

RESOLUTION NO. 2024-004 SVCFD NO. 2

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 AUTHORIZING THE ISSUANCE OF ITS ASSESSMENT AREA NO. 1 SPECIAL ASSESSMENT BONDS, SERIES 2024, IN THE AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,939,000; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND REGISTRAR, TRANSFER AGENT AND PAYING AGENT CONTRACT, A PURCHASE CONTRACT RELATING TO THE BONDS, A CONTINUING DISCLOSURE UNDERTAKING, AND CERTAIN OTHER DOCUMENTS SECURING THE PAYMENT OF OR RELATING TO THE BONDS; RATIFYING AND APPROVING A PRELIMINARY OFFICIAL STATEMENT RELATING TO THE BONDS; APPROVING A FINAL OFFICIAL STATEMENT RELATING TO THE BONDS; AWARDING THE BONDS TO THE PURCHASER THEREOF; APPOINTING A REGISTRAR, TRANSFER AGENT AND PAYING AGENT FOR THE BONDS; AUTHORIZING THE TAKING OF OTHER ACTIONS SECURING THE PAYMENT OF AND RELATING TO THE BONDS; AND ADOPTING WRITTEN POLICIES AND PROCEDURES FOR TAX-ADVANTAGED OBLIGATIONS AND PROCEDURES FOR COMPLIANCE WITH CONTINUING DISCLOSURE UNDERTAKINGS.

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 AS FOLLOWS:

SECTION 1 FINDINGS

A. Pursuant to Title 48, Chapter 4, Article 6 of the Arizona Revised Statutes, as amended (the "*Enabling Act*"), the Waiver Agreement (as defined herein) and Resolution No. 2024-001 SVCFD No. 2 adopted on March 19, 2024 (the "*Resolution of Intention*"), the Board of Directors (the "*District Board*") of the Superstition Vistas Community Facilities District No. 2 (the "*District*") has formed Assessment Area No. 1 (the "*Assessment Area No. 1*") and declared its intention to: (i) acquire certain public infrastructure and public infrastructure purposes and pay costs and expenses related thereto, including funding capitalized interest and a debt service reserve fund (collectively, the "*Project*"), (ii) assess the costs and expenses of the Project upon certain benefited real property within the boundaries of the District as described in the Resolution of Intention, (iii) issue the District's Superstition Vistas Community Facilities District No. 2 (Apache Junction, Arizona) Assessment Area No. 1 Special Assessment Bonds, Series

2024 (the "Bonds"), to finance the Project and (iv) order the Project performed as described in the Resolution of Intention.

B. Pursuant to the terms and provisions of the Superstition Vistas Community Facilities District No. 2 Waiver and Development Agreement Pertaining to the To Be Formed Assessment Area No. 1, dated as of March 7, 2024, and recorded March 7, 2024 with the Pinal County, Arizona, Recorder at Fee No. 2024-016784 (the "Waiver Agreement"), Brookfield ASLD 8500 LLC (the "Developer"), Brookfield Homes Holdings LLC ("Brookfield Homes"), the owners of all real property to be assessed within the boundaries of Assessment Area No. 1, and any other persons who have an interest in the real property to be assessed within the boundaries of Assessment Area No. 1 (collectively with Brookfield Homes and the Developer, the "Owner") have waived, among other things, certain requirements relating to the notices, protests and hearings relating to, among other things, the formation of the Assessment Area No. 1, levying of the Assessments (as defined herein), and the time period for cash payments.

C. The District Board has reviewed a report of the feasibility and benefits of the Project, and such report included a description of certain public infrastructure and public infrastructure purposes to be acquired and all other information useful to understand the Project, a map showing, in general, the location of the Project, an estimate of the cost to acquire, operate and maintain the Project, an estimated schedule for completion of the Project, a map or description of the area to be benefited by the Project, and a plan and expected method for financing the Project, including the nature and timing of the issuance of the Bonds (the "Report"). A public hearing on the Report was held March 19, 2024, as provided by law, and, pursuant to the Enabling Act and the Resolution of Intention, the Report was ratified and approved in all respects.

D. Pursuant to and in reliance upon the Waiver Agreement, the District Board adopted Resolution No. 2024-002 SVCFD NO. 2 on March 19, 2024, approving the assessment diagram and the levying of an assessment (the "Assessment" or the "Assessments") against the real property within the boundaries of Assessment Area No. 1 in the amount of \$3,500.00 per lot and recording of the assessment diagram in the Office of the Superintendent of Streets of the District (the "Superintendent"). Pursuant to the Waiver Agreement and other agreements by the Owner, the Owner waived the requirement for notices of cash demands, the

opportunity to make cash payments and requested the unpaid Assessments go to bond.

E. Pursuant to the terms and provisions of the Waiver Agreement, the Owner, among other things, approved the: (i) proceedings relating to the Assessment and the Bonds, (ii) Assessment and assessment diagram, (iii) assessment methodology, (iv) method of collection and foreclosure of Assessments and (v) terms of the Bonds.

F. The District Board has determined to authorize the issuance of the Bonds described herein to provide funds for the Project and any and all of the public infrastructure purposes provided for in the Enabling Act and the General Plan of the District.

G. Pursuant to the Enabling Act, the District has also determined to enter into a Bond Registrar, Transfer Agent and Paying Agent Contract, dated as of May 1, 2024, or such other date as set forth in the hereinafter defined Purchase Contract for the sale of the Bonds (the "Registrar/Paying Agent Contract"), between the District and U.S. Bank Trust Company, National Association, as registrar, transfer agent and paying agent (the "Registrar" and the "Paying Agent" as the case may be), to process the issuance, registration, transfer and payment of the Bonds. The District Board has determined by this Resolution to authorize the issuance of the Bonds and, in order to provide terms for the authentication and delivery of the Bonds by the Registrar, to authorize the execution and delivery of the Registrar/Paying Agent Contract.

H. The following documents are on file with the District Clerk and presented in connection herewith: (i) the proposed form of the Registrar/Paying Agent Contract, (ii) the proposed form of the Purchase Contract relating to the Bonds (the "Purchase Contract"), by and between the District and Stifel, Nicolaus & Company, Incorporated (the "Underwriter"), (iii) the Preliminary Official Statement relating to the Bonds, dated the date thereof (the "Preliminary Official Statement"), and which, with such completions and changes as may be necessary, will constitute the form of the Official Statement for the Bonds (the "Final Official Statement"), and (iv) the proposed form of Continuing Disclosure Undertaking relating to the Bonds, to be dated the date of delivery thereof (the "Undertaking"). (The documents described in clauses (i), (ii) and (iv) of this paragraph are hereinafter referred to, collectively, as the "Bond Documents.")

I. The District Board hereby finds and determines that: (i) the amount of the Bonds does not exceed the estimated cost of the Project plus all costs connected therewith, including the costs of issuance of the Bonds (collectively, the "Costs"), (ii) the Costs are less than or equal to the benefits derived from the Project and (iii) based upon an appraisal completed by Schnepf Ellsworth Appraisal Group, LLC, dated March 6, 2024, the value of each of the assessed parcels comprising the Assessment Area No. 1 is at least six (6) times the principal amount of the Bonds allocated to each such assessed parcel.

