

FEASIBILITY REPORT

For The Issuance of

**Not to Exceed
\$860,000 Principal Amount OF**

**SUPERSTITION VISTAS
COMMUNITY FACILITIES
DISTRICT NO. 1**

**ASSESSMENT AREA NO. 5
SPECIAL ASSESSMENT BONDS,
SERIES 2025**

Public Hearing Date: April 15, 2025

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SECTION ONE

INTRODUCTION; PURPOSE OF FEASIBILITY REPORT; GENERAL DESCRIPTION OF DISTRICT

INTRODUCTION

This Feasibility Report (this “Report”) has been prepared for presentation to the Board of Directors of the Superstition Vistas Community Facilities District No. 1 (the “District”) in connection with the proposed issuance by the District of its Assessment Area No. 5 Special Assessment Bonds, Series 2025 (the “Bonds”) in a principal amount of not to exceed \$860,000, pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6 of Arizona Revised Statutes (“A.R.S.”).

PURPOSE OF FEASIBILITY REPORT

This Report has been prepared for consideration of the feasibility and benefits of the Public Infrastructure (as defined in A.R.S. Section 48-701) to be financed by the Bonds (the “Public Infrastructure”) and of the plan for financing the Public Infrastructure in accordance with the provisions of A.R.S. Section 48-715. Pursuant to A.R.S. Section 48-715, this Report includes (i) a description of the Public Infrastructure to be financed – 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 estimate of the cost to acquire, operate and maintain the Public Infrastructure and timetable for the acquisition of the Public Infrastructure – Section Four; and (iv) a plan for financing the Public Infrastructure – Section Five.

This Report has been prepared for the consideration of the Board of Directors of the District only. 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, District staff, City (as defined herein) staff and other experts have been consulted as deemed appropriate.

GENERAL DESCRIPTION OF THE DISTRICT

The District consists of approximately 1,375 acres of a larger 2,783-acre project within the City of Apache Junction, Arizona (the “City”), where D. R. Horton, Inc., a corporation organized and existing pursuant to the laws of the State of Delaware (the “Developer”), was the successful bidder at the public auction conducted by Arizona State Land Department (“ASLD”) and pursuant to the terms of the Certificate of Purchase 53-120190 executed November 12, 2020, as thereafter amended. The Developer is now developing the mixed use, master planned community known as Radiance at Superstition Vistas, on approximately 1,375 acres of a larger 2,783-acre project (the “Project”). The Project is located east of Meridian Road, west of Ironwood Drive, south of Elliot Avenue and north of Ray Avenue. Construction on the Project commenced in November 2021, and the first home closings occurred in June 2023. Single family residential units represent approximately 700 acres within the Project. Non-residential development comprises approximately 675 acres within the Project and includes churches, government, police and fire stations, schools, civic and commercial uses and common area, and neighborhood open space.

The real property comprising Assessment Area No. 5 consists of 172 lots (the “Assessed Lots”) and is approximately 21 acres. The Assessed Lots have been finally established by the approval of final plats by the City, and all of the Assessed Lots will be developed by the Developer.

The following chart characterizes the approximate acreage within the District as well as the acreage within Assessment Area No. 5, which is fully within the boundaries of the District.

Total District	Approximate District Acres	Approximate Assessment Area No. 5 Lot Area Acres
Single Family Residential	700	21
Non-Residential (a)	675	0
Total	1,375	21

- (a) Includes churches, police and fire stations, schools, civic and commercial uses and common area, and neighborhood open space.

The District was created to assist with financing the acquisition of public infrastructure and public infrastructure purposes, including the Public Infrastructure, within the District. See Section Two for a description of the Public Infrastructure to be financed with a portion of the proceeds of the Bonds. A legal description of Assessment Area No. 5 is included in Appendix 1. Maps of the District, Assessment Area No. 5, including the location, in general, of the Public Infrastructure, are included in Section Three. The proposed acquisition of the Public Infrastructure as defined in this Report is consistent with the approved General Plan for the District.

SECTION TWO

DESCRIPTION OF PUBLIC INFRASTRUCTURE

DESCRIPTION OF PUBLIC INFRASTRUCTURE

The Public Infrastructure subject to this Report has been publicly bid pursuant to State statutes and District guidelines and will be financed by the Bonds and/or subsequent bond issues and other sources, if necessary. It is expected that the Public Infrastructure listed below will be acquired from the Developer with estimated cost and construction timing as noted.

Acquisition Project Description	Total Estimated Cost	Certified Engineer's Cost	Paid by Prior Bonds	Eligible for Funding from Bonds and Future Bonds	Completion Date*
Davis Drive					
Phase 2A (SVR NP-001, W-005; and TR-005)	\$2,987,818.00	\$2,987,818.00	\$0	\$860,000.00	January 2025
Total	\$2,987,818.00	\$2,987,818.00	\$0	\$860,000.00	

* Completion represents the date by which the Public Infrastructure was constructed, which may differ by the date that it was accepted by the City or other governmental entities, as applicable.

