YAVAPAI COUNTY RECORDER 2026-0050082 Page 1 of 6
11/03/2026 09:49:39 AM $30.00
eRecorded in Yavapai County, AZ
Michelle M. Burchill, Recorder

GENERAL PLAN

FOR

VIEWPOINT NORTH STATE AFFORDABILITY INFRASTRUCTURE DISTRICT NO. 1

I. GENERAL AREA TO BE IMPROVED WITHIN THE DISTRICT:

All that area described in **Exhibit A** hereto and made a part hereof for all purposes shall comprise the area to be benefitted. The public infrastructure improvements shall be constructed in public rights-of-way or easements, or on property to be conveyed to a public entity, located both within and outside the areas described in the **Exhibit A** hereto and shall result in a beneficial use principally to the area described in the **Exhibit A** hereto.

II. GENERAL DESCRIPTION OF THE INFRASTRUCTURE IMPROVEMENTS FOR WHICH THE DISTRICT IS PROPOSED TO BE FORMED:

The District is being formed to finance public infrastructure and public infrastructure purposes authorized pursuant to Section 48-7001, *et seq.*, Arizona Revised Statutes, as amended (hereinafter referred to as the "Act"), and such other public infrastructure and public infrastructure purposes as may be approved by the Board of Directors of the District, from time to time, in its sole and absolute discretion, including all improvements in the Act that will result in a beneficial use principally to land within the geographical limits of the District and may include a District's share of any improvements listed herein if the District Board determines that such share is proportionate to the beneficial use of such improvements to land within the geographical limits of the District, improvements within or outside the geographical limits of the District, necessary or incidental work, including land clearance and environmental remediation activities, whether newly constructed, renovated or existing, and all necessary or desirable appurtenances. For the purposes of this paragraph, adoption by the district board of a resolution of intent pursuant to section 48-7008 shall conclusively establish that the improvements or, if applicable, share of the improvements that are the subject of the resolution will result in a beneficial use principally to land within the geographical limits of the district.

Public infrastructure may include:

A. **Water, Wastewater, Stormwater, and Flood Control Facilities**, including but not limited to potable water supply, treatment, storage, and distribution facilities; sanitary

sewer collection and conveyance facilities; stormwater and flood control facilities, retention/detention basins, and appurtenances necessary to serve development within and without the District.

B. Transportation and Mobility Facilities, including but not limited to arterial and collector streets and roads, intersections and traffic signals, bridges, sidewalks, trails, bicycle facilities, street lighting, signage, and related rights-of-way improvements necessary to serve development within and without the District.

C. Public Realm and Open Space Amenities, including but not limited to parks, plazas, pedestrian malls, and recreational facilities, together with associated landscaping, grading, and irrigation improvements.

D. Public Buildings and Public Safety Facilities, including but not limited to, fire station, police substation, or other public safety facilities and related improvements necessary to serve development within the District.

E. Communications and Digital Infrastructure, including but not limited to conduit, fiber-optic, and related digital infrastructure necessary to serve development within the District.

F. Related Equipment and Appurtenances, including but not limited to, equipment, vehicles, furnishings, technology, and other personal property necessary for the operation of the public infrastructure described above.

Public infrastructure purpose means:

(a) Planning, designing, engineering, constructing, acquiring or installing of public infrastructure.
(b) Acquiring, converting, renovating or improving existing facilities for public infrastructure.
(c) Acquiring interests in real property for public infrastructure.
(d) Establishing, maintaining and replenishing reserves in order to secure payment of debt service on bonds.
(e) Funding and paying from bond proceeds interest accruing on bonds for a period of not to exceed three years after their date of issuance and costs of issuance of the bonds and underwriter and placement agent fees.
(f) Providing for the timely payment of debt service on indebtedness of the district or of development fees or similar exactions imposed by a municipality or other public entity, to the extent those charges are imposed to fund public infrastructure that is located within, primarily serves or is necessitated by development within the district.
(g) Refinancing any matured or unmatured bonds with new bonds.
(h) Incurring expenses of the district that are incidental to and reasonably necessary to carry out the purposes specified in this paragraph.

The District shall comply with the requirements of A.R.S. § 48-7001(22)(a) before financing, constructing, acquiring, installing, owning, or operating any water, wastewater, sewer, or related utility facilities located within the certificated service territory of a public service

corporation holding a Certificate of Convenience and Necessity issued by the Arizona Corporation Commission.