J. Pursuant to the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations promulgated thereunder (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 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").

K. Pursuant to Rule 15c2-12 of the Securities and Exchange Commission, as amended (the "Rule"), Participating Underwriters (as defined in the Rule) are required to reasonably determine that issuers have entered into written undertakings to make ongoing disclosure in connection with offerings of obligations to investors subject to the Rule and the District Board has determined that 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").

L. The Procedures have also been placed on file with the District Clerk and presented to the District Board.

SECTION 2

APPROVAL OF ISSUANCE AND SALE OF BONDS; PAYMENT
OF BONDS

A. The Bonds are hereby authorized to be issued as a series of tax-exempt special assessment bonds of the District to be designated "*Superstition Vistas Community Facilities District No. 2 (Apache Junction, Arizona) Assessment Area No. 1 Special Assessment Bonds, Series 2024.*" If the Bonds are issued in a different calendar year, the officers of the District are hereby authorized and directed to change the series designation. The Bonds shall be issued and delivered in an aggregate original principal amount of not to exceed \$1,939,000, shall be in fully registered form only, shall be dated as of their date of initial issuance, shall bear interest at the rate or rates set forth in the Purchase Contract (not to exceed 10.0%) from their date and shall mature on July 1 in some or all of the years 2025 through 2048 (provided that if the Bonds are issued after July 1, 2024, the final maturity may be July 1, 2049). Interest will be payable semiannually, commencing on January 1, 2025 (or on such other date as set forth in the Purchase Contract) and on each succeeding July 1 and January 1 (each such date shall be referred to as an "*Interest Payment Date*") during the term of the Bonds. As initially issued, the Bonds shall be in the Book-Entry-Only System described herein and in the denomination of \$5,000 of principal each or any \$1,000 integral multiple in excess thereof (or in such other denominations as described in the Purchase Contract) and shall be in fully registered form. If necessary to accommodate a prior redemption of Bonds as set forth in Section 3 hereof, the Bonds may be in denominations of less than \$5,000 in integral multiples of \$1,000 (or in such other denominations as described in the Purchase Contract). Any costs of issuance in excess of the estimated amount presented in the Report shall be paid by the Owner.

B. The principal of and premium, if any, on the Bonds shall be payable upon surrender thereof at the principal corporate trust office of the Paying Agent. Interest due on the Bonds on each Interest Payment Date shall be payable by check mailed, when due, to the persons (the "*Bondholders*") in whose names the Bonds are registered by the Registrar at the close of business on the fifteenth (15th) day of the calendar month (other than a Saturday, a Sunday, or a legal holiday or equivalent (other than a moratorium) for banking institutions generally in the place of payment or in the city where the principal corporate trust office of the Paying Agent is located (a "*Business Day*")) next preceding the applicable Interest Payment

Date, or if such day is not a Business Day, the previous Business Day (the "Record Date").

C. In the event that interest is not paid on an Interest Payment Date, the Registrar shall establish a special record date for the payment of such interest, if and when funds for the payment of such interest have been received. Notice of the special record date and of the scheduled payment date of the past due interest will be sent at least ten (10) days prior to the special record date, to the address of each Bondholder appearing on the Register (as such term is hereafter defined).

D. The Bonds shall have such additional terms and provisions as are set forth in the Purchase Contract and in the form of Bond attached hereto as Exhibit A, which is a part of this Resolution.

SECTION 3 PRIOR REDEMPTION

A. Special Optional Redemption All Bonds are subject to redemption prior to their stated maturity, in whole or in part, at random, at the option of the District, on any Interest Payment Date, from proceeds received by the District from: (i) if and to the extent on or after the completion of the Project, upon direction given to the Registrar by the District, amounts transferred from the Acquisition Fund (as defined herein) for such purpose, (ii) the prepayment of any Assessment by the owner of any assessed real property, (iii) the proceeds of any foreclosure sale of any assessed real property due to a failure to pay an Assessment installment, to the extent such foreclosure sale proceeds are not used to replenish the Debt Service Reserve to an amount equal to the Reserve Fund Requirement (as defined herein) or (iv) amounts transferred from the Debt Service Reserve in accordance with Section 12(E). Such proceeds shall be deposited with the Registrar and the Paying Agent at least two (2) Business Days prior to the date of redemption. The special optional redemption shall be at a redemption price of par plus interest accrued to the date of redemption, without premium.

B. Optional Redemption The Bonds shall be subject to call for redemption prior to their stated maturity dates, at the option of the District, on such dates and at such price (the "Redemption Price") as are set forth in the Purchase Contract.

C. Mandatory Redemption The Bonds shall be subject to mandatory redemption prior to their stated maturity dates, by

lottery, at a Redemption Price of par plus interest accrued to the date of redemption, but without premium, on such dates and in such amounts as are set forth in the Purchase Contract.

Whenever Bonds which are subject to mandatory redemption are purchased, redeemed (other than pursuant to mandatory redemption) or are delivered by the District to the Registrar for cancellation, the principal amount of the Bonds so retired shall satisfy and be credited against any mandatory redemption requirements for the Bonds for such years on a pro rata basis, to the extent practicable; provided, however, that each remaining mandatory redemption payment shall be in an amount of at least \$5,000 of principal.

D. Notice of Redemption So long as the Bonds are held under the Book-Entry-Only System described below, notices of redemption will be sent to The Depository Trust Company ("DTC") in the manner required by DTC. If the Book-Entry-Only System is discontinued, notice of redemption of any Bond will be mailed to the registered owner of the Bond or Bonds being redeemed at the address shown on the bond register maintained by the Registrar not more than sixty (60) nor less than thirty (30) days prior to the date set for redemption. Notice of redemption may be sent to any securities depository by mail, facsimile transmission, wire transmission or any other means of transmission of the notice generally accepted by the respective securities depository. Neither the failure of DTC nor any registered owner of Bonds to receive a notice of redemption nor any defect therein will affect the validity of the proceedings for redemption of Bonds as to which proper notice of redemption was given.

Notice of any redemption will also be sent to the Municipal Securities Rulemaking Board (the "MSRB"), currently through the MSRB's Electronic Municipal Market Access system, in the manner required by the MSRB, but no defect in said further notice or record nor any failure to give all or a portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as prescribed above.

If moneys for the payment of the Redemption Price and accrued interest are not held in separate accounts by the District or a Paying Agent prior to sending the notice of redemption, such redemption shall be conditional on such moneys being so held on the date set for redemption and if not so held

by such date, the redemption shall be cancelled and be of no force and effect.

E. Effect of Call for Redemption On the date designated for redemption by notice given as herein provided, the Bonds so called for redemption shall become and be due and payable at the Redemption Price provided for redemption of such Bonds on such date, and, if moneys for payment of the Redemption Price are held in separate accounts by the Paying Agent, interest on such Bonds or portions of Bonds so called for redemption shall cease to accrue, such Bonds shall cease to be entitled to any benefit or security hereunder and the Bondholders shall have no rights in respect thereof except to receive payment of the Redemption Price thereof and such Bonds shall be deemed paid and no longer outstanding.

F. Redemption of Less Than All of a Bond The District may redeem an amount which is included in a Bond in integral multiples of \$1,000. In that event, the registered Bondholder shall submit the Bond for partial redemption and the Paying Agent shall make such partial payment and the Registrar 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 Bondholder thereof.

SECTION 4 FORM OF BONDS

The Bonds shall be in substantially the form of Exhibit A, attached hereto and incorporated by reference herein, with 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 and execution thereof by such officers shall constitute conclusive evidence of such approval.

The Bonds may have notations, legends or endorsements required by law, securities exchange rule or usage. Each Bond shall be dated the date of its authentication and registration.

SECTION 5 EXECUTION OF BONDS AND OTHER DOCUMENTS

A. Execution of Bonds The Bonds shall be executed for and on behalf of the District by the Chairman (or, if the Chairman is not available, then the Vice Chairman or any other member of the District Board) and attested by the District Clerk by their manual or facsimile signatures. If the signatures are affixed or imprinted by facsimile, the Chairman (or, if the

Chairman is not available, then the Vice Chairman or any other member of the District Board) and the District Clerk shall execute a certificate adopting as their signatures the facsimile signatures appearing on the Bonds. If an officer whose signature is on a Bond no longer holds that office at the time the Bond is authenticated and registered, the Bond shall nevertheless be valid. A Bond shall not be valid or binding until authenticated by the manual signature of an authorized officer of the Registrar. The signature shall be conclusive evidence that the Bond has been authenticated and issued under this Resolution.

B. Other Documents The District Board hereby approves the form and orders and directs the execution of the Bond Documents, each in substantially the form presented to the District Board.

The Chairman, the District Manager and the District Treasurer, or their designees, are each authorized and directed to determine and approve the actual dated date, maturity dates and amounts, interest rates, redemption provisions, and the purchase price to be paid by the Underwriter, and to execute and deliver the Bond Documents in substantially the form presented to this District Board with such necessary and appropriate omissions, insertions and variations as are permitted or required hereby and are approved by those officers executing such agreements on behalf of the District. Execution of the documents by the Chairman, any member of the District Board, the District Manager or the District Treasurer shall be conclusive evidence of such approval. The District Clerk is authorized and directed to attest such signatures. Where applicable, any of the foregoing officers may affix their signatures by manual, mechanical or photographic means.

SECTION 6 MUTILATED, LOST OR DESTROYED BONDS

In case any Bond becomes mutilated or destroyed or lost, the Registrar shall cause to be executed and delivered a new Bond of like date 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 Bondholder's paying the reasonable expenses and charges of the District and the Registrar in connection therewith and, in the case of the Bond destroyed or lost, filing with the District Clerk and the Registrar by the registered Bondholder evidence satisfactory to the District and the Registrar that such Bond was destroyed or lost, and furnishing

the District and the Registrar with a sufficient indemnity bond pursuant to A.R.S. § 47-8405, as amended.

SECTION 7 ACCEPTANCE OF PROPOSAL

The Bonds are hereby sold to the Underwriter in accordance with the terms of the Purchase Contract. The Underwriter has agreed to sell the Bonds in a public offering. The actual terms of the Bonds and the Purchase Contract shall be reviewed and approved by the Chairman of the District Board, the District Manager, the District Treasurer, or their designees (which approval shall be deemed conclusive by the execution and delivery of the Purchase Contract by the Chairman, any member of the District Board, the District Manager or the District Treasurer).

The District Treasurer is hereby authorized and directed to cause the Bonds to be delivered to or upon the order of the Underwriter upon receipt of payment therefor and satisfaction of the other conditions for delivery thereof in accordance with the terms of the sale and to indicate how such proceeds shall be deposited in the funds described in Section 8 hereof.

SECTION 8 FUNDS AND ACCOUNTS

A. The District Treasurer shall create the following funds and accounts which shall be held separate and apart from other funds and accounts of the District and used only as provided herein:

- (i) Bond Fund, which shall include:
 - (a) Principal Account;
 - (b) Interest Account; and
 - (c) Prepayment Account.
- (ii) Acquisition Fund.
- (iii) Issuance and Expenses Fund.
- (iv) Debt Service Reserve.

B. The money deposited to the various funds and accounts created hereby, together with all investments thereof and investment income therefrom, shall be held in trust by the District and applied solely as herein provided.

SECTION 9

DEPOSITS TO AND APPLICATION OF BOND FUND

A. At the applicable times set forth below, the District shall immediately deposit, or shall cause to be immediately deposited, to the Bond Fund to the credit of the applicable accounts:

1. to the Principal and Interest Accounts, as applicable, upon receipt, all amounts collected by or remitted to the District from the collections of the installments of principal and interest, respectively, on the Assessments;

2. to the Prepayment Account, upon receipt, all amounts remitted to the District as prepayments of the Assessments;

3. to the Prepayment Account, upon receipt, all amounts remitted to the District as proceeds from any foreclosure sale of any assessed real property and not used to replenish the Debt Service Reserve to an amount equal to the Reserve Fund Requirement;

4. to the Prepayment Account, amounts transferred from the Acquisition Fund to the extent hereinafter provided;

5. to the Principal and Interest Accounts, as the case may be, amounts transferred from the Debt Service Reserve as hereinafter provided pursuant to Section 12(B), (D) and (F);

6. to the Prepayment Account, any amounts transferred from the Debt Service Reserve as hereinafter provided pursuant to Section 12(E); and

7. such other funds as the District shall, from time to time, at its option deem advisable.

B. The Principal, Interest and Prepayment Accounts of the Bond Fund shall be applied solely to pay principal of (including any mandatory redemption amount then due), interest on and the Redemption Price with respect to the Bonds, respectively.

SECTION 10

ACQUISITION FUND

A. The District shall deposit to the Acquisition Fund Bond proceeds in the amount provided in the District's Certificate Relating to Federal Tax Matters relating to the Bonds (the "Tax Certificate").

B. The date of completion of the Project (the "Completion Date") shall be evidenced to the District by a certificate signed by the Developer stating that:

1. The Project has been completed in accordance with the plans and specifications therefor (such certification can rely upon the opinion of an inspector or consultant retained by the Developer) and all labor, services, materials and supplies used in the Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers; and

2. All other facilities necessary in connection with the Project have been constructed, acquired and installed in accordance with the plans and specifications therefor (such certification can rely upon the opinion of an inspector or consultant retained by the Developer), and all costs of acquisition of the Project have been paid.

C. Notwithstanding the foregoing, such certificate shall state that it is given without prejudice to any rights against third parties which exist at the date of such certificate or which may subsequently come into being. Within ten (10) days following the Completion Date, the District shall transfer any balance in the Acquisition Fund (except moneys retained for expenses not yet due and payable) into the Prepayment Account in the Bond Fund for application to the redemption of Bonds.

D. Notwithstanding anything contained in this Section 10, on May 1, 2027 (or such later date as described in the District's Tax Certificate), any amounts remaining in the Acquisition Fund shall be transferred to the Prepayment Account of the Bond Fund and applied to the redemption of Bonds.

SECTION 11 ISSUANCE AND EXPENSES FUND

The money deposited to the Issuance and Expenses Fund, together with all investments thereof and investment income therefrom, shall be held in trust by the District. The District shall deposit Bond proceeds to the Issuance and Expenses Fund in the amounts provided in the Tax Certificate. Upon a request for disbursement, amounts on deposit in the Issuance and Expenses Fund shall be applied to pay all costs of the issuance and sale of the Bonds identified in a request signed by any of the Chairman of the District Board, the District Manager or the District Treasurer. On October 1, 2024 (or such other date as

described in the District's Tax Certificate), the District shall transfer any moneys in the Issuance and Expenses Fund to the Prepayment Account of the Bond Fund and direct the application of such transferred moneys to the redemption of Bonds.

SECTION 12 DEBT SERVICE RESERVE

A. The District shall deposit Bond proceeds to the Debt Service Reserve in the amount of the lesser of: (i) ten percent (10%) of the principal amount of the Bonds, (ii) one hundred percent (100%) of the maximum annual debt service on the Bonds or (iii) one hundred twenty-five percent (125%) of the average annual debt service on the Bonds, or such amount as required by the Code, to obtain or maintain the exclusion of interest from gross income for federal income tax purposes for the Bonds, pursuant to an opinion of Bond Counsel (as defined herein) (the "Reserve Fund Requirement"), as provided in the District's Tax Certificate.

B. On, or, if either day is not a Business Day, before December 30, 2024, and June 29, 2025, and each December 30 and June 29 thereafter, the District shall, to the extent the moneys in the Debt Service Reserve exceed the Reserve Fund Requirement, transfer from the Debt Service Reserve to the Principal and Interest Accounts of the Bond Fund the difference between the amount in the Bond Fund on such date and the amount necessary to pay the principal of and interest, respectively, on the Bonds on the next succeeding January 1 or July 1, as the case may be.

C. If, after a Debt Service Reserve withdrawal, the Debt Service Reserve is less than the Reserve Fund Requirement, the District shall reimburse the Debt Service Reserve, to the extent moneys are realized, from either: (i) the proceeds from the sale of delinquent Assessments, which sales are conducted in the manner described in A.R.S. §§ 48-601 through 48-607, inclusive, as amended from time to time, provided, however, A.R.S. § 48-607 is revised to require the sales proceeds to be deposited to the Debt Service Reserve and neither the District nor the City of Apache Junction, Arizona (the "City"), shall be required under any circumstances to purchase, or make any payment for the purchase of the delinquent Assessment and corresponding assessed parcel or lot; or (ii) excess amounts from installment payments on the Assessments, if any, provided, however, only to the extent that such excess portion of such installment payments is not required for the payment of principal of and interest on the Bonds.

D. Any investment profits realized from the investment of moneys in the Debt Service Reserve shall remain in and be part of the Debt Service Reserve; provided, however, if moneys in the Debt Service Reserve are in excess of the Reserve Fund Requirement, such excess amount attributed to investment earnings shall be transferred to the Interest Account of the Bond Fund and applied from time to time pursuant to Section 9 hereof.

E. If the amount held in the Debt Service Reserve together with the amount held in the Bond Fund is sufficient to pay the principal amount of all Bonds outstanding on an Interest Payment Date, together with the interest accrued on such Bonds as of such Interest Payment Date and any premium, the moneys shall be transferred to the Prepayment Account of the Bond Fund and thereafter used to redeem all Bonds as of such Interest Payment Date.

F. On, or, if either day is not a Business Day, before December 30, 2024, and June 29, 2025, and each December 30 and June 29 thereafter, the District shall, to the extent the moneys in either the Principal Account or Interest Account are insufficient to pay the principal of or interest on the next succeeding Interest Payment Date after any transfer required pursuant to Section 12(B) hereof, transfer from the Debt Service Reserve to the Principal and Interest Accounts of the Bond Fund the difference between the amount in the Bond Fund on such date and the amount necessary to pay the principal of and interest, respectively, on the Bonds on the next succeeding Interest Payment Date, as the case may be.

SECTION 13 INVESTMENT OF AND SECURITY FOR FUNDS

Money held for the credit of any fund or account herein created shall be invested pursuant to A.R.S. § 35-323.

SECTION 14 REGISTRAR AND PAYING AGENT

Pursuant to the Registrar/Paying Agent Contract, the Registrar will maintain an office or agency where Bonds may be presented for registration of transfer and the Paying Agent will maintain an office or agency where Bonds may be presented for payment. The District may appoint one or more co-registrars or one or more additional paying agents. The Registrar and the Paying Agent may make reasonable rules and set reasonable requirements for their respective functions with respect to the Bondholders.

U.S. Bank Trust Company, National Association, Phoenix, Arizona, will act as the initial Registrar and the initial Paying Agent with respect to the Bonds. The District may change the Registrar or the Paying Agent without notice to or consent of the Bondholders and the District may act in any such capacity.

Each Paying Agent will be required to agree in writing that the Paying Agent will hold in trust for the benefit of the Bondholders all moneys held by the Paying Agent for the payment of principal of and interest and any premium on the Bonds.

The Registrar may appoint an authenticating agent acceptable to the District to authenticate Bonds. An authenticating agent may authenticate Bonds whenever the Registrar may do so. Each reference herein to authentication by the Registrar includes authentication by an authenticating agent acting on behalf and in the name of the Registrar and subject to the Registrar's direction.

The Registrar shall keep a register of the Bonds (the "Register"), the registered Bondholders and of transfer of the Bonds. When Bonds are presented to the Registrar or a co-Registrar with a request to register transfer, the Registrar will register the transfer on the Register if its requirements for transfer are met and will authenticate and deliver one or more Bonds registered in the name of the transferee of the same principal amount, maturity and rate of interest as the surrendered Bonds. Bonds presented to the Registrar for transfer after the close of business on the Record Date and before the close of business on the next subsequent Interest Payment Date will be registered in the name of the transferee but the interest payment will be made to the registered Bondholders shown on the Register maintained by the Registrar as of the close of business on the Record Date.

The Registrar may but need not register the transfer of a Bond which has been selected for redemption and need not register the transfer of any Bond for a period of fifteen (15) days before a selection of Bonds to be redeemed; if the transfer of any Bond which has been called or selected for call for redemption in whole or in part is registered, any notice of redemption which has been given to the transferor will be binding upon the transferee and a copy of the notice of redemption will be delivered to the transferee along with the Bond or Bonds.