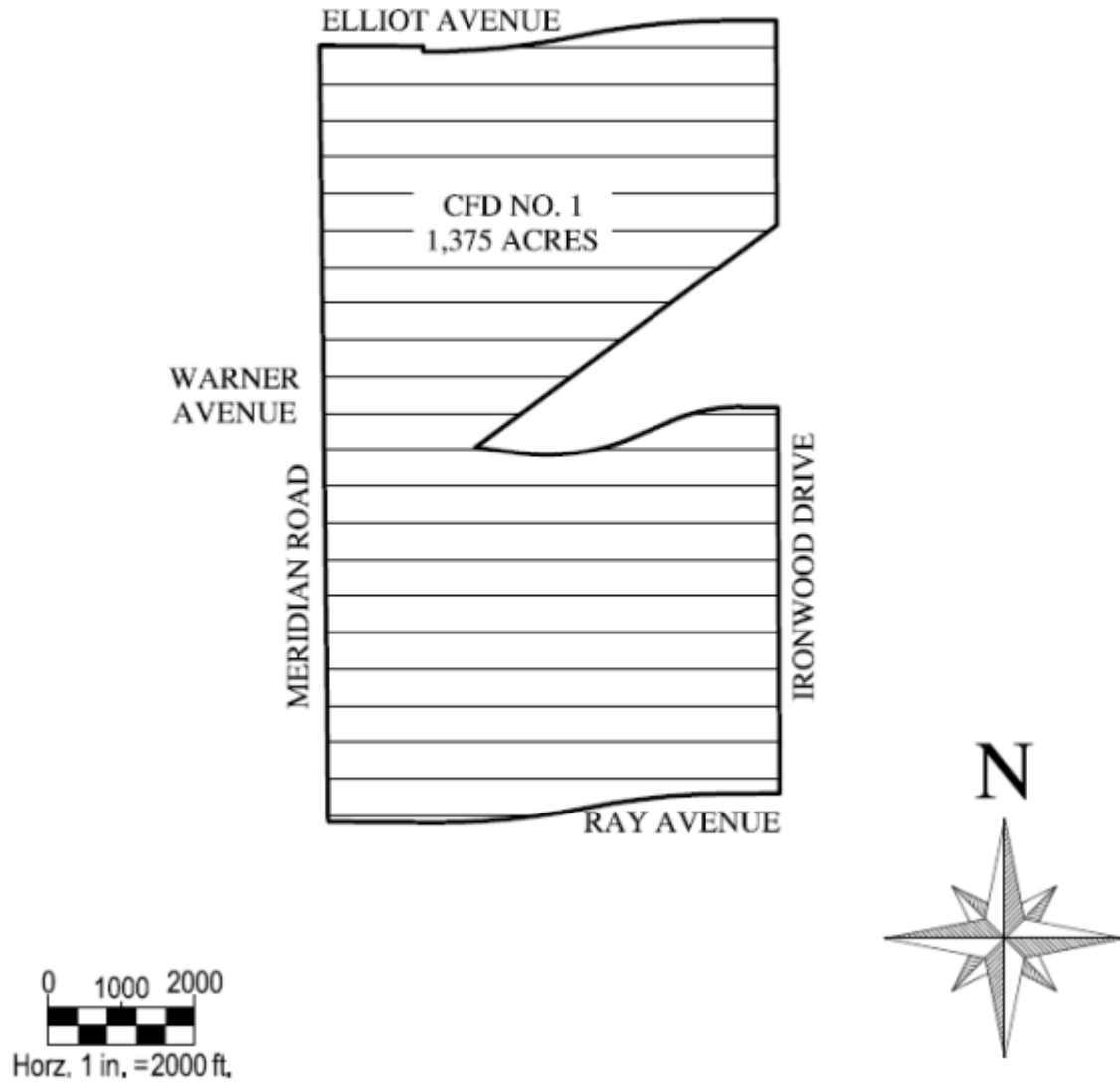
The Public Infrastructure is comprised of the construction of a roadway within the District known as Davis Drive, and includes construction of approximately 2,400 lineal feet within Phase 2A including eighty-three feet (83') of right-of-way street improvements with four and one-half inches (4 ½") of asphalt concrete over an asphalt base course subgrade of eight inches (8"), and vertical curb, storm drain, storm drain manholes, catch basins, water fire hydrants, water valves, non-potable water, six foot (6') detached concrete sidewalks, concreted ramps, pavement, pavement striping, traffic signage, dry utilities and street lighting. The Public Infrastructure was completed by the Developer and accepted by the City, or other governmental entity, in January 2025.

