity to original copies of all documents submitted to us as certified or photostatic copies and the accuracy of the statements contained in such certifications and representations. As to any facts material to our opinion, we have, when relevant facts were not independently established, relied upon the aforesaid proceedings, certifications, representations, material and matters.

We are of the opinion, based upon such examination and subject to the reliances, assumptions and exceptions hereinabove and hereinafter set forth, that, under applicable law of the State of Arizona and federal law of the United States of America in force and effect on the date hereof:

1. The Bonds are valid and legally binding obligations of the Issuer payable from the sources, and enforceable in accordance with the terms and conditions, described therein, except to the extent that the enforceability thereof and provisions for the security therefor may be affected by bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting creditors’ rights or the exercise of judicial discretion in accordance with general principles of equity.

2. The Issuer is to annually levy and cause an *ad valorem* tax to be collected, at the same time and in the same manner as other taxes are levied and collected on all taxable property within the boundaries of the Issuer, sufficient to pay debt service on the Bonds when due. All of the taxable property within the Issuer is subject to the levy of a tax, without limitation as to rate or amount, to pay the principal of and interest on the Bonds.

3. Under existing statutes, regulations, rulings and court decisions, subject to the reliance and assumption stated in the last sentence of this paragraph, interest on the Bonds is excludable from the gross income of the owners thereof for federal income tax purposes. Furthermore, interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. Based on the designation of the Issuer as described in the first paragraph hereof, and subject to the requirements of Section 265(b)(3) of the Code, the Bonds are “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code. (We express no opinion regarding other federal and state tax consequences resulting from the receipt or accrual of interest on, or ownership or disposition of, the Bonds.) The Code includes requirements which the Issuer and Brookfield must continue to meet after the issuance of the Bonds in order that interest on the Bonds not be included in gross income for federal income tax purposes. The failure of the Issuer or Brookfield to meet these requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactive to their date of issuance. Officers of the Issuer and Brookfield have either indicated their compliance with, or covenanted to take the actions required by, applicable provisions of the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds. In rendering the opinion expressed hereinabove, we have relied on certifications of officers of the Issuer and Brookfield with respect to certain matters necessary for, and have assumed continuing compliance with certain covenants by the Issuer and Brookfield included in, respectively, the resolution authorizing the issuance of the Bonds (the “Bond Resolution”) and a District Development, Financing Participation and Intergovernmental Agreement (Alamar Community Facilities District), dated as of October 1, 2018, by and among the Issuer, the City of Avondale, Arizona and Brookfield (which are, as to their enforceability, subject to the same exceptions described in paragraph 1 hereinabove) that must be met after the issuance of the Bonds in order that, interest on the Bonds not be included in gross income for federal tax purposes.

4. The interest on the Bonds is exempt from income taxation under the laws of the State of Arizona. (We express no opinion regarding other state tax consequences resulting from the receipt or accrual of interest on, or disposition or ownership of, the Bonds.)

This opinion represents our legal judgment based upon our review of the law and the facts we deem relevant to render such opinion and is not a guarantee of a result. This opinion is given as of the date hereof, and we assume no obligation to review or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Respectfully submitted,

FORM OF CONTINUING DISCLOSURE UNDERTAKING

\$3,960,000*
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS, SERIES 2022
(BANK QUALIFIED)

CONTINUING DISCLOSURE UNDERTAKING

(CUSIP BASE NUMBER _____)

This Undertaking is executed and delivered by Alamar Community Facilities District (hereinafter referred to as the “Issuer”), in connection with the issuance of the captioned municipal securities (hereinafter referred to as the “Securities”) for the benefit of the owners of the Securities, being the registered owners thereof or any person which has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any of the Securities (including persons holding the Securities through nominees, depositories or other intermediaries) or is treated as the owner of any Securities for federal income tax purposes.

Section 1. Definitions.

2. “Annual Report” shall mean any annual report provided by the Issuer pursuant to, and as described in, Section

“Authorizing Document” shall mean the resolution authorizing the issuance of the Securities.

“Dissemination Agent” shall mean any agent which has executed a dissemination agent agreement with the Issuer and such successors and assigns of such agent.

“EMMA” shall mean the Electronic Municipal Market Access system of the Municipal Securities Rulemaking Board. Information regarding submissions to EMMA is available at <http://emma.msrb.org>.

“Financial Obligation” shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“Listed Events” shall mean any of the events listed in Section 3(a).

“MSRB” shall mean the Municipal Securities Rulemaking Board.

“Notice of Listed Event” shall mean any notice provided by the Issuer pursuant to, and as described in, Section 3.

“Rule” shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

* *Subject to change.*

Section 2. Contents and Provision of Annual Reports.