The Registrar shall authenticate Bonds for original issue up to \$1,939,000 in aggregate original principal amount upon the

written request of the District Treasurer or other authorized District officer. The aggregate principal amount of Bonds outstanding at any time may not exceed that amount except for replacement Bonds as to which the requirements of the Registrar and the District are met.

The amounts which are segregated by the District or deposited with the Paying Agent to pay the principal of, premium, if any, or interest on any Bonds becoming due on any due date shall be held in trust for the benefit of the owner of such Bonds. Amounts so segregated or deposited and held in trust shall constitute a separate trust fund for the benefit of the owner of such Bonds entitled to such principal or interest, as the case may be. Amounts held by the District or Paying Agent for the payment of the principal of, premium, if any, or interest on the Bonds need not be segregated from other funds, except to the extent required by law.

The District may at any time direct any Paying Agent to pay to the District all money held by such Paying Agent, such amounts to be held by the District upon the same trusts as those upon which such money was held by such Paying Agent, and, upon such payment by any Paying Agent to the District, such Paying Agent shall be released from all further liability with respect to such money.

In the event any check for payment of interest on a Bond is returned to any 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 at maturity or redemption date, if amounts sufficient to pay such interest or principal due upon such Bond shall have been made available to such Paying Agent for the benefit of the Bondholder thereof, it shall be the duty of such Paying Agent to hold such funds or invest the same in Government Obligations (as defined herein), without liability for interest thereon, for the benefit of the 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. Such obligation of the 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 payment became due, whether at maturity or stated maturity, or at the redemption date, or otherwise, at which time such Paying Agent shall surrender such unclaimed funds so held to the District, whereupon any claim of whatever nature by the owner of such Bond arising under such Bond shall be made upon the District.

So long as the Bonds are administered under DTC's Book-Entry-Only System and DTC is the securities depository for the Bonds described herein, interest payments and principal payments that are part of periodic principal and interest payments shall be paid to Cede & Co. or its registered assigns in same-day funds no later than the time of payment established by DTC on each interest or principal payment date (or in accordance with then existing arrangements between the District and DTC). The District will enter or has previously entered into an agreement (the "Letter of Representations") with DTC in connection with the issuance of its bonds and, while the Letter of Representations is in effect, the procedures established therein shall apply to the Bonds.

If the Book-Entry-Only System is discontinued, the Register maintained by the Registrar will show the registered Bondholders. While the Bonds are subject to the Book-Entry-Only System, the Bonds shall be registered in the name of Cede & Co., or its registered assigns. The Bonds will be administered by the Registrar in a manner which assures against double issuance and provides a system of transfer of ownership on the books of the Registrar in the manner set forth in the Bonds.

If the Book-Entry-Only System is discontinued, interest on the Bonds will be payable on each Interest Payment Date by check mailed to the Bondholder thereof at the Bondholder's address all as shown on the registration books maintained by the Registrar as of the close of business of the Registrar on the Record Date.

If the Book-Entry-Only System is discontinued, principal of the Bonds will be payable, when due, only upon presentation and surrender of the Bond at the designated corporate trust office of the Paying Agent.

Notwithstanding any other provision of this Resolution, payment of principal of and interest on any Bond that is held by a securities depository or Bonds subject to a Book-Entry-Only System may be paid by the Paying Agent by wire transfer in "same day funds."

SECTION 15 OTHER ACTIONS NECESSARY

The Chairman (or any other member of the District Board in the event the Chairman is absent or unable to take the desired action), the District Manager, the District Clerk, the District Treasurer and the officers of the District shall take all action necessary or reasonably required to carry out, give effect to

and consummate the transactions contemplated by the Bond Documents and the Final Official Statement, including, without limitation, the execution and delivery of the closing and other documents required to be delivered in connection with the sale and delivery of the Bonds.

SECTION 16 DISTRIBUTION OF DISCLOSURE DOCUMENTS

The Preliminary Official Statement may be deemed final for all purposes of the Rule, its distribution by the Underwriter is hereby authorized and approved, and the District Manager or any member of the District Board is hereby authorized and directed to complete, execute and deliver the Final Official Statement in substantially the form of the Preliminary Official Statement presented at the meeting at which this Resolution was adopted, with such completions and changes as may be acceptable to such District Manager or member of the District Board, and the distribution and use of the Final Official Statement by the Underwriter is hereby approved.

SECTION 17 ASSESSMENT LEVY AND PROCEDURES

A. An Assessment in the amount of not to exceed \$3,500.00 has been levied and recorded in the office of the Superintendent against each lot comprising the subdivided parcels of real property in the Assessment Area No. 1 and described in the Resolution of Intention.

B. For each year while any Bond is outstanding, the District Board shall semiannually cause to be collected such portion of the Assessment, sufficient, together with any moneys from any sources in the Enabling Act, to pay principal of and interest on the Bonds when due. Moneys received from the collection of the Assessment when collected constitute funds to pay principal of and interest on the Bonds when due and shall be kept separately from other funds in the Bond Fund of the District. The amounts due pursuant to the Assessment and unpaid are and shall be a first lien on the property so assessed in the Assessment Area No. 1, subject only to general property taxes and prior special assessments and shall be collected as prescribed by A.R.S. §§ 48-599 and 48-600, as amended, as nearly as practicable or such other procedures as the District Board may prescribe. Notwithstanding the foregoing, the Assessments may be collected by the Pinal County Treasurer in a similar manner and together with the collection of real property taxes, should the District Treasurer so direct. In the event of nonpayment of amounts due pursuant to the Assessment, the

procedures for collection of delinquent amounts and sale of delinquent property prescribed by A.R.S. §§ 48-601 through 48-607, inclusive, as amended, apply, as nearly as practicable, except that neither the District nor the City is required to purchase the delinquent land at the sale if there is no other purchaser.

C. Pursuant to A.R.S. § 48-721, the provisions and procedures pertaining to the prepayment of Assessments, the payment of Assessments, and the reallocation and modification of Assessments among the assessed parcels as development occurs, as set forth in this Resolution, are hereby approved and adopted.

D. If any Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such Assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make such Assessment when it might have done so, the District shall either (i) take all necessary steps to cause a new Assessment to be made for the whole or any part of a Project or against any property benefited by said Project, or (ii) in its sole discretion, request the Owner to make up the amount of such Assessment, which moneys shall be deposited into the Bond Fund, as applicable. In case such second Assessment shall be annulled, the District shall obtain and make other Assessments until a valid Assessment shall be made.

SECTION 18 NO OBLIGATION OF CITY

Nothing contained in this Resolution, the Bond Documents or any other instrument shall be construed as obligating the City or the State of Arizona (the "State") or any political subdivision of either (other than the District) or as incurring a charge upon the general credit of the City and the State nor shall the breach of any agreement contained herein, the Bond Documents or any other instrument or documents executed in connection therewith impose any charge upon the general credit of the City and the State.