Proceeds of the Bonds are reasonably expected to be used to finance the acquisition of all or a portion of the Public Infrastructure upon acceptance by the District and the City, or other governmental entities, as applicable, of such Public Infrastructure pursuant to the terms of the District Development, Financing Participation, Waiver and Intergovernmental Agreement (the "District Development Agreement"), recorded on February 23, 2022, at Fee No. 2022-021689 in the records of Pinal County, Arizona (the "County"), and the terms and provisions of all applicable laws, ordinances, codes and rules. All interests in such Public Infrastructure financed by the District will be dedicated or otherwise transferred to the City or other governmental entities, as applicable, after acceptance. Additional portions of public infrastructure, as contemplated by the District's formational documents, may be constructed and will be subject to administrative approval by the District before such additional public infrastructure is eligible for funding from future bonds, if any.

SECTION THREE

MAP OF THE DISTRICT SHOWING LOCATION OF PUBLIC INFRASTRUCTURE AND AREA TO BE BENEFITED

The District



Assessment Area No. 5

Phase 2B – Parcel 19.17

DEDICATION

STATE OF ARIZONA

COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS, THAT DAVID HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBMITTED UNDER THE NAME OF "SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.17" A PORTION OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HERETOBY.

WHEREAS THIS PLAT IS FOR THE PLAT OF "SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.17" HERETOBY REQUIRES THAT SUD PLAT ACTS FORMERLY THE LOCATION AND LINES OF THE INTERSECTIONS OF THE LOTS, BLOCKS, STRIPS AND LOTS OF THE CONVEYANCE SHOWN AND THAT EXISTING TRACTS AND STRIPS SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME SHOWN EACH RESPECTIVELY ON THIS PLAT, DAVID HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HERETOBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND FACILITIES AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

FACILITIES ARE DEDICATED FOR THE PURPOSES SHOWN.

ALL STREETS SHOWN HEREON WILL BE DEDICATED TO AND OWNED BY THE CITY OF APACHE JUNCTION.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND 1 ARE NOT TO BE CONVEYED TO BE DEDICATED TO THE PUBLIC OR CITY, BUT ARE DEED TO HOMEOWNERS ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HERETOBY DEDICATES TO THE CITY OF APACHE JUNCTION FOR USE AS SUCH THE NECESSARY NON-ACCESS COVENANTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF APACHE JUNCTION, IN FULL FOR THE CITY'S USE AS PUBLIC HIGHWAY OR IN FULL FOR THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWERAGE, GAS, ELECTRIC, STEAM, WATER PIPES, CONDUITS, CABLES, AND OTHERS AND OTHERS EQUIPMENTS, CONDUITS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VALVES, MANHOLES, CONDUITS, PIPES AND CABLES, THE HYDRAULIC STREET LIGHTS, STREET FURNITURE, CURBS, GUTTERS, SEWERAGE, TRAFFIC SIGNALS, EQUIPMENT AND SIGNALS, PUBLIC TRAFFIC FACILITIES, SHOWERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION BASINS, CANALS, AND ALL IMPROVEMENTS TO ALL OF THE FOREGOING, AND ALL SUCH AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER SUCH EASEMENTS BY CITY OR CITY, PROVIDED THAT SUCH EASEMENTS SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS AND THE UNRESTRICTED RIGHT OF REVENUE AND REVERSION HEREON AND CONVEY TO FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREON, ALL OTHER EASEMENTS ARE HERETOBY DEDICATED FOR THE PURPOSES UNLESS OTHERWISE ORDERED BY THE CITY OF APACHE JUNCTION. ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NON-REVERSIBLE EASEMENTS.

AS CONTAINED BY THE DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERCOMMUNITY AGREEMENT DATED AS OF FEBRUARY 22, 2002, RECORDED IN INSTRUMENT NO. 2002-00000 OF THE OFFICIAL RECORDS OF PINAL COUNTY, AS THE SAME MAY BE AMENDED FROM TIME TO TIME (THE "CDD DEVELOPMENT AGREEMENT"), CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE FINANCED BY THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 1 (THE "CDD") ARE TO BE CONSTRUCTED WITHIN THE DEDICATED RIGHTS-OF-WAY, TRACTS AND EASEMENT AREAS DEDICATED ON THIS PLAT (HEREINAFTER REFERRED TO COLLECTIVELY AS THE "DISTRICT IMPROVEMENTS") EXCEPT AS PROVIDED IN THE NEXT PARAGRAPH. NOTWITHSTANDING SUCH DEDICATIONS, NO DISTRICT IMPROVEMENTS NEW OR HERETOBY EXISTING OR UNDER THE LAND THAT IS HERETOBY DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE DEEMED TO HAVE BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF APACHE JUNCTION UNTIL CONSENT AND ACCEPTANCE OF SUCH DISTRICT IMPROVEMENTS BY THE CITY OF APACHE JUNCTION, ARIZONA.