(a) (i) **SUBJECT TO ANNUAL APPROPRIATION OF FUNDS SUFFICIENT TO PROVIDE FOR THE COSTS THEREOF, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, NOT LATER THAN FEBRUARY 1 OF EACH YEAR, COMMENCING FEBRUARY 1, 2023, PROVIDE THROUGH EMMA AN ANNUAL REPORT WHICH IS CONSISTENT WITH THE REQUIREMENTS OF SUBSECTION (b) OF THIS SECTION.**

(ii) **IF THE ISSUER IS UNABLE OR FOR ANY OTHER REASON FAILS TO PROVIDE AN ANNUAL REPORT OR ANY PART THEREOF BY THE DATE REQUIRED IN SUBSECTION (a)(i) OF THIS SECTION AND SUBJECT TO ANNUAL APPROPRIATION OF FUNDS SUFFICIENT TO PROVIDE FOR THE COSTS THEREOF, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, SEND A NOTICE TO THAT EFFECT NOT LATER THAN SUCH DATE THROUGH EMMA ALONG WITH THE OTHER PARTS, IF ANY, OF THE ANNUAL REPORT.**

(b) (i) The Annual Reports shall contain or incorporate by reference the following:

(A) Information of the type in TABLES [2, 3, 4, 6 and 9] of the Official Statement, dated _____, 2022, with respect to the Securities.

(B) Audited financial statements for the preceding fiscal year, if any, such statements to be prepared on the basis of generally accepted accounting principles as applied to governmental units. (The Issuer does not currently prepare audited financial statements, and execution of this Undertaking shall not obligate the Issuer to prepare audited financial statements for any fiscal year.) **IF AUDITED FINANCIAL STATEMENTS ARE PREPARED AND INCLUDED IN THE ANNUAL REPORT AND THEREAFTER THE FISCAL YEAR OF THE ISSUER CHANGES, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, FILE A NOTICE OF SUCH CHANGE IN THE SAME MANNER AS FOR A NOTICE OF LISTED EVENT.**

(ii) The Annual Report may be submitted as a single document or as separate documents comprising a package and may incorporate by reference from other documents other information, including final offering documents of debt issues of the Issuer or related public entities which have been submitted to the Municipal Securities Rulemaking Board. If the document incorporated by reference is a final offering document, it must be available from the Municipal Securities Rulemaking Board. The Issuer shall clearly identify each such other document so incorporated by reference.

(iii) **If audited financial statements are to be included in an Annual Report but are not available in time to satisfy the requirements of Subsection (a)(i) of this Section, unaudited financial statements must be provided at the requisite time as part of the Annual Report and as soon as possible (but not later than thirty (30) days) after such audited financial statements become available, the audited financial statements shall be provided through EMMA.**

Section 3. Reporting of Listed Events.

(a) This Section shall govern the giving of notices of the occurrence of any of the following events (the "Listed Events") with respect to the Securities:

1. Principal and interest payment delinquencies,
2. Nonpayment related defaults, if material,
3. Unscheduled draws on debt service reserves reflecting financial difficulties,
4. Unscheduled draws on credit enhancements reflecting financial difficulties,
5. Substitution of the credit or liquidity providers or their failure to perform,

6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations, in each case, with respect to the tax status of the Securities, or other material events affecting the tax status of the Securities,

7. Modifications to rights of holders, if material,

8. Bond calls, if material, or tender offers,

9. Defeasances,

10. Release, substitution or sale of property securing repayment of the Securities, if material,

11. Rating changes,

12. Bankruptcy, insolvency, receivership or similar events of the Issuer, being if any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under State or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer,

13. The consummation of a merger, consolidation or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material,

14. Appointment of a successor trustee or an additional trustee or the change of the name of the trustee, if material,

15. The incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material,

16. A default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties, and

17. Notice of a failure of the Issuer to provide required annual financial information on or before the date specified in Section 2 above, including any non-appropriation to cover applicable costs.

(b) Whether events subject to the standard “material” would be material shall be determined under applicable federal securities laws.

(c) Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Securities pursuant to the Authorizing Document.

(d) ***SUBJECT TO ANNUAL APPROPRIATION OF FUNDS SUFFICIENT TO PROVIDE FOR THE COSTS THEREOF, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, PROMPTLY, BUT NOT MORE THAN TEN (10) BUSINESS DAYS THEREAFTER, FILE A NOTICE OF LISTED EVENT OF SUCH OCCURRENCE THROUGH EMMA.***

Section 4. Termination of Reporting Obligation. The obligations of the Issuer pursuant to this Undertaking shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Securities. ***SUBJECT TO ANNUAL APPROPRIATION OF FUNDS SUFFICIENT TO PROVIDE FOR THE COSTS THEREOF, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, GIVE NOTICE OF SUCH TERMINATION THROUGH EMMA AS SOON AS PRACTICABLE, BUT NOT LATER THAN THE DATE AN ANNUAL REPORT WOULD OTHERWISE HAVE BEEN DUE.***

Section 5. Amendment or Waiver.