SECTION 19 REPEAL OF RESOLUTION

After any of the Bonds are delivered by the District to the Underwriter upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the Bonds and the interest thereon shall have been fully paid, canceled and discharged.

SECTION 20 SEVERABILITY

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.

SECTION 21 RATIFICATION OF PRIOR ACTS

All acts of the District Chairman, the District Engineer, the District Treasurer, the District Manager, the Superintendent, and any person acting for such official in furtherance of this Resolution are hereby ratified and confirmed, including the splitting of certain parcels within the District in compliance with A.R.S. § 48-272.

SECTION 22 COMPLIANCE WITH FEDERAL LAW

A. The District recognizes that the purchasers of the Bonds will have accepted them on, and paid therefore a price which reflects, the understanding that interest thereon is excludable from gross income of the Bondholder thereof for federal income tax purposes under laws in force at the time the Bonds shall have been delivered. In consideration of retaining the exclusion of interest income on the Bonds from gross income for federal income tax purposes, to the extent possible under State law, the District covenants for the benefit of the Bondholders from time to time of the Bonds that it will not take any action or omit to take any action with respect to the Bonds, the proceeds thereof, any other funds of the District or any facilities financed with the proceeds of the Bonds if such action or omission (i) would cause the interest on the Bonds to lose its exclusion from gross income for federal income tax purposes under Section 103 of the Code, or (ii) would cause interest on the Bonds to lose its exclusion from alternative minimum taxable income as defined in Section 55(b)(2) of the Code applicable to individuals. The foregoing covenant shall remain in full force and effect notwithstanding the payment in full or defeasance of the Bonds until the date on which all obligations of the District in fulfilling the above covenant under the Code have been met.

B. The District authorizes the creation of a fund which is hereinafter referred to as the "Rebate Fund". The District

will comply with the rebate requirement set forth in the District's Tax Certificate.

C. With respect to the Bonds herein authorized to be sold, the District or a partner of Greenberg Traurig, LLP, bond counsel to the District ("*Bond Counsel*"), is authorized to execute and file on behalf of the District information reporting returns and to file or deliver such other information as may be required by Section 149(e) of the Code.

D. The District will comply with such requirements and will take any such actions as in the opinion of Bond Counsel are necessary to prevent interest income on the Bonds from becoming subject to inclusion in gross income for federal income tax purposes. The Chairman, any member of the District Board, the District Manager or the District Treasurer is each hereby authorized to make certain truthful certifications, representations, agreements and elections as required by law to assure the purchasers and Owners of the Bonds that the proceeds of the Bonds will not be used in a manner which would or might result in the Bonds being "arbitrage bonds" under Section 148 of the Code or the regulations of the United States Treasury Department currently in effect or proposed. The certifications, representations and agreements of the District may be made by executing and delivering certificates and agreements required by the District's Bond Counsel. The certificates and agreements shall constitute an agreement of the District to follow covenants and requirements set forth therein which may require the District to take certain actions (including the payment of certain amounts to the United States Treasury) or which may prohibit certain actions (including the establishment of certain funds or limiting the term of and yield on investments made with moneys relating to the Bonds) under certain conditions.

E. The District further recognizes that Section 149(a) of the Code requires the Bonds to be issued and to remain in fully registered form in order for interest thereon to be excludable from gross income for purpose of federal income taxation under laws in force at the time the Bonds are delivered. In this connection, the District agrees that it will not take any action to permit the Bonds to be issued in, or converted into, bearer or coupon form if such action would cause interest on the Bonds to be included in gross income for federal income tax purposes.

F. The District Board hereby authorizes the District Treasurer, or his designee, to represent and act for the District in all matters pertaining to the District's tax-exempt

bonds, as may be necessary to comply, on a continuing basis, with the Internal Revenue Service, the Securities Exchange Commission and other governmental entities' requests, reporting requirements and post-issuance compliance policies and matters.

G. The Procedures are hereby adopted to establish policies and procedures related to the purposes set forth in Section 1 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.

SECTION 23 FEDERAL TAX LAW COVENANTS

A. As will be provided in more detail in the District's Tax Certificate, there shall not be any investment or other use of the proceeds 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 Bonds. Particularly, the District shall be the owner of the facilities financed with the proceeds of the sale 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 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 Bonds, or amounts treated as proceeds 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 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 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.

B. The procedures required by any arbitrage rebate provision or separate agreement executed in connection with the issuance of the Bonds (initially those in the Tax Certificate) 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 Bonds. However, as the District Board hereby represents and warrants that (A) the District has general taxing powers, (B) the Bonds are not "private activity bonds" within the meaning of the Code, (C) 95 percent or more of the "net proceeds" 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 2024 calendar year is not reasonably expected to exceed \$5,000,000, there is presently an exception to the need for any such procedures.

SECTION 24 QUALIFIED TAX-EXEMPT OBLIGATIONS DESIGNATION

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 2024 calendar year will not exceed \$10,000,000.

SECTION 25 DEFEASANCE

Any Bond shall be deemed to be no longer outstanding when payment of the principal of such Bond, plus interest thereon to the maturity thereof (whether such maturity be by reason of the stated maturity thereof or call for redemption, if notice of such call has been given or waived or irrevocable arrangements therefor satisfactory to the Registrar have been made) shall have been provided for by depositing for such payment from funds of the District under the terms provided in this Section (1) money sufficient to make such payment or (2) money and

direct or indirect obligations of the United States of America (as approved by the District's Bond Counsel) ("Government Obligations") certified by an independent accountant of national reputation to mature as to principal and interest in such amounts and at such times as shall, without further investment or reinvestment of either the principal amount thereof or the interest earnings therefrom be sufficient to make such payment, provided that all necessary and proper fees, compensation, and expenses of the Registrar and the Paying Agent pertaining to the Bonds with respect to which such deposit is made shall have been paid or the payment thereof provided for to the satisfaction of the Registrar. Any such deposit shall be made either with the Paying Agent or, if notice of such deposit is given to the Registrar and the Paying Agent, with a state or nationally chartered bank with a minimum combined capital and surplus of \$50,000,000, as escrow agent, with irrevocable instructions to transfer the amounts so deposited and investment income therefrom to the Registrar or the Paying Agent in the amounts and at the times required to pay principal of and interest on the Bonds with respect to which such deposit is made at the maturity thereof and of such interest or the stated maturity, as the case may be. In the event such deposit is made with respect to some but not all of the Bonds then outstanding, the outstanding Bonds shall be selected in the same manner as provided in Section 3 for the selection of Bonds to be redeemed.

Notwithstanding anything herein to the contrary however, no such deposit shall have the effect hereinabove described (1) if made during the existence of default hereunder unless made with respect to all of the Bonds then outstanding and (2) unless there shall be delivered to the Registrar an opinion of counsel to the effect that such deposit shall not adversely affect any exemption from federal income taxation of interest on any Bond. Any money and Government Obligations deposited with the Paying Agent for such purpose shall be held by the Paying Agent in a segregated account in trust for the Owners of the Bonds with respect to which such deposit is made and together with any investment income therefrom, shall be disbursed solely to pay the principal of and interest on the Bonds when due. No money or Government Obligations so deposited pursuant to this Section shall be invested or reinvested unless in Government Obligations and unless such money not invested, such Government Obligations not reinvested, and such new investments are together certified by an independent accountant of national reputation to be of such amounts, maturities, and interest payment dates and to bear such interest as will, without further investment or reinvestment of either the principal amount thereof or the

interest earnings therefrom, be sufficient to make such payment. At such times as a Bond shall be deemed to be paid hereunder, as aforesaid, it shall no longer be secured by or entitled to the benefits of this Resolution, except for purposes of any such payment from such money or Government Obligations.

SECTION 26 RESOLUTION A CONTRACT

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

SECTION 27 EFFECTIVE DATE

This Resolution shall be effective immediately.

[Signature Page to Follow]

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE
SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2, THIS ____
DAY OF APRIL, 2024.

SIGNED AND ATTESTED TO THIS ____ DAY OF APRIL, 2024.

WALTER "CHIP" WILSON
Chairman, Board of Directors

ATTEST:

JENNIFER PENA
District Clerk

APPROVED AS TO FORM:



RICHARD JOEL STERN
District Counsel

CERTIFICATE

I hereby certify that the above and foregoing
resolution was duly passed by the Board of Directors of the
Superstition Vistas Community Facilities District No. 2 at a
regular meeting held on April 16, 2024, and that a quorum was
present thereat and that the vote thereon was ____ ayes and
____ nays; ____ did not vote or were absent.

District Clerk

EXHIBIT A

[FORM OF BOND]

REGISTERED

No. R- _____

REGISTERED

\$ _____

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY ("DTC") TO THE ISSUER 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.

UNITED STATES OF AMERICA
STATE OF ARIZONA

SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2
(APACHE JUNCTION, ARIZONA)
ASSESSMENT AREA NO. 1
SPECIAL ASSESSMENT BOND, SERIES 2024
(BANK QUALIFIED)

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Original Issue Date</u>	<u>CUSIP No.</u>
_____%	July 1, 20__	_____, 2024	[_____]

REGISTERED OWNER: CEDE & Co.

PRINCIPAL AMOUNT: _____ AND NO/100 DOLLARS
(\$_____)

Superstition Vistas Community Facilities District No. 2 (the "Issuer"), a community facilities district formed by the City of Apache Junction, Arizona, and duly organized and validly existing, pursuant to the laws of the State of Arizona, for value received, hereby promises to pay or cause the Paying Agent to pay to the "Registered Owner" specified above or registered assigns (the "Holder"), on the "Maturity Date" specified above, the "Principal Amount" specified above and to pay interest (calculated on the basis of a 360-day year of twelve 30-day months) on the unpaid portion thereof from the "Original Issue Date" specified above, or from the most recent "Interest Payment Date" (as defined herein) to which interest has been paid or duly provided for, until paid or the payment thereof is duly provided for at maturity,

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EXHIBIT A

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semiannually on each January 1 and July 1, commencing _____ 1, 20____
(each an "Interest Payment Date"), at the per annum "Interest Rate"
specified above.

Principal, interest and any premium are payable in lawful money of the United States of America. As provided in the Issuer's Resolution No. 2024-004 SVCFD NO. 2, adopted by the Board of Directors of the Issuer on April 16, 2024 (the "Bond Resolution"), the interest, principal and Redemption Price (as such term and all other terms used herein and not defined are defined in the Bond Resolution) payable on the Bonds shall be paid to CEDE & Co. or its registered assigns in same-day funds no later than the time established by DTC on the date due (or in accordance with then existing arrangements between the Issuer and DTC). Payments will be made to the Registered Owner on the registration books maintained by the Registrar at the close of business of the Registrar on the fifteenth (15th) day of the calendar month (other than a Saturday, a Sunday, or a legal holiday or equivalent (other than a moratorium) for banking institutions generally in the place of payment or in the city where the principal corporate trust office of the Paying Agent is located (a "business day")) next preceding the applicable Interest Payment Date, or if such day is not a business day, the previous business day.

Neither the full faith and credit nor the general taxing power of the Issuer, the City of Apache Junction, Arizona, Pinal County, Arizona or the State of Arizona or any political subdivision thereof is pledged to the payment of the Bonds.

Unless the Certificate of Authentication hereon has been executed by the Registrar, by manual signature, this Bond shall not be entitled to any benefit under the Bond Resolution or be valid or obligatory for any purpose.

This Bond is one of a duly authorized issue of assessment revenue bonds of the Issuer having the designation specified in its title (herein referred to as the "Bonds"), issued in one series, with the limitations described herein, pursuant to the Bond Resolution and to which Bond Resolution reference is hereby made for a description, among other things, of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the limited liability of the Issuer, the respective rights thereunder of the Registered Owner of the Bonds, the Paying Agent and the Issuer, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each Holder of this Bond hereby consents. All Bonds issued pursuant to the Bond Resolution are equally and ratably
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secured by the amounts thereby pledged and assigned. Pursuant to the Bond Resolution, the Board of Directors of the Issuer authorized the issuance and sale of not to exceed \$1,939,000 in aggregate original principal amount of the Bonds for the purpose of financing the costs of acquiring certain public infrastructure, including particularly the acquisition by the Issuer of the improvements and public infrastructure purposes (the "Improvements") described in Resolution No. 2024-001 SVCFD NO. 2 which was adopted by the Board of Directors of the Issuer on March 19, 2024.

The Bonds are limited obligations of the Issuer payable only out of the special fund to be collected from a special assessment (the "Assessment") levied only against the lots or parcels of land fronting on or benefited by the Improvements (the "Assessed Property") and from amounts held by the Issuer in a debt service reserve fund (the "Debt Service Reserve"). The Assessed Property represents approximately 554 residential lots over approximately 109 acres of land within the boundaries of the Issuer. Said special fund is set apart in accordance with the laws of the State of Arizona and pursuant to the Bond Resolution for the payment of the Bonds and can be used for no other purpose.

The Debt Service Reserve shall initially be funded in an amount equal to the Reserve Fund Requirement, and amounts may be transferred from the Debt Service Reserve from time to time in accordance with the Bond Resolution. Any amount held in the Debt Service Reserve in excess of the Reserve Fund Requirement may be transferred to the Bond Fund and used to make payment of principal and interest on the Bonds either at stated maturity or prior redemption.

Investment earnings on the Debt Service Reserve, to the extent not needed to return the Debt Service Reserve to the Reserve Fund Requirement, to pay debt service on the Bonds, or to pay rebate to the United States, will be deposited into the Bond Fund.

The Bonds are issuable as fully registered bonds only in the denominations of \$5,000 of principal each or any \$1,000 multiple in excess thereof. If necessary to accommodate a prior redemption of Bonds, the Bonds may be in denominations of less than \$5,000 in integral multiples of \$1,000.