NOTWITHSTANDING THE FOREGOING DEDICATIONS, OWNER HERETOBY RESERVES AN INTEREST IN ALL OF THE FOREGOING REAL PROPERTY UPON WHICH "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 40-202 ARIZONA RELEVANT STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED, INCLUDING THE DISTRICT IMPROVEMENTS, EXCEPT AS OTHERWISE PROVIDED IN THE LAST SENTENCE OF THIS PARAGRAPH. SUCH INTEREST IS TO BE ASSIGNED BY THE CDD. SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY PURSUANT TO THE CDD DEVELOPMENT AGREEMENT. SUCH INTEREST IS TO BE RELINQUISHED UPON THE COMPLETION OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY THE CDD PURSUANT TO THE CDD DEVELOPMENT AGREEMENT ON OR BEFORE 12/31/2006.

IN WITNESS WHEREOF:

DAVID HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREON CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF JODE L. CASTILLA ITS VICE PRESIDENT HERETOBY DULY.

AUTHORIZED THIS 1ST DAY OF January 2005.

DAVID HORTON, INC., A DELAWARE CORPORATION

By *[Signature]*

ITS VICE PRESIDENT

FINAL PLAT

FOR

'SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.17'

A PORTION OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

SHEET 6

SHEET 5

SHEET 4

SHEET 3

SHEET INDEX

OWNER/DEVELOPER

DAVID HORTON, INC.

2300 WEST FIVE MILE, SUITE 100

CHANDLER, AZ 85226

CONTACT: JOE CASTILLA

VICE PRESIDENT

PHONE: (480) 709-1953

SURVEYOR

HILGART WILSON, LLC

2741 E. WILSON AVE., STE. 200

PHOENIX, ARIZONA 85034

PHONE: (602) 440-4425

CONTACT: BRIAN J. BENDICK, RLS

UTILITY PROVIDERS

WATER: APACHE JUNCTION WATER DISTRICT (AJWD)

SEWER: APACHE JUNCTION SEWER DISTRICT (AJSD)

POWER: AEP

BASIS OF BEARING

GRIDS OF BEARING IS MONITORING ALONG THE EAST LINE OF THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

DEVELOPMENT SERVICES APPROVAL

THIS FINAL PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ANY OTHER APPLICABLE ORDINANCE AND REGULATIONS AND THAT PUBLIC STREET CONSTRUCTION ASSURANCES WILL BE PROVIDED PRIOR TO APPROVAL OF ALL RELATED IMPROVEMENT PLANS.

[Signature] 03/05/2005
DEVELOPMENT SERVICES PRINCIPAL ENGINEER

MAYOR

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS 1ST DAY OF March 2005 AND THE CITY COUNCIL ACCEPTS THE PROGRESS OF THE DISTRICT IMPROVEMENTS ON BEHALF OF THE PUBLIC. THE SUBMITTER HAS PROVIDED A CERTIFICATE OF ASSURED WATER SUPPLY AS REQUIRED BY ARIZONA RELEVANT STATUTES AND ON EXISTENCE THAT THE APPLICABLE DISTRICT DEVELOPMENT OF THE ARIZONA DEPARTMENT OF WATER RESOURCES ASSUMING AN ASSURED WATER SUPPLY.

By *[Signature]*
WATER
CITY CLERK

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF LAND SURVEYED AND THE SUBDIVISION OF IT THAT I HAVE PREPARED THE DESCRIPTION OF THE LAND SHOWN ON THE PLAT AND I HERETOBY CERTIFY TO ITS CORRECTNESS AND THAT THE LOTS ARE SIGNED OR WILL BE SIGNED AND ALL MONUMENTS ARE SET OR WILL BE SET WITHIN 10 DAYS AFTER RECORDATION.

BRIAN J. BENDICK
RLS 22222
HILGART WILSON, LLC
2741 E. WILSON AVE., STE. 200
PHOENIX, ARIZONA 85034
P. 602-440-4425
bendick@hgwilson.com

SEAL AND SIGNATURE OF THE ARIZONA-REGISTERED LAND SURVEYOR

DATE: 10/1

FP01

Phase 2B – Parcel 19.18

STUDIES IN THE HISTORY OF THE UNITED STATES, 1870-1900

SECTION FOUR

ESTIMATE OF COSTS AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

ESTIMATE OF COSTS AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

The table in Section Two outlines the cost estimate and completion dates for the construction of the Public Infrastructure. Proceeds of the Bonds, after payment of the costs of issuance, will be used to finance the acquisition of all or a portion of the Public Infrastructure projects listed in Section Two.

Listed below is an estimated draw schedule of the proceeds of the Bonds for acquisition of the Public Infrastructure.

Public Infrastructure	Estimated Acquisition Price	Completion Date (a)	Funds Draw Date
Davis Drive - Phase 2A	\$2,987,818.00	January 2025	May/June 2025
Total	<u>\$2,987,818.00</u>		

(a) Represents the date by which the Public Infrastructure was constructed, which may differ from the date that it was accepted by the City, or other governmental entities, as applicable.

SECTION FIVE

PLAN OF FINANCE

PLAN OF FINANCE

Below is a financing plan that describes the process for financing a portion of the Public Infrastructure benefiting the property within the Assessment Area No. 5. This Plan of Finance is subject to modification to accommodate market conditions at the time of the actual sale of the Bonds and to the extent necessary to comply with federal and State law.

(i) Formation and Authorization.

In response to a petition from the Developer, the City Council formed the District on October 5, 2021. As contemplated by the District Development Agreement, the District has the authority to issue the Bonds.

(ii) Proposed Bond Sale.

The estimated debt service schedule for the Bonds is attached in this section as Table One. It is anticipated that the Bonds will be sold and delivered in May/June 2025. The amount shown on the cover of this Report is a not-to-exceed amount; the actual aggregate principal amount of the Bonds issued may be lower. It is currently estimated that the Bonds will have a final maturity of not more than 25-years and be structured to achieve generally level annual debt service. The Bonds will not be rated by any rating agency.

(iii) Per Lot Assessment Amount

The per residential lot assessment amount is expected to be no more than \$5,000.00 at the time of issuance of the Bonds. The Developer currently expects that at the time of sale of a home to the buyer, this amount will be assumed by the homebuyer and the assessment payments made over time. The \$5,000.00 per residential lot assessment results in an annual assessment payment of approximately \$413.00 per home, or approximately \$34.40 per month, assuming a 25-year maturity and a 6.50% interest rate. The special assessments are expected to be collected on behalf of the District by the Pinal County Treasurer's Office.

(iv) **Estimated Sources and Uses of Funds.**

The proceeds of the Bonds will be applied by the District to finance the acquisition of all or a portion of the Public Infrastructure listed in Section Two of this Report. The estimated sources and uses of funds related to the sale of the Bonds is:

SOURCES:

Principal Amount of Bonds	\$860,000.00
Total	<u>\$860,000.00</u>

USES*:

Cost of Public Infrastructure	544,000.00
Debt Service Reserve Fund	74,550.00
Deposit to Bond Fund (representing capitalized interest)	61,025.00
Estimated Costs of Issuance	180,425.00
Total	<u>\$860,000.00</u>

ESTIMATED COSTS OF ISSUANCE*

Underwriter's Compensation	23,720.00
Bond Counsel	65,000.00
Underwriter's Counsel	17,500.00
Financial Advisor	50,000.00
District Engineer	15,000.00
Appraisal Fee	5,000.00
Registrar & Paying Agent	1,000.00
Official Statement Publishing	2,500.00
Miscellaneous	705.00
Total	<u>\$180,425.00</u>

(v) **Value to Lien Ratio.**

Included as Appendix 2 is a summary of the appraisal relating to the parcels to be included in Assessment Area No. 5, prepared by Schnepf Ellsworth Appraisal Group, LLC on March 24, 2025. The appraisal demonstrates a value-to-lien ratio on a per lot basis of at least 20 to 1. A complete copy of the appraisal report is available upon request.

(vi) **Disclosure of Assessment Payments.**

A.R.S. Section 32-2181 *et seq.* requires the disclosure of all property taxes and assessments to be paid by a homeowner in the Arizona Department of Real Estate Subdivision Public Report (the "Public Report"). The Developer must supply each of its homebuyers a Public Report and, prior to any home sale, the homebuyer must acknowledge by signature that they have read and accepted the Public Report.

In addition, the Developer will require the homebuyer to sign an additional form that highlights and discloses the additional assessment payments as a result of District financing.

* Preliminary, subject to change.

(vii) Operation and Maintenance of Public Infrastructure.

All infrastructure financed by the District will be dedicated to and accepted by the City, or other governmental entities, as applicable. The obligations pertaining to the operation and maintenance of the Public Infrastructure have been negotiated between the City, the District and the Developer and are set forth in the various development agreements among the parties. The administrative costs of the District and those costs associated with the operation and maintenance of the Public Infrastructure which are not the obligation of the City will be provided by several sources of funds: the levy of a \$0.30 per \$100 of net assessed limited property valuation ad valorem tax in the District (the “O&M Tax”), Homeowner’s Association fees and Developer contributions, if any.

(viii) Other District Information.

Shown in the table below is the District’s overlapping general obligation bonded indebtedness including a breakdown of each overlapping jurisdiction’s applicable general obligation bonded indebtedness, net assessed limited property value and combined tax rate per \$100 of net assessed limited property value.