(a) Notwithstanding any other provision of this Undertaking, the Issuer may amend this Undertaking, and any provision of this Undertaking may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, to the effect that (i) such amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law or change in the identity, nature or status of the Issuer or type of business conducted; (ii) this Undertaking, as amended or affected by such waiver, would have complied with the requirements of the Rule at the time of the primary offering of the Securities, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances and (iii) such amendment or waiver does not materially impair the interests of the owners of the Securities, as determined either by parties (such as bond counsel) unaffiliated with the Issuer or by an approving vote of the registered owners of the Securities pursuant to the terms of the Authorizing Document at the time of the amendments.

(b) The Annual Report containing amended operating data or financial information resulting from such amendment or waiver, if any, shall explain, in narrative form, the reasons for the amendment or waiver and the impact of the change in the type of operating data or financial information being provided. If an amendment or waiver is made specifying the accounting principles to be followed in preparing financial statements, the Annual Report for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. Such comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information in order to provide information to investors to enable them to evaluate the ability of the Issuer to meet its obligations. To the extent reasonably feasible, such comparison also shall be quantitative. ***IF THE ACCOUNTING PRINCIPLES OF THE ISSUER CHANGE, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, FILE A NOTICE OF SUCH CHANGE IN THE SAME MANNER AS FOR A NOTICE OF LISTED EVENT.***

Section 6. Additional Information. Nothing in this Undertaking shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Undertaking or any other means of communication, or including any other information in any Annual Report or Notice of Listed Event, in addition to that which is required by this Undertaking. If the Issuer chooses to include any information in any Annual Report or Notice of Listed Event in addition to that which is specifically required by this Undertaking, the Issuer shall have no obligation under this Undertaking to update such information or include it in any future Annual Report or Notice of Listed Event.

Section 7. Default. In the event of a failure of the Issuer to comply with any provision of this Undertaking, any owner of a Security for the benefit of which this Undertaking is being provided may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer to comply with its obligations under this Undertaking. A default under this Undertaking shall not be deemed an event of default for other purposes of the Authorizing Document, and the sole remedy under this Undertaking in the event of any failure of the Issuer to comply with this Undertaking shall be an action to compel performance.

Section 8. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist the Issuer in satisfying the obligations of the Issuer hereunder and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

Section 9. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Undertaking and the applicable, related agency agreement, and, to the extent permitted by applicable law, the Issuer shall indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless for, from and against any loss, expense and liabilities which the

Dissemination Agent may incur arising out of or in the exercise or performance of the powers and duties of the Dissemination Agent pursuant to this Undertaking and the applicable, related agency agreement, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the gross negligence or willful misconduct of the Dissemination Agent. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Securities.

Dated: [Closing Date]

ALAMAR COMMUNITY FACILITIES DISTRICT

By: _____
Chairman, Board of Directors

BOOK-ENTRY-ONLY SYSTEM

The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC or held by the Bond Registrar and Paying Agent for DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Securities Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants” and together with the Direct Participants, the “Participants”). DTC has Standard & Poor’s rating of: “AA+.” The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of the Bonds may wish to ascertain that the nominee holding the

Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Bond Registrar and Paying Agent and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Payment of principal of and interest on the Bonds and the redemption price of any Bond will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Bond Registrar and Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Bond Registrar and Paying Agent or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal of and interest on the Bonds and the redemption price of any Bonds will be made to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or Bond Registrar and Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Bond Registrar and Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but none of the District, the Developer, Bond Counsel, the Financial Advisor, the Underwriter or counsel to any of them takes responsibility for the accuracy thereof.

APPENDIX E

SPECIMEN MUNICIPAL BOND INSURANCE POLICY

FEASIBILITY REPORT

For The Issuance of

**Not To Exceed
\$4,200,000 Principal Amount**

of

**ALAMAR
COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)**

GENERAL OBLIGATION BONDS,

SERIES 2022

**Submitted
May 31, 2022**

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SECTION ONE

INTRODUCTION; PURPOSE OF FEASIBILITY REPORT; AND GENERAL DESCRIPTION OF DISTRICT

INTRODUCTION

This Feasibility Report (this “Report”) has been prepared for presentation to the Board of Directors (the “Board”) of Alamar Community Facilities District (the “District”) in connection with the proposed issuance by the District of its General Obligation Bonds, Series 2022 (the “Bonds”) in a principal amount of not to exceed \$4,200,000 pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (the “Act”), specifically in accordance with the provisions of Section 48-715, Arizona Revised Statutes with respect to the feasibility report and benefits of certain “public infrastructure” (as defined in Section 48-701, Arizona Revised Statutes) described herein (the “Public Infrastructure”) and the plan for financing the costs of the Public Infrastructure with proceeds of the sale of the Bonds. The District is authorized to issue up to \$70,000,000 in principal amount of general obligation bonds.