III. ESTIMATED COST OF CONSTURCTING OR ACQUIRING THE PUBLIC INFRASTRUCTURE TO BE FINANCED, CONSTRUCTED OR ACQUIRED BY THE DISTRICT

An estimate of the costs of the Public Infrastructure for which the District is proposed to be formed and for which bonds may be issued is approximately $13,668,818. This estimate is preliminary and is expected to change over time.

This General Plan is signed on this the 3rd day of November, 2026, by an officer of the proposed District, pursuant to a Formation Order issued by the Arizona Finance Authority (AFA Matter No. SAID-2026-09-002) dated the 2nd day of November, 2026.

Name: Duane Hunn

Title: Officer of the Proposed District

Exhibit A to General Plan

HUITT
HZ ZOLLARS

HUITT-ZOLLARS, INC. | 5050 N. 40th St. | Suite 100 | Phoenix, AZ 85018-2146 | 602.252.8384 phone | 602.252.8385 fax

SEPTEMBER 15, 2026

VIEWPOINT NORTH SAID #1

PARCEL 1:

PARCELS 10 AND 11, POQUITO VALLEY, ACCORDING TO THE RESULTS OF SURVEY RECORDED IN BOOK 7 OF LAND SURVEYS, PAGES 64 THROUGH 70, INCLUSIVE AND AMENDED IN BOOK 8 OF LAND SURVEYS, PAGES 1 THROUGH 7 INCLUSIVE, SAID PARCELS ARE SITUATED IN SECTION 26, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

EXCEPT ANY PORTION LYING WITHIN THE VIEWPOINT NORTH – UNIT SIXTEEN, ACCORDING TO PLAT OF RECORD IN BOOK 51 OF MAPS, PAGES 40, 41 & 42, RECORDS OF YAVAPAI COUNTY, ARIZONA; AND

EXCEPT ANY PORTION LYING WITHIN THE VIEWPOINT NORTH – UNIT EIGHTEEN, ACCORDING TO PLAT OF RECORD IN BOOK 54 OF MAPS, PAGES 100, 101 & 102, RECORDS OF YAVAPAI COUNTY, ARIZONA; AND

EXCEPT ANY PORTION LYING WITHIN THE VIEWPOINT UNIT FOURTEEN, ACCORDING TO THE PLAT OF RECORD IN BOOK 47 OF MAPS, PAGES 56 & 57, RECORDS OF YAVAPAI COUNTY, ARIZONA.

EXCEPT ANY PORTION LYING WEST OF THE EAST LINE OF VIEWPOINT DRIVE; AND

EXCEPT ANY PORTION LYING SOUTH OF THE NORTH LINE OF PARK VIEW DRIVE; AND

EXCEPT ALL OIL, GAS, COAL AND MINERALS WHATSOEVER ALREADY FOUND OR WHICH MY HEREAFTER BE FOUND UPON OR UNDER SAID LANDS AS RESERVED IN BOOK 192 OF DEEDS, PAGE 415, RECORDS OF YAVAPAI COUNTY, ARIZONA.

AND EXCEPT ONE HALF OF ALL OIL, GAS AND MINERALS UPON OR UNDER THE ABOVE DESCRIBED LANDS (EXCEPT LANDS ON AND UNDER WHICH THE OIL, GAS, COAL AND OTHER MINERALS HAVE BEEN HERETOFORE RESERVED BY SANTA FE PACIFIC RAILROAD COMPANY) AS RESERVED IN DEED RECORDED IN BOOK 115 OF OFFICIAL RECORDS, PAGES 577 THROUGH 580, INCLUSIVE, RECORDS OF YAVAPAI COUNTY, ARIZONA.

AND ALSO EXCEPT ALL REMAINING OIL, GAS, AND MINERALS UPON OR UNDER THE ABOVE DESCRIBED LAND (EXCEPT AND ON AND UNDER WHICH THE OIL, GAS, COAL AND OTHER MINERALS HAVE BEEN HERETOFORE RESERVED) AS RESERVED IN BOOK 1772 OF OFFICIAL RECORDS, PAGE 713, RECORDS OF YAVAPAI COUNTY, ARIZONA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL 2;

PARCEL 2:

PARCELS 14 AND 15, POQUITO VALLEY, ACCORDING TO THE RESULTS OF SURVEY RECORDED IN BOOK 7 OF LAND SURVEYS, PAGES 64 THROUGH 70, INCLUSIVE AND AMENDED IN BOOK 8 OF LAND SURVEYS, PAGES 1 THROUGH 7 INCLUSIVE, SAID PARCELS ARE SITUATED IN SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.