**OVERLAPPING GENERAL OBLIGATION BONDED INDEBTEDNESS & OVERLAPPING
NET ASSESSED LIMITED PROPERTY VALUES – 2024/25**

Portion Applicable to the District (a)					Total Tax
Overlapping Jurisdiction	2024/25	General	Proportion Applicable		Rates Per \$100
	Net Assessed	Obligation	to the District (a)		Net Assessed
	Limited	Bonded	Approximate	Net Debt	Limited Property
	Property Value	Debt (b)	Percent	Amount	Property Value (c)
State of Arizona	\$ 88,425,611,337	None	% 0.00%	None	None
Pinal County	3,772,917,916	None	0.07%	None	\$3.7628 (d)
Pinal County Community College District	3,772,917,916	\$ 51,445,000	0.07%	\$ 37,243	1.8128
Central Arizona Water Conservation District	3,772,917,916	None	0.07%	None	0.1400 (d)
East Valley Institute of Technology	937,089,484	None	0.29%	None	0.0500
Apache Junction Unified School District No. 43	579,814,797	6,825,000	0.47%	32,151	3.6895
Superstition Fire & Medical District	563,075,279	1,338,000	0.49%	6,490	3.8050
City of Apache Junction	214,344,520	None	1.27%	None	0.0000
Superstition Vistas Community Facilities District No. 1 (e)	2,731,381	95,000	100.00%	95,000	3.6000
				<u>\$ 170,885</u>	

OVERLAPPING NET ASSESSED LIMITED PROPERTY VALUES – 2025/26*

Overlapping Jurisdiction	2025/26* Net Assessed Limited Property Value
State of Arizona	[To be included when available]
Pinal County	4,041,918,217
Pinal County Community College District	4,041,918,217
Central Arizona Water Conservation District	4,041,918,217
East Valley Institute of Technology	937,089,484
Apache Junction Unified School District No. 43	631,945,919
Superstition Fire & Medical District	609,939,494
City of Apache Junction	238,509,446
Superstition Vistas Community Facilities District No. 1 (e)	10,844,085

* The 2025/26 values are subject to adjustments until approved by the Board of Supervisors of the County on or before August 18, 2025.

- (a) Proportion applicable to Assessment Area No. 5 is not available. In future years, proportion applicable to the District will be used instead. For Tax Year 2024, portions of the land within the boundaries of the District were still owned by ASLD and therefore not subject to property taxes and assessed values were not assigned to such portions of the District. Because the area that encompasses Assessment Area No. 5 only encompasses the area shown on the maps in Section Three, which is a smaller area than the area of the District, these amounts are greater than what actually overlaps such area. If the assessed value within the District increases at a faster rate than the overlapping jurisdictions, the amount of overlapping debt allocated for payment within the District will increase.
- (b) Includes total stated principal amount of general obligation bonds outstanding. Does not include outstanding principal amounts of certificates of participation or revenue obligations outstanding for the jurisdictions listed above. Also does not include outstanding principal amounts of bonds of various assessment districts or areas as the obligations of these districts or areas are presently being paid from special assessments against property within the various districts or areas. Does not include authorized but unissued general obligation bonds of such jurisdictions which may be issued in the future.

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”), a major reclamation project that has been substantially completed by U.S. Department of the Interior. In April of 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 have been 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 Arizona's Maricopa, Pima and Pinal Counties. The obligation is evidenced by a master contract between CAWCD and the Department of the Interior. CAWCD 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' portion 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 Report, the tax levy is limited to 14 cents per \$100 of Net Assessed Limited Property value, of which 14 cents is currently being levied. (See Arizona Revised Statutes, Sections 48-3715 and 48-3715.02). 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) The combined tax rate includes the tax rate for debt service payments and the tax rate for all other purposes such as maintenance and operation and capital outlay.
- (d) The County's tax rate includes the \$0.1693 tax rate of the Pinal County Flood Control District, the \$0.0913 tax rate of the Pinal County Free Library, the \$0.0522 tax rate for the contribution to the Pinal County Fire District Assistance and the \$3.3311 tax rate of the County. The net assessed limited property value of the County Flood Control District does not include the personal property assessed valuation within the County. The net assessed limited property value for the CAWCD reflects the assessed valuation located within the County only. The County is mandated to levy a tax annually in support of fire districts in the County. All levies for library districts, hospital districts, fire districts, technology districts, water conservation districts and flood control districts are levied on the net full cash assessed value.
- (e) Does not include the Bonds. Does not include special assessment bonds outstanding in the aggregate principal amount of \$4,950,000, or other special assessment bonds or general obligation bonds expected to be issued by the District in the future. The District levied the O&M Tax and taxes for general obligation bond debt service in fiscal year 2024/25 to collect revenues from the portion of the land within the District boundaries patented by the Developer and no longer owned by ASLD. The lien for taxes for both debt service and operation and maintenance purposes is superior and paramount to that for the Special Assessments with respect to the Bonds.

Source: Pinal County Assessor Department, the various entities, the Pinal County Finance Department and *Property Tax Rates and Assessed Values*, Arizona Tax Research Association.