Notwithstanding any provisions hereof or of the Bond Resolution, however, the obligation of the Issuer to make money available to pay this Bond may be defeased by the deposit of money
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and/or certain direct or indirect Government Obligations sufficient for such purpose as described in the Bond Resolution.

The Bonds are subject to special optional redemption prior to maturity, in whole or in part, on any Interest Payment Date upon payment of the applicable Redemption Price which shall consist of the principal amount of the Bonds so redeemed, without premium, plus accrued interest, if any, on the Bonds so redeemed from the most recent Interest Payment Date to the applicable redemption date without premium from proceeds received by the Issuer from: (i) if and to the extent on or after the completion of the Project, upon direction given to the Registrar by the Issuer, amounts transferred from the Acquisition Fund for such purpose; (ii) the prepayment of any Assessment by the owner of any Assessed Property; (iii) the proceeds of any foreclosure sale of any Assessed Property due to a failure to pay an Assessment installment, to the extent such foreclosure sale proceeds are not used to replenish the Debt Service Reserve to an amount equal to the Reserve Fund Requirement; or (iv) from amounts transferred from the Debt Service Reserve, if and to the extent the amount held in the Debt Service Reserve, together with the amount held in the Bond Fund, is sufficient to pay the Redemption Price of all Bonds outstanding on the applicable redemption date.

The Bonds maturing on or after July 1, 20__ are subject to optional redemption on or after July 1, 20__, at the option of the Issuer, in whole on any date or, from time to time, in part on any Interest Payment Date as randomly determined by the Registrar within the applicable maturity upon not more than sixty (60) and not less than thirty (30) days' prior notice, upon payment of the applicable Redemption Price which will consist of the principal amount of the Bonds so redeemed plus accrued interest, if any, on the Bonds so redeemed from the most recent Interest Payment Date to the applicable redemption date, without premium. If less than all of the Bonds of a maturity are to be redeemed, the Bonds to be redeemed shall be selected by such random method as DTC, in its sole discretion, deems fair and appropriate, so long as the book-entry-only system is in effect.

The Bonds maturing on July 1 of the years 20__ will be subject to mandatory sinking fund redemption, as randomly determined by the Registrar within the applicable maturity, on the following redemption dates and in the following amounts upon payment of the Redemption Price, which will consist of the principal amount of the Bonds so redeemed plus accrued interest on the Bonds so redeemed from the most recent Interest Payment Date to the applicable redemption date but without premium:

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Redemption
Date (July 1)

Principal
Amount

(maturity)

Whenever Bonds are redeemed (other than pursuant to mandatory redemption) or are delivered to the Registrar for cancellation, the principal amount of the 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 which is an authorized denomination.

Notice of redemption shall be mailed not less than thirty (30) nor more than sixty (60) days prior to the date fixed for redemption to each Holder of Bonds to be redeemed, at the address appearing in the Register.

Bonds may be redeemed in integral multiples of \$1,000. Bonds (or portions thereof) for whose redemption and payment provision is made in accordance with the Bond Resolution shall thereupon cease to be entitled to the benefits of the Bond Resolution and shall cease to bear interest from and after the date fixed for redemption.

If less than all the outstanding Bonds are to be redeemed, the particular Bonds of a maturity to be redeemed shall be determined by DTC pursuant to its procedures.

The Bonds shall initially be issued as a single fully-registered bond for each maturity and so long as the ownership of the Bonds is maintained in the book-entry-only system by DTC or a nominee thereof, this Bond may be transferred in whole but not in part only to DTC or a nominee thereof or to a successor to DTC or its nominee.

Neither the Issuer nor the Paying Agent will have any responsibility or obligation to any Direct Participant, Indirect Participant or any Beneficial Owner or any other person not shown on the registration books of the Registrar as being a Holder with respect to: (1) the Bonds; (2) the accuracy of any records

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maintained by DTC or any Direct Participant or Indirect Participant; (3) the timely or ultimate payment by DTC or any Direct Participant or Indirect Participant of any amount due to any Beneficial Owner in respect of the principal or Redemption Price of or interest on the Bonds; (4) the delivery by any Direct Participant or Indirect Participant of any notice to any Beneficial Owner which is required or permitted under the terms of the Bond Resolution to be given to the Holders; (5) the selection of the Beneficial Owner to receive payment in the event of any partial redemption of the Bonds; or (6) any consent given or other action taken by DTC as the Holder.

No covenant or agreement contained in the Bonds or in the Bond Resolution shall be deemed to be the covenant or agreement of any elected or appointed official, officer, agent, servant or employee of the Issuer in his or her individual capacity or of any officer, director, agent, servant or employee of the Registrar or the Paying Agent in his or her individual capacity, and neither the members of the Board of Directors of the Issuer nor any official executing the Bonds, including any officer or employee of the Registrar or the Paying Agent, shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

The Issuer, the Registrar, the Paying Agent, and any agent of any of them may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided and for all other purposes, whether or not this Bond be overdue, and none of the Issuer, the Registrar, the Paying Agent, and any such agent shall be affected by notice to the contrary.

It is hereby certified, covenanted, and represented that all acts, conditions, and things required to be performed, exist, and be done precedent to or in the issuance of this Bond have been performed, exist, and have been done, in regular and due time, form, and manner, as required by law, and that the Assessments from which said Bonds are to be paid are first liens on the Assessed Property, subject only to the lien for general taxes and prior special assessments. In case any provision in this Bond or any application thereof shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions and applications shall not in any way be affected or impaired thereby. This Bond shall be construed in accordance with and governed by the laws of the State of Arizona and the federal laws of the United States of America.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be duly executed by the Chairman of its Board of Directors and attested by its District Clerk, which signatures may be manual or by facsimile signatures.

**SUPERSTITION VISTAS COMMUNITY
FACILITIES DISTRICT NO. 2**

By _____
Chairman, Board of Directors

ATTEST:

District Clerk

Date: _____, 2024.

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Superstition Vistas Community Facilities District No. 2 (Apache Junction, Arizona) Assessment Area No. 1 Special Assessment Bonds, Series 2024, described in the Bond Resolution mentioned herein.

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION**, as Registrar

By _____
Authorized Representative

Date: _____, 2024.

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/TRANS MIN ACT _____
(Cust.)
Custodian for _____ (Minor)
Under Uniform Gifts/Transfers to Minors Act of _____
(State)

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

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns, and transfers unto (Print or typewrite name, address, and zip code of transferee:)

(Print or typewrite Social Security or other identifying number of transferee: _____) the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints (Print or typewrite name of attorney) _____, attorney, to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

DATED: _____
Signature guarantee should be made by a guarantor institution participating in the Securities Transfer Agents Medallion Program or in such other guarantee program acceptable to the Registrar.

NOTICE: The signature(s) on this assignment must correspond with the name(s) of the Registered Owner(s) appearing on the face of the within Bond in every particular.

ALL FEES AND TRANSFER COSTS SHALL BE PAID BY THE TRANSFEROR