

**PETITION FOR FORMATION AND
PETITION FOR ADOPTION OF RESOLUTIONS
ORDERING AND DECLARING FORMATION OF
VILLAGES AT VIGNETO REVITALIZATION DISTRICT NO. 5**

STATE OF ARIZONA)
COUNTY OF COCHISE)
CITY OF BENSON)

THE UNDERSIGNED OWNERS OF ALL OF THE LAND (hereinafter referred to as, the "Petitioner") hereinafter described, acting pursuant to the provisions of Title 48, Chapter 39, Article 1 (hereinafter referred to as the "Act"), respectfully petitions The Honorable Council Members of the City of Benson, Arizona (hereinafter referred to as the "City") to adopt a resolution (hereinafter referred to as the "Resolution") declaring its intention to form a tax levying Revitalization District (hereinafter referred to as the "District") and ordering a hearing on the formation of the District, and respectfully requests the proceedings provide for the following with respect thereto:

I.

The name of the District will be "**Villages At Vigneto Revitalization District No. 5**"

II.

The District will be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among Petitioner, the City and the District,

III.

The District will contain an area of approximately 1,337 acres of land, more or less, wholly within the incorporated area of the City and to be composed of the land included in the parcels described as provided in **Exhibit "A"** hereto, which is made a part hereof for all purposes,

IV.

The District will be a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax levying public improvement district for the purposes of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, Arizona Revised Statutes, except as otherwise provided in the Act, to be considered a municipal corporation and political subdivision of the State of Arizona, separate and apart from the City; and to be formed for, and to have, all the purposes of a "district" as such term is defined, and as provided, in the Act,

V.

The formation of the District will result in the levy of special assessments, revenue bonds, and/or ad valorem taxes to pay costs related to: (i) the formation and operation of the

District; (ii) infrastructure improvements financed, constructed and/or acquired by the District; and (iii) operation and maintenance of such infrastructure improvements.

VI.

Before the Resolution is adopted, the Clerk of the City will accept the filing of the "general plan" (as such term is defined in the Acts and hereinafter referred to as the "General Plan") attached hereto as **Exhibit B** for the District setting out a general description of the improvements for which the District is proposed to be formed and the general areas to be improved,

VII.

Public convenience and necessity require the adoption of the Resolution,

WHEREFORE, Petitioner attests and declares that:

1. On the date hereof, as shown on the assessment roll for State and county taxes in Cochise County, Arizona, all of the land to be in the District, as described in **Exhibit A** hereto, is owned by Petitioner or, if a person listed on such assessment roll is no longer the owner of land in the District, that the name of the successor owner has become known and has been verified by recorded deed or other similar evidence of transfer of ownership to be Petitioner and that there are no qualified electors residing on the land to be included in the District; and

2. Attached hereto as **Exhibit C** and made a part hereof, is a certificate of the Tax Assessor of Cochise County stating who are the owners of the land in the proposed district and listing the tax parcel numbers for the parcel of real property affected by or included within the boundaries of the District; and

3. Based on its own knowledge and the information contained in **Exhibit C** hereto, the Petitioner is the sole owner of the real property described in **Exhibit A**; no other person having any interest in such real property has filed a written request for copies of any notices under the Act; and there are no qualified electors residing on the land to be included in the District; and

4. The land to be included in the District: (i) consists of approximately 1,337 acres; (ii) lies wholly within the corporate limits of the City; and (iii) shall be benefited from the improvements for which the District is proposed to be formed; and

5. This Petition is signed (either as a single document or in counterparts) by the owners of all of the land in the District.

6. A General Plan for the proposed District has been filed with the Clerk of the City setting out a general description of the proposed public infrastructure improvements for which the District is proposed to be formed and the general areas to be improved; and

7. The District shall be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among Petitioner, the City and the District; that public convenience and necessity require the adoption of the Resolution; and that the City shall in no way be liable for the payment of any of the costs of the infrastructure described in the General Plan, nor liable for any liability, debt or obligation of the District.