TABLE ONE
ESTIMATED DEBT SERVICE SCHEDULE*

<i>Fiscal</i> <i>Year</i>	<i>Principal</i>	<i>Interest</i>	<i>Debt Service</i>
7/1/2026		\$61,024.17	\$61,024.17
7/1/2027	\$17,000	55,900.00	72,900.00
7/1/2028	18,000	54,795.00	72,795.00
7/1/2029	20,000	53,625.00	73,625.00
7/1/2030	21,000	52,325.00	73,325.00
7/1/2031	22,000	50,960.00	72,960.00
7/1/2032	24,000	49,530.00	73,530.00
7/1/2033	25,000	47,970.00	72,970.00
7/1/2034	27,000	46,345.00	73,345.00
7/1/2035	28,000	44,590.00	72,590.00
7/1/2036	30,000	42,770.00	72,770.00
7/1/2037	32,000	40,820.00	72,820.00
7/1/2038	34,000	38,740.00	72,740.00
7/1/2039	37,000	36,530.00	73,530.00
7/1/2040	39,000	34,125.00	73,125.00
7/1/2041	41,000	31,590.00	72,590.00
7/1/2042	44,000	28,925.00	72,925.00
7/1/2043	47,000	26,065.00	73,065.00
7/1/2044	50,000	23,010.00	73,010.00
7/1/2045	53,000	19,760.00	72,760.00
7/1/2046	57,000	16,315.00	73,315.00
7/1/2047	60,000	12,610.00	72,610.00
7/1/2048	64,000	8,710.00	72,710.00
7/1/2049	70,000	4,550.00	74,550.00
	<u>\$860,000</u>	<u>881,584.17</u>	<u>1,741,584.17</u>

(a) Interest column reflects total interest payments for each fiscal year; interest will be paid semi-annually on January 1 and July 1, commencing on January 1, 2026*. Interest is estimated at 6.50%.

* Preliminary, subject to change.

Reviewed and accepted by:

DEVELOPER:

D. R. HORTON, INC., a
Delaware corporation

By: 

Name: Brent Davis

Its: Division President – Phoenix East

[Signature Page]

APPENDIX 1

LEGAL DESCRIPTION FOR ASSESSMENT AREA NO. 5

LEGAL DESCRIPTION OF ASSESSMENT AREA NO. 5

Lots 1335 through 1429, inclusive, according to the Final Plat for Superstition Vistas – Phase 2B – Parcel 19.18, recorded as Fee No. 2025-017115, Records of Pinal County, Arizona; and

Lots 1430 through 1506, inclusive, according to the Final Plat for Superstition Vistas – Phase 2B – Parcel 19.17, recorded as Fee No. 2025-017114, Records of Pinal County, Arizona.

APPENDIX 2

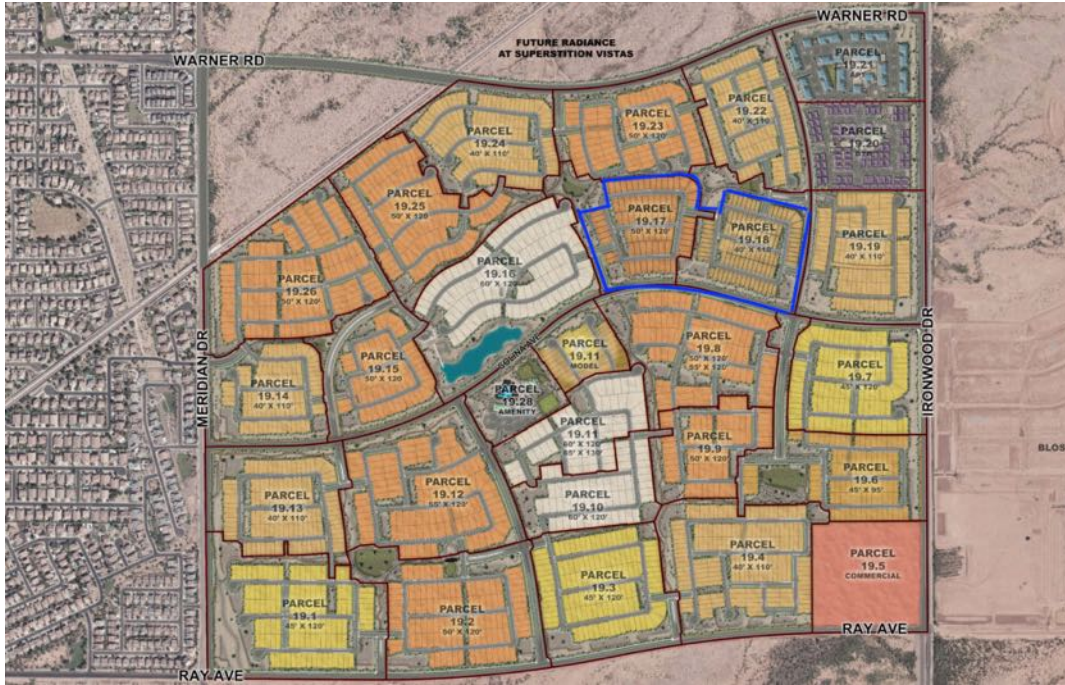
SUMMARY OF APPRAISAL FOR ASSESSMENT AREA NO. 5

An Appraisal Report of the Market Value of the fee simple interest

Superstition Vistas Community Facilities District No. 1

Assessment Area No. 5

172 lots within the Final Plat of Superstition Vistas - Phase 2B - Parcels 19.17, 19.18, located on the north side of Radiance Avenue between Davis Drive and and Grand Drive, Apache Junction, Pinal County, AZ



Prepared For:

Superstition Vistas Community Facilities District No. 1
300 E. Superstition Boulevard
Apache Junction, AZ 85119

Inspection Date: March 5, 2025

Valuation Date: March 5, 2025



Prepared by:

Real Estate Appraisers/Consultants - P.O. Box 2829, Mesa, Arizona, 85214

Phone 480.497.1113 E-mail larry@schnepfellsworth.com

Job # 25-2608 Copy 1 of 1 Copyright 2025 by Schnepf Ellsworth Appraisal Group LLC

Executive Summary

<i>Type of Property:</i>	The subject consists of a single-family residential subdivision site
<i>Type of Report:</i>	Appraisal Report
<i>Class:</i>	Single-family residential subdivison land
<i>Job No.:</i>	25-2608
<i>Job Name:</i>	Superstition Vistas Community Facilities District No. 1 Assessment Area No. 5
<i>Location:</i>	The subject is located northwest of Ironwood Drive and Ray Road and is a part of the Radiance at Superstition Vistas, Apache Junction, Arizona.
<i>Legal Description:</i>	A full legal description is included within the report. The legal description was obtained from public records.
<i>Statement of Ownership:</i>	Documents detailing the ownership retained in the addenda.
<i>Form of Ownership:</i>	Fee Simple Interest
<i>Property Rights Appraised:</i>	Market Value of the fee simple interest.
<i>Intended User/Intended Use (Function) of the Report:</i>	The intended users of this report are Superstition Vistas Community Facilities District No. 1 (Client and Intended User), the financial advisor Piper Sandler & Co., City of Apache Junction, Arizona and special counsel Greenberg Traurig LLP (Intended Users). The intended use (function) of this appraisal will be in conjunction with the sale of tax-exempt assessment bonds, the proceeds of which will be used to finance public infrastructure within the Superstition Vistas Community Facilities District No. 1, Assessment Area No. 5.
<i>Improvements Summary:</i>	The subject consists of a master-platted parcel consisting of 172 planned lots within the final plat for Radiance at Superstition Vistas Phase 2B.

<i>Assessor's Parcel:</i>	Assessor parcel numbers for the individual lots are not yet available.
<i>Flood Zone Designation:</i>	Zone X (with some in Zone A), Panel number 04021C0200E, Effective date December 4, 2007.
<i>Site Area:</i>	The aggregate net total for the 172 lots is 916,837 square feet or 21.05 acres. The proposed development has a density of 3.76 du/gross acres.
<i>Zoning:</i>	MPC (Master Planned Community), City of Apache Junction
<i>Topography:</i>	The property is basically level. No soil reports were provided to the appraisers.
<i>Easements:</i>	Except for zoning restrictions, no other hazards or nuisances were noted which would adversely affect the subject site. The appraisers assume no conditions exist that would adversely affect title.
<i>Nuisance and Hazards:</i>	No environmental reports were provided to the appraiser. No adverse environmental conditions were noted within this report. No known nuisances, hazards or environmental problems exist.
<i>Highest and Best Use:</i>	As Is – Single-family residential
<i>Marketing Time:</i>	9 to 12 months
<i>Unit Type:</i>	The most applicable site unit measurement is price per square foot (vacant land) and price per lot.
<i>Date of Inspection:</i>	March 5, 2025
<i>Date of Valuation:</i>	March 5, 2025

Valuation Conclusions:

Parcel	Total Lots	As is Per lot	As is Parcel Value	As if Complete Per lot	As if Complete Parcel Value
SV CFD1. AA5, Parcel 19.17	77	\$113,000	\$8,701,000	\$114,500	\$8,816,500
SV CFD1. AA5, Parcel 19.18	95	\$104,500	\$9,927,500	\$105,500	\$10,022,500
Aggregate Total*	172		\$18,628,500		\$18,839,000
Average		\$108,305		\$109,529	
Rounded to		\$108,500		\$109,500	
*Sum of the individual lot totals					

Subject Photographs (March 5, 2025)



1 – Subdivision entry at Ironwood Dr and Radiance Ave.



2 – Looking east along Radiance Ave at Grand Dr.



3 – Looking north along Ironwood Drive at Radiance Ave.



4 – Looking northeast between 19.17 and 19.18 from Radiance Ave.



5– Looking north along Davis Drive at Radiance Ave.



6 – Looking across Parcel 19.18.



7 – Looking west along Stearns Ave at Davis Dr.



8 – Looking across Parcel 19.18.



9 – Park area between 19.17 and 19.18.



10 – Looking across Parcel 19.17.



11 – Looking west from Corona Dr and Stealth Ave.



12 – Looking across Parcel 19.17.



13 – Looking across Parcel 19.17.



14 – Looking across Parcel 19.17.



15 – Looking west along Salado Ave at Grand Dr.



16 – Community Center west of the subject.