The District, the City of Avondale, Arizona (the “City”), Brookfield Residential (Arizona) LLC, and Brookfield Lakin LLC (the “Developer”) have entered into a District Development, Financing Participation and Intergovernmental Agreement (Alamar Community Facilities District), dated as of October 1, 2018, (the “Development Agreement”), which provides for the financing of the costs of certain portions of the Public Infrastructure necessary for the development of “Alamar”, a master planned, mixed use development (the “Project”), being developed by the Developer.

PURPOSE OF FEASIBILITY REPORT

Pursuant to the Act, this Report includes (i) a description of the Public Infrastructure to be acquired and an estimate of the costs to construct, acquire, operate and maintain the Public Infrastructure [Section Two]; (ii) maps showing, in general, the location of the Public Infrastructure and the area to be benefited by the Public Infrastructure [Section Three]; (iii) an estimated schedule for the completion of the Public Infrastructure [Section Four]; and (iv) a plan for financing the Public Infrastructure [Section Five].

This Report has been prepared for the Board’s exclusive consideration. 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. In preparing this Report, financial advisors, appraisers, counsel, engineers, staff of the District and other experts have been consulted as deemed appropriate.

GENERAL DESCRIPTION OF DISTRICT

The City approved formation of the District on May 21, 2018, upon the petition of the then-owners of all real property in the District. The District is located within the limits of the City and comprises approximately 1,086 acres that will include approximately 3,695 single-family homes at build-out of the Project and approximately 21 acres for a K-8 elementary school site.

The District was created to finance and acquire a portion of public infrastructure within the District that is part of the Project. A map of the location of the Project within the City is included in Section Three of this Report. A legal description of the property within the District is included as Appendix A to this Report.

As of May 20, 2022, Developer has spent approximately \$5.2 million to construct and install water, sewer, streets, curbs, gutters, and other public facilities at the Project, including approximately 1.1 miles of collector or arterial roads; and approximately \$17 million on numerous community amenities, including approximately 46 acres of parks with sports courts, playgrounds and ramadas within the community. The Developer is currently constructing approximately 2.5 additional miles of collector and arterial roads with all utilities installed at an estimated cost of approximately \$11 million.

Home closings within the Project, are set forth below. As of May 20, 2022, there were 110 homes under construction. From January 1, 2022 through May 20, 2022, the price range on home closings was from \$368,490 to \$664,490.

TABLE 11

SINGLE-FAMILY HOME CLOSINGS (a)

<u>Calendar Year</u>	<u>Alamar</u>
2020	1
2021	229
2022 (5/20/22)	102
Total	<u>332</u>

SINGLE-FAMILY HOMES UNDER CONSTRUCTION (b)

<u>Alamar</u>
110

(a) *The earliest close date shown is December 11, 2020 and the latest is May 11, 2022.*

(b) *Homes under construction as of May 20, 2022.*

SECTION TWO

**DESCRIPTION AND ESTIMATE OF COST OF
PUBLIC INFRASTRUCTURE**

DESCRIPTION AND ESTIMATE OF COST OF PUBLIC INFRASTRUCTURE

Listed below is a detailed description of the Public Infrastructure which is to be acquired by the District with the proceeds of the sale of the Bonds. All Public Infrastructure segments have been completed and will result in beneficial use to land within the geographical limits of the District. Such use is principally to such land and in any case, at a minimum, is proportional.

Project Descriptions	Original Estimated Costs	Paid by Prior Bonds	Paid By Series 2022 Bonds	Paid By Future Sales
1. CFD Ph 1 Broadway Road West – The Project consists of approximately 3,287 feet of four lane & raised median, full street surface improvements tying into existing improvements at Avondale & Broadway. Improvements include installation of potable water, storm drain, dry utilities, concrete curb & gutter, sidewalk, paving, striping, signage, street lights, signal conduit sleeves, landscaping, and irrigation. This work is completed.	\$3,253,459	\$0	\$3,253,459	\$0
2. CFD Ph 1 Alamar Parkway – The Project consists of approximately 1,420 feet of three lane, full street surface improvements tying into proposed improvements at Broadway. Improvements include installation of potable water, dry utilities, concrete curb & gutter, sidewalk, paving, striping, signage, street lights, landscaping, and irrigation. This work is completed.	\$1,250,864	0	706,541	544,323
3. CFD Ph 1 Avondale Blvd – The Project consists of approximately 1,371 feet of improvements adding one lane, west half-street surface improvements tying into existing pavement edge of Avondale Blvd. Improvements include installation of storm drain, dry utilities, concrete curb & gutter, sidewalk, paving, striping, signage, street lights, landscaping, and irrigation. This work is completed.	\$460,127	0	0	460,127

Project Descriptions	Original Estimated Costs	Paid by Prior Bonds	Paid By Series 2022 Bonds	Paid By Future Sales
4. CFD Ph 1 Dry Utilities – This project consists of the installation of dry utilities in construction with the CFD Ph1. This work is completed.	292,511	0	0	292,511
Total Estimated Bond Projects	\$5,256,961	\$0	\$3,960,000	\$1,296,961

Upon completion of such acquisition, the District will dedicate or otherwise transfer all interests in the Public Infrastructure acquired from the Developer to the City and the costs to operate and maintain the same, if any, may be paid as necessary from the \$0.30 per \$100 net limited assessed property valuation ad valorem property tax levied by the District for such purpose or subsidized by the Developer pursuant to the Development Agreement or otherwise.

SECTION THREE

MAP SHOWING DISTRICT BOUNDARIES, LOCATION OF PUBLIC INFRASTRUCTURE AND AREA TO BE BENEFITTED

DEPICTION OF THE ALAMAR COMMUNITY MASTER PLAN



SECTION FOUR

**TIMETABLE FOR COMPLETION
OF PUBLIC INFRASTRUCTURE**

TIMETABLE FOR COMPLETION OF PUBLIC INFRASTRUCTURE

Construction of the Public Infrastructure that will be reimbursed from the proceeds of the Bonds has been completed. The District will acquire the Public Infrastructure at the latter of date of issuance of the Bonds or when ready for acceptance by the City.

SECTION FIVE

PLAN OF FINANCE

PLAN OF FINANCE

The Bonds represent the second sale of bonds for the District; \$15,979.52 aggregate principal amount of bonds were issued on September 9, 2021. At an election held on November 13, 2018, the District received authority to issue \$70,000,000 of general obligations bonds. After the sale of the Bonds, the District will have not less than \$65,984,020 of remaining authorization.

The District will issue the Bonds in a principal amount of not to exceed \$4,200,000 to acquire the Public infrastructure shown in Section Two. This is a not-to-exceed amount and the actual amount of Bonds issued may be lower.

It is anticipated that the Bonds will be issued on or around July 14, 2022. It is currently estimated that the Bonds will have a final maturity of approximately 25-years and be structured such that the aggregate debt service of the District is approximately level.

Given the estimated net limited assessed property value of taxable property in the District for fiscal year 2022-23, the targeted secondary tax rate associated with the debt service on the Bonds is expected to be set at \$3.85 per \$100 of net limited assessed property valuation (not including the \$0.30 per \$100 of net limited assessed property valuation tax levy for operation and maintenance described in Section 2), for a total of \$4.15 per \$100 of net limited assessed property valuation.

The estimated sources and uses of funds related to the sale of the Bonds are shown below:

Sources:

Principal of General Obligation Bonds, Series 2022	\$3,960,000
Total	<u>\$3,960,000</u>

Uses:

Cost of Public Infrastructure	\$3,625,000
Underwriting Fee	60,000 (a)
Costs of Issuance	275,000
Total	<u>\$3,960,000</u>

(a) Includes estimated fee for Underwriter's Counsel.

At the \$3.85 tax rate level, assuming an average \$400,000 home price, the District portion of a tax bill for a homeowner is approximately \$65 per month or \$780 annually. Section 32-2181 et seq., Arizona Revised Statutes 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.

APPENDIX A

Legal Description for Alamar Community Facilities District

APPENDIX "A"
(Legal Description)

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See attached CFD Formation Limits Map

PARCEL DESCRIPTION
Lakin Property
CFD Formation Limits

A parcel of land lying within Sections 23, 24, 25 and 26, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner said Section 26, a 3-inch Maricopa County Highway Department brass cap in handhole, from which the south quarter of said Section 26, a 3-inch Maricopa County Highway Department brass cap in handhole, bears South 89°44'16" East (basis of bearing), a distance of 2622.79 feet;

THENCE along the west line of said Section 26, North 00°06'23" East, a distance of 1363.33 feet, to the north line of the south 66 feet of the north half of the southwest quarter of said Section 26, and the **POINT OF BEGINNING**;

THENCE continuing North 00°06'23" East, a distance of 1231.33 feet, to the west quarter corner of said Section 26;

THENCE continuing along the west line of said Section 26, North 00°06'28" East, a distance of 2594.90 feet, to the northwest corner of said Section 26, also being the southwest corner of said Section 23;

THENCE leaving said west line, along the west line of said Section 23, North 00°48'19" West, a distance of 965.92 feet, to the beginning of a curve;

THENCE leaving said west line, along the centerline of Dysart Road, northerly along said curve to the right, having a radius of 955.37 feet, concave easterly, whose radius bears North 89°11'41" East, through a central angle of 22°19'16", a distance of 372.19 feet, to the north line of the south half of the southwest quarter of said Section 23 and a point of intersection with a non-tangent line;

THENCE leaving said centerline, along said north line, South 89°56'32" East, a distance of 2550.30 feet, to the northeast corner of said south half of the southwest quarter, said point also being the southwest corner of the northwest quarter of the southeast quarter of said Section 23;

THENCE leaving said north line, along the west line of said northwest quarter of the southeast quarter, North 00°51'18" West, a distance of 598.74 feet, to the southwest corner of Lucy T. Homesites Unit Two, recorded in Book 142, page 26, Maricopa County Records (M.C.R.);

THENCE leaving said west line, along the southerly line of said Lucy T. Homesites Unit Two, North 79°56'43" East, a distance of 711.97 feet, to the east line of the west 50.00 feet of the east half of said northwest quarter of the southeast quarter;

THENCE leaving said southerly line, along said east line, South 00°56'08" East, a distance of 673.71 feet, to the north line of the south 50.00 feet of said southeast quarter of the northwest quarter of the southeast quarter;

THENCE leaving said east line, along said north line, South 89°56'50" East, a distance of 603.83 feet, to the east line of said southeast quarter of the northwest quarter of the southeast quarter

THENCE leaving said north line, along said east line, North 01°00'58" West, a distance of 606.33 feet, to the northeast corner of said southeast quarter of the northwest quarter of the southeast quarter, also being the northwest corner of the south half of the northeast quarter of said southeast quarter of Section 23;

THENCE leaving said east line, along the north line of said south half of the northeast quarter of the southeast quarter, South 89°49'25" East, a distance of 1306.08 feet, to the northeast corner of said south half of the northeast quarter of the southeast quarter, said point also being on the west line of said Section 24;

THENCE leaving said north line, along said west line, North 01°10'37" West, a distance of 653.56 feet, to the west quarter corner of said Section 24;

THENCE leaving said west line, along the east-west mid-section line of said Section 24, South 89°56'46" East, a distance of 1316.49 feet, to the northeast corner of the west half of the southwest quarter of said Section 24;

THENCE leaving said mid-section line, along the east line of said west half of the southwest quarter, South 00°56'20" East, a distance of 2621.40 feet, to the southeast corner of said west half of the southwest quarter;

THENCE leaving said east line, along the south line of said Section 24, South 89°37'21" East, a distance of 1305.77 feet, to the south quarter corner of said Section 24;

THENCE leaving said south line, along the north-south mid-section line of said Section 24, North 00°42'08" West, a distance of 1314.30 feet, to the northwest corner of the south half of the southeast quarter of said Section 24;

THENCE leaving said mid-section line, along the north line of said south half of the southeast quarter, South 89°47'10" East, a distance of 2622.42 feet, to the northeast corner of said south half of the southeast quarter;

THENCE leaving said north line, along the east line of said Section 24, South 00°13'52" East, a distance of 1321.53 feet, to the southeast corner of said Section 24, said point also being the northeast corner of said Section 25;

THENCE leaving said east line, along the east line of said Section 25, South 00°05'10" West, a distance of 1310.39 feet, to the southeast corner of the north half of the northeast quarter of said Section 25;

THENCE leaving said east line, along the south line of said north half of the northeast quarter, North 89°35'50" West, a distance of 1305.99 feet, to the northeast corner of the southwest quarter of the northeast quarter of said Section 25;

THENCE leaving said south line, along the east line of said southwest quarter of the northeast quarter, South 00°05'32" West, a distance of 1309.76 feet, to the southeast corner of said southwest quarter of the northeast quarter, said point also being the northeast corner of the northwest quarter of the southeast quarter of said Section 25;

THENCE leaving said east line, along the east line of said northwest quarter of the southeast quarter, South 00°05'36" West, a distance of 1146.52 feet, to the southeast corner of the north half of the south half of the south half of said northwest quarter of the southeast quarter;

THENCE leaving said east line, along the south line of said north half of the south half of the south half of the northwest quarter of the southwest quarter, North 89°32'04" West, a distance of 1306.23 feet, to the southwest corner of said north half of the south half of the south half of the northwest quarter of the southeast quarter, said point also being on the north-south mid-section line of said Section 25;

THENCE leaving said south line, along said mid-section line, South 00°05'54" West, a distance of 163.67 feet, to the southeast corner of the north half of the southwest quarter of said Section 25;

See attached CFD Formation Limits Map

THENCE leaving said mid-section line, along the south line of said north half of the southwest quarter, North 89°32'03" West, a distance of 1768.47 feet, to the west line of the east 28 Rods of the northwest quarter of the southwest quarter of said Section 25;

THENCE leaving said south line, along said west line, North 00°06'27" East, a distance of 66.00 feet, to the north line of the south 66 feet of the north half of the southwest quarter of said Section 25;

THENCE leaving said west line, along said north line, North 89°32'03" West, a distance of 844.44 feet, to the west line of said Section 25, said point also being on the east line of said Section 26;

THENCE leaving said north line, along the north line of the south 66 feet of the north half of the southeast quarter of said Section 26, North 89°51'06" West, a distance of 2622.15 feet, to a point on the north-south mid-section line of said Section 26;

THENCE leaving said north line, along the north line of the south 66 feet of the north half of the southwest quarter of said Section 26, North 89°51'06" West, a distance of 2622.82 feet, to the **POINT OF BEGINNING**.

EXCEPT the following property described in Document 2007-0853115, M.C.R.:

BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE WEST LINE OF SAID SECTION 26, SOUTH 00 DEGREES 06 MINUTES 53 SECONDS EAST 104.65 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 07 SECONDS EAST 65.00 FEET TO A POINT IN A LINE PARALLEL WITH AND 65.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE OF SECTION 26; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 43 MINUTES 56 SECONDS EAST 56.72 FEET TO A POINT IN A LINE PARALLEL WITH AND 65.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID SECTION 26;

THENCE ALONG LAST-MENTIONED PARALLEL LINE, NORTH 89 DEGREES 34 MINUTES 45 SECONDS EAST, 1857.16 FEET;

THENCE SOUTH 45 DEGREES 25 MINUTES 15 SECONDS EAST, 42.43 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 15 SECONDS EAST, 125.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2930.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 20 MINUTES 28 SECONDS AN ARC LENGTH OF 1142.49 FEET TO A POINT IN THE NORTH LINE OF THAT CERTAIN 160-FOOT ELECTRIC EASEMENT DESCRIBED IN DOCUMENT NOS. 02-1076599 AND 05-1738976, MARICOPA COUNTY, RECORDS;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 32 MINUTES 53 SECONDS WEST 1714.06 FEET TO SAID PARALLEL LINE DESCRIBED HEREIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 06 MINUTES 53 SECONDS WEST, 1203.60 FEET TO THE TRUE POINT OF BEGINNING.

**Parcel Description
Lakin Property
CFD Formation Limits**

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See attached CFD Formation Limits Map

AND EXCEPT the following property described in Document 2017-0704314, M.C.R.:

The westerly 840.07 feet of the northerly 668.35 feet of the northwest quarter of the southwest quarter of Section 25, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the Northerly 40.00 feet and the Westerly 55.00 feet

AND EXCEPT the following property described in Document 2017-0799341, M.C.R.:

THE WESTERLY 15.00 FEET AND NORTHERLY 40.0 FEET OF EASTERLY 800.07 FEET OF WESTERLY 840.07 FEET OF NORTHERLY 668.35 FEET OF NORTHWEST QUARTER SOUTHWEST QUARTER SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

AND EXCEPT a parcel of land lying within the northwest quarter of Section 26, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly as follows:

COMMENCING at the west quarter corner of said Section 26, a 3-inch Maricopa County Highway Department brass cap in handhole stamped T1N R1W 1/4 S27 S26 2004 37174, from which the northwest corner of said section, a 3-inch Maricopa County Department of Transportation brass cap flush stamped T1N R1W S22 23 27 26 RLS 26411, bears North 00°06'28" East (basis of bearing), a distance of 2594.90 feet;

THENCE along the east-west mid-section line of said section, South 89°57'56" East, a distance of 50.00 feet, to the east line of the west 50 feet of said section and the **POINT OF BEGINNING**;

THENCE leaving said east-west mid-section line, along said east line, North 00°06'28" East, a distance of 1286.63 feet, to the westerly prolongation of the south line of that certain parcel of land described in Document No. 2007-0853115, Maricopa County Records (M.C.R.);

THENCE leaving said east line, along said prolongation and said south line, South 89°19'32" East, a distance of 940.05 feet;

THENCE leaving said south line, along a line that is parallel with the west line of said section, South 00°06'28" West, a distance of 1276.13 feet, to said east-west mid-section line;

THENCE leaving said parallel line, along said east-west mid-section line, North 89°57'56" West, a distance of 940.00 feet, to the **POINT OF BEGINNING**.

AND EXCEPT a parcel of land lying within the southeast quarter of Section 24, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly as follows:

COMMENCING at the southeast corner of said Section 24, a handhole with broken lid (monument not accessible – location based on lid and straddlers), from which the south quarter corner of said section, a 2-inch iron pipe with no identification, bears North 89°37'29" West (basis of bearing), a distance of 2611.69 feet;

THENCE along the south line of said section, North 89°37'29" West, a distance of 82.37 feet;

**Parcel Description
Lakin Property
CFD Formation Limits**

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See attached CFD Formation Limits Map

THENCE leaving said south line, North 00°22'31" East, a distance of 35.00 feet, to the north line of the south 35 feet of said section and the **POINT OF BEGINNING**;

THENCE along said north line, North 89°37'29" West, a distance of 643.02 feet;

THENCE leaving said north line, along a line parallel with the east line of said section, North 00°13'52" West, a distance of 1033.66 feet;

THENCE leaving said parallel line, South 89°47'04" East, a distance of 675.00 feet, to the west line of the east 50 feet of said section;

THENCE along said west line, South 00°13'52" East, a distance of 660.23 feet;

THENCE leaving said west line, South 04°06'44" West, a distance of 158.46 feet, to the west line of the east 62 feet of said section;

THENCE along said west line, South 00°13'52" East, a distance of 197.18 feet;

THENCE leaving said west line, South 45°04'19" West, a distance of 280.13 feet, to the **POINT OF BEGINNING**.

Containing 47,330,385 square feet or 1,086.5561 acres, more or less.

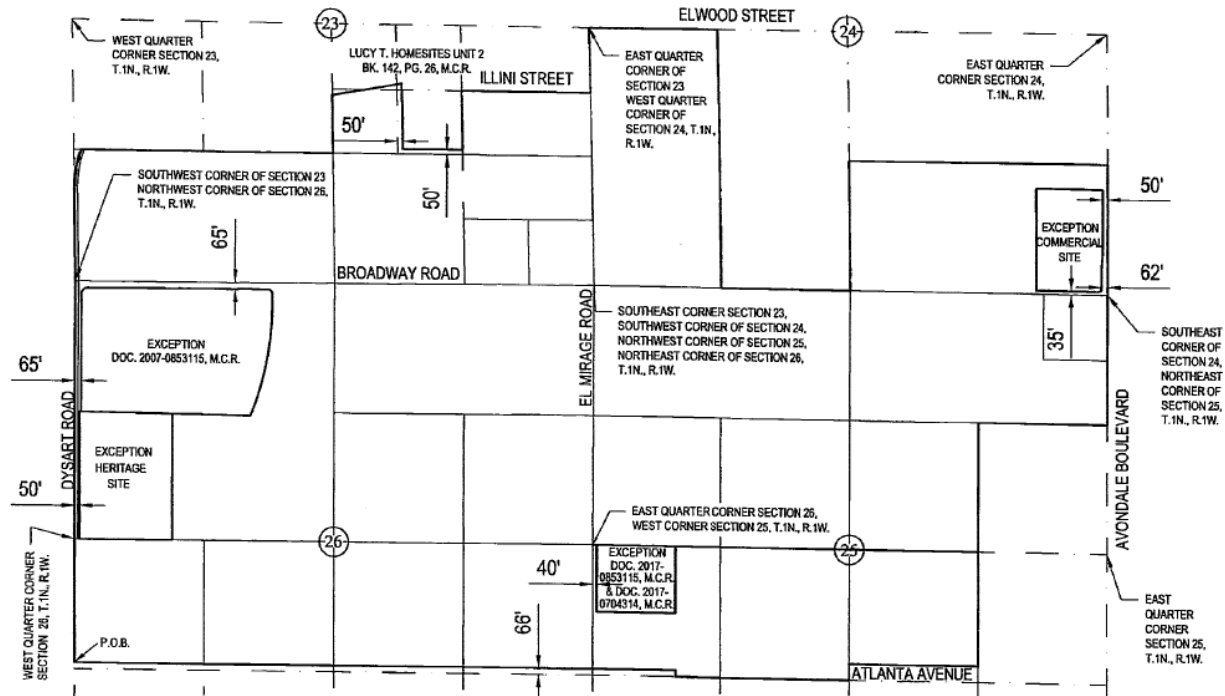
Subject to existing right-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of March, 2017. 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 06-30-20



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LAKIN PROPERTY
 CFD FORMATION LIMITS MAP
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