8. All normal, customary, and necessary fees and costs incurred by the Town related to the formation of the District will be reimbursed by the Petitioner as established by the Act.

FURTHER, Petitioner respectfully requests that this Petition be properly filed as provided by law; that the City adopt the Resolution and declare its intention to form the District after the required provisions for posting, publication, mailing, notice, hearing and election otherwise required by the Act in connection with the Resolution; and that such other orders, acts, procedure and relief as are proper, necessary and appropriate to the purposes of organizing the District and to the execution of the purposes for which the District shall be organized be granted as The Honorable City Council of the City shall deem proper and necessary.

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Submitted and effective this 10 day of August, 2017

El Dorado Benson LLC,
an Arizona limited liability company

By: El Dorado Holdings, Inc.,
an Arizona corporation

Its: Administrative Agent



Authorized Agent

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

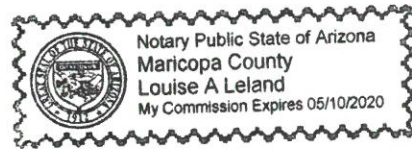
The foregoing instrument was acknowledged before me this 10 day of August 2017, by Michael T. Reinbold as Authorized Agent of El Dorado Holdings, Inc. an Arizona corporation, Administrative Agent of El Dorado Benson, LLC, an Arizona limited liability company on behalf of the company.

My commission expires:

5/10/20



Notary Public



Notice required by A.R.S. Section 41-313: The foregoing notarial certificate(s) relate(s) to the Petition for the Adoption of A Resolution Declaring the Intention to Form the Villages At Vigneto Revitalization District No. 5 executed by the City Of Benson, El Dorado Benson LLC, an Arizona limited liability company, Michael T. Reinbold, a married man dealing with his sole and separate property, Dennis Krahn, a married man dealing with his sole and separate property, Eric Hollensbe, an unmarried man and June Prinz, an unmarried woman, as a tenants in commons (the "Notarized Document"). The Notarized Document dated 8/10, 2017 contains a total of 24 pages.

Submitted and effective this 10 day of August, 2017

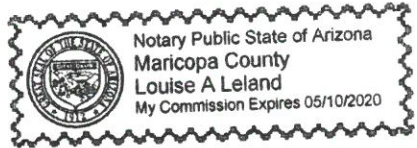
By: **Michael T. Reinbold**, a married man
dealing with his sole and separate property

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 10 day of August 2017, by Michael T. Reinbold.

My commission expires:
5/10/20

Notary Public



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Submitted and effective this 10 day of August, 2017

By: **Dennis Krahn**, a married man dealing with his sole and separate property



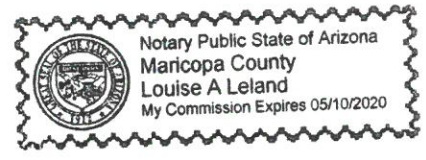
STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 10 day of August 2017, by Dennis Krahn.

My commission expires:
5/10/20



Notary Public



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Submitted and effective this 10 day of August, 2017

By: **Eric Hollensbe**, an unmarried man



STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 10 day of August 2017, by Eric Hollensbe.

My commission expires:

5/10/20



Notary Public



Notice required by A.R.S. Section 41-313: The foregoing notarial certificate(s) relate(s) to the Petition for the Adoption of A Resolution Declaring the Intention to Form the Villages At Vigneto Revitalization District No. 5 executed by the City Of Benson, El Dorado Benson LLC, an Arizona limited liability company, Michael T. Reinbold, a married man dealing with his sole and separate property, Dennis Krahn, a married man dealing with his sole and separate property, Eric Hollensbe, an unmarried man and June Prinz, an unmarried woman, as a tenants in commons (the “Notarized Document”). The Notarized Document dated 8/10, 2017 contains a total of 24 pages.

Submitted and effective this 10 day of August, 2017

By: **June Prinz**, an unmarried woman

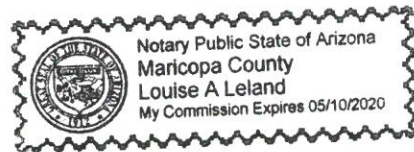
June Prinz

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 10 day of August 2017, by June Prinz.

My commission expires:
5/10/20

Louise A Leland
Notary Public



Notice required by A.R.S. Section 41-313: The foregoing notarial certificate(s) relate(s) to the Petition for the Adoption of A Resolution Declaring the Intention to Form the Villages At Vigneto Revitalization District No. 5 executed by the City Of Benson, El Dorado Benson LLC, an Arizona limited liability company, Michael T. Reinbold, a married man dealing with his sole and separate property, Dennis Krahn, a married man dealing with his sole and separate property, Eric Hollensbe, an unmarried man and June Prinz, an unmarried woman, as a tenants in commons (the "Notarized Document"). The Notarized Document dated 8/10, 2017 contains a total of 24 pages.

ATTACHMENTS:

EXHIBIT A - Legal Description Of Property To Be Included In The District

EXHIBIT B - General Plan

EXHIBIT C – County Assessor Report

EXHIBIT A

LEGAL DESCRIPTION OF
PROPERTY TO BE INCLUDED IN
THE DISTRICT

DESCRIPTION OF REVITALIZATION DISTRICT 5 (RD-5)

Those portions of Sections 7, 18, and 19, Township 18 South, Range 20 East, Gila and Salt River Meridian and Sections 12, 13 and 24, Township 18 South, Range 19 East, Gila and Salt River Meridian, all in Cochise County, Arizona described as follows:

BEGINNING at the Northwest corner of said Section 7;

Thence South 00 degrees 04 minutes 33 seconds West, 2643.09 feet along the West line of said Section 7 to the Quarter corner common to said Sections 7 and 12;

Thence South 89 degrees 51 minutes 22 seconds West, 1320.01 feet along the East-West Mid-section line of said Section 12;

Thence South 00 degrees 05 minutes 31 seconds West, 233.00 feet;

Thence South 79 degrees 51 minutes 15 seconds West, 1341.69 feet to the intersection with the North-South Mid-section line of said Section 12;

Thence South 00 degrees 06 minutes 47 seconds West, 2176.57 feet along the said North-South Mid-section line of Section 12 to the Quarter corner common to said Section 12 and 13;

Thence South 00 degrees 11 minutes 06 seconds West, 1102.99 feet along the North-South Mid-section line of said Section 13;

Thence North 89 degrees 48 minutes 01 seconds East, 693.77 feet;

Thence South 00 degrees 15 minutes 22 seconds West, 631.48 feet;

Thence South 00 degrees 11 minutes 06 seconds West, 911.84 feet to the East-West Mid-section line of said Section 13;

Thence South 89 degrees 55 minutes 06 seconds West, 692.97 feet along the said East-West Mid-section line of Section 13 to the Center Quarter thereof;

Thence South 00 degrees 12 minutes 23 seconds West, 2645.80 feet along the North-South Mid-section line of said Section 13 to the Quarter corner common to said Sections 13 and 24;

Thence South 00 degrees 00 minutes 47 seconds West, 2648.04 feet along the North-South Mid-section line of said Section 24 to the Center Quarter corner thereof;

Thence North 89 degrees 56 minutes 35 seconds East, 2638.53 feet along the East-West Mid-section line of said Section 24 to the Quarter corner common to said Sections 19 and 24;

Thence South 89 degrees 54 minutes 56 seconds East, 2409.56 feet along the East-West Mid-section line of said Section 19 to a point on the West right-of-way of State Route 90;

Continue along the said West right-of-way of State Route 90 the following courses;

Thence North 00 degrees 12 minutes 05 seconds East, 2654.03 feet to the intersection with the line common to said Sections 18 and 19;

Thence North 00 degrees 02 minutes 48 seconds East, 2641.27 feet to the intersection with the Mid-section line of said Section 18;

Thence North 00 degrees 02 minutes 48 seconds East, 2645.86 feet to the intersection with the line common to said Sections 18 and 7;

Thence North 00 degrees 02 minutes 13 seconds East, 2645.71 feet to the intersection with the Mid-section line of said Section 7;

Thence North 00 degrees 02 minutes 13 seconds East, 2652.61 feet to the intersection with the North line of said Section 7;

Thence departing said right-of-way South 89 degrees 49 minutes 12 seconds West, 2397.60 feet along said North line to the POINT OF BEGINNING.