HUITT
HZ ZOLLARS

EXCEPT ANY PORTION LYING WITHIN THE VIEWPOINT NORTH – UNIT SIXTEEN, ACCORDING TO PLAT OF RECORD IN BOOK 51 OF MAPS, PAGES 40, 41 & 42, RECORDS OF YAVAPAI COUNTY, ARIZONA; AND

EXCEPT ANY PORTION LYING WITHIN THE VIEWPOINT NORTH – UNIT EIGHTEEN, ACCORDING TO PLAT OF RECORD IN BOOK 54 OF MAPS, PAGES 100, 101 & 102, RECORDS OF YAVAPAI COUNTY, ARIZONA; AND

EXCEPT ANY PORTION LYING WEST OF THE EAST LINE OF VIEWPOINT DRIVE; AND

EXCEPT ALL OIL, GAS, COAL AND MINERALS WHATSOEVER ALREADY FOUND OR WHICH MY HEREAFTER BE FOUND UPON OR UNDER SAID LANDS AS RESERVED IN BOOK 192 OF DEEDS, PAGE 415, RECORDS OF YAVAPAI COUNTY, ARIZONA.

AND EXCEPT ONE HALF OF ALL OIL, GAS AND MINERALS UPON OR UNDER THE ABOVE DESCRIBED LANDS (EXCEPT LANDS ON AND UNDER WHICH THE OIL, GAS, COAL AND OTHER MINERALS HAVE BEEN HERETOFORE RESERVED BY SANTA FE PACIFIC RAILROAD COMPANY) AS RESERVED IN DEED RECORDED IN BOOK 115 OF OFFICIAL RECORDS, PAGES 577 THROUGH 580, INCLUSIVE, RECORDS OF YAVAPAI COUNTY, ARIZONA.

AND ALSO EXCEPT ALL REMAINING OIL, GAS, AND MINERALS UPON OR UNDER THE ABOVE DESCRIBED LAND (EXCEPT LAND ON AND UNDER WHICH THE OIL, GAS, COAL AND OTHER MINERALS HAVE BEEN HERETOFORE RESERVED) AS RESERVED IN BOOK 1772 OF OFFICIAL RECORDS, PAGE 713, RECORDS OF YAVAPAI COUNTY, ARIZONA.

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF PARCEL 3;

PARCEL 3:

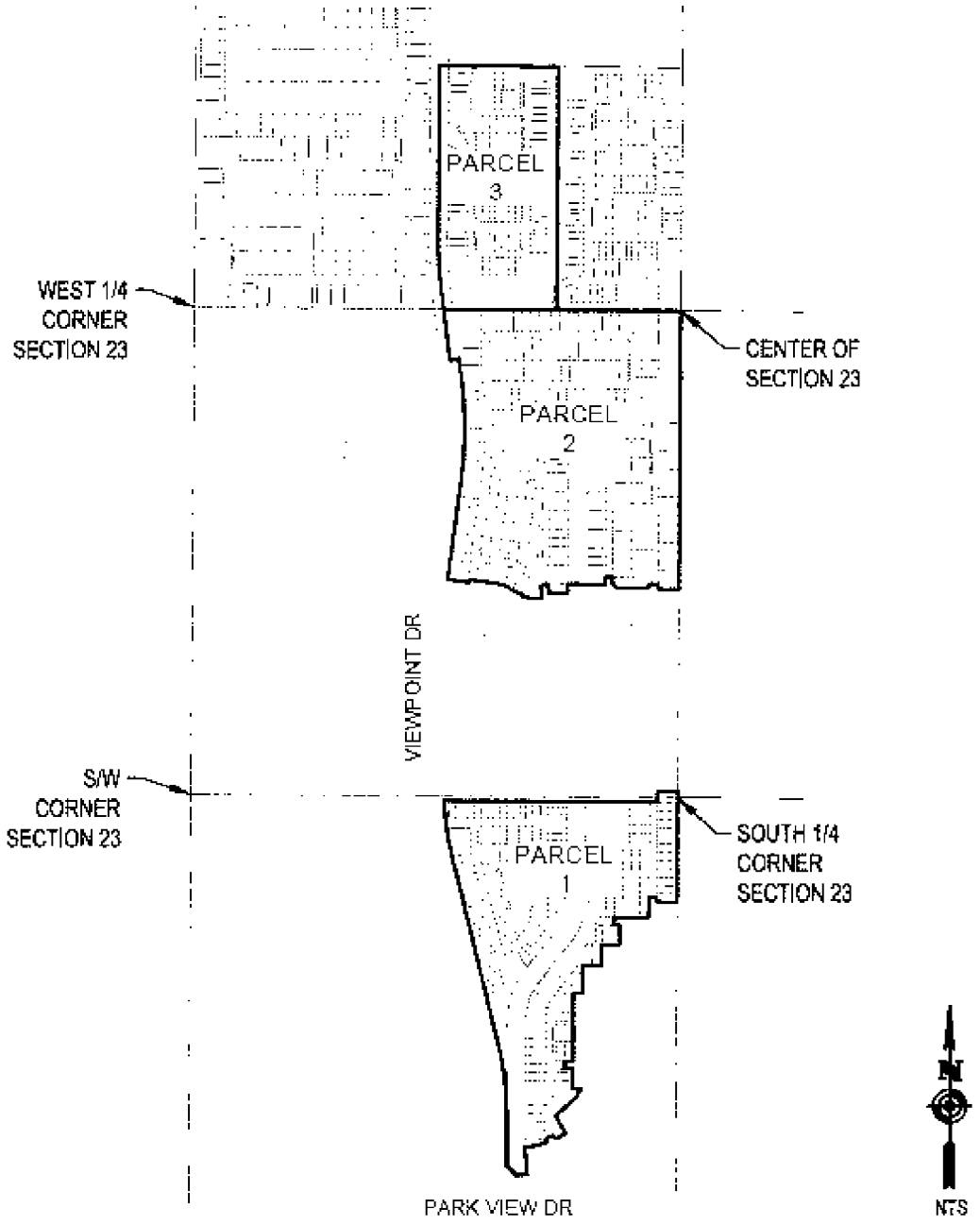
PARCEL 18, POQUITO VALLEY, ACCORDING TO THE RESULTS OF SURVEY RECORDED IN BOOK 7 OF LAND SURVEYS, PAGES 64 THROUGH 70, INCLUSIVE AND AMENDED IN BOOK 8 OF LAND SURVEYS, PAGES 1 THROUGH 7 INCLUSIVE, SAID PARCELS ARE SITUATED IN SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.

EXCEPT ALL OIL, GAS, COAL AND MINERALS, WHATSOEVER ALREADY FOUND OR WHICH MAY HEREAFTER BE FOUND UPON OR UNDER SAID LANDS AS RESERVED IN BOOK 192 OF DEEDS, PAGE 415, RECORDS OF YAVAPAI COUNTY, ARIZONA.

AND EXCEPT ONE HALF OF ALL OIL, GAS AND MINERALS UPON OR UNDER THE ABOVE DESCRIBED LANDS (EXCEPT LANDS ON AND UNDER WHICH THE OIL, GAS, COAL AND OTHER MINERALS HAVE BEEN HERETOFORE RESERVED BY SANTA FE PACIFIC RAILROAD COMPANY) AS RESERVED IN DEED RECORDED IN BOOK 115 OF OFFICIAL RECORDS, PAGE 577 THROUGH 580, INCLUSIVE, RECORDS OF YAVAPAI COUNTY, ARIZONA.

AND ALSO EXCEPT ALL REMAINING OIL, GAS AND MINERALS UPON OR UNDER THE ABOVE DESCRIBED LAND (EXCEPT LAND ON AND UNDER WHICH THE OIL, GAS, COAL AND OTHER MINERALS HAVE BEEN HERETOFORE RESERVED) AS RESERVED IN BOOK 1772 OF OFFICIAL RECORDS, PAGE 713, RECORDS OF YAVAPAI COUNTY, ARIZONA.

AND EXCEPT THE EASTERLY PORTION OF PARCEL 3 THAT MEASURES 674.77' ALONG THE NORTH LINE AND 675.08' ALONG THE SOUTH LINE OF SAID PARCEL.



VIEWPOINT NORTH SAID # 1

September 16, 2026