Total Area for RD-5 is 58,254,220 square feet (1,337.333 acres) more or less.



EXPIRES 3/31/2018

EXHIBIT B
GENERAL PLAN

When recorded return to:

Kenneth Guckenberger
Kutak Rock
8601 North Scottsdale Road
Suite 300
Scottsdale, AZ 85253

**GENERAL PLAN
FOR THE PROPOSED
THE VILLAGES AT VIGNETO
REVITALIZATION DISTRICT NO. 5**

To: Clerk, City of Benson, Arizona

For the purposes of Section 48-6801 Arizona Revised Statutes, as amended, the following is the general plan for the proposed captioned district:

Article I.

**GENERAL AREA TO BE IMPROVED WITHIN THE PROPOSED
CAPTIONED DISTRICT**

All that area described in Exhibit A attached hereto and made a part hereof for all purposes shall comprise the area to be benefited. The public infrastructure improvements shall be constructed in public rights-of-way or easements located both within and outside The Villages at Vigneto Revitalization District No. 5 (the "District") and the areas described in Exhibit A hereto, all for the benefit of the area described in Exhibit A hereto.

Article II.

**GENERAL DESCRIPTION OF THE PUBLIC INFRASTRUCTURE
IMPROVEMENTS FOR WHICH THE PROPOSED CAPTIONED
DISTRICT IS PROPOSED TO BE FORMED:**

1. INITIAL INFRASTRUCTURE

The proposed District is being formed to finance, construct and/or acquire the "infrastructure" (as such term is defined in Section 48-6801 of the Arizona Revised Statutes) enumerated below and all other "infrastructure purposes" (as such term is defined in Section 48-6801 of the Arizona Revised Statutes) to be located within and/or directly or indirectly benefiting the property contained within the District boundaries. The general location of the District and

infrastructure is attached as **Exhibit B.**

Infrastructure means:

- (a) Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge.
- (b) Water systems, including collection, transport, delivery, storage, treatment and dispersal.
- (c) Drainage and flood control systems, including collection, transport, diversion, storage, detention, retention, dispersal, use and discharge.
- (d) Highways, streets, roadways and parking facilities, including all areas for vehicular use for travel, ingress, egress and parking.
- (e) Areas for pedestrian, bicycle or other non-motor vehicle use for travel, ingress, egress and parking.
- (f) Pedestrian malls, parks and open space areas for the use of members of the public for entertainment, assembly and recreation.
- (g) Landscaping, including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems.
- (h) Buildings and facilities.
- (i) Lighting systems and communications facilities.
- (j) Traffic control systems and devices, including signals, controls, markings and signage.
- (k) Land clearance activities, demolition of public and private buildings and facilities and environmental remediation.
- (l) Equipment, vehicles, furnishings and other personalty related to the items listed in this paragraph.

Infrastructure purpose means:

- (a) Planning, design, engineering, construction, demolition, acquisition or installation of infrastructure.
- (b) Acquiring, converting, renovating or improving existing facilities for infrastructure.
- (c) Acquiring interests in real property for infrastructure.
- (d) Establishing, maintaining and replenishing reserves from any source described in Arizona Revised Statutes Section 48-6812 or from any other source in order to secure payment of debt service on bonds.
- (e) Funding and paying from bond proceeds interest accruing on bonds for a period of not to exceed three years from their date of issuance.
- (f) Providing for the timely payment of debt service on bonds or other indebtedness of the district.
- (g) Refinancing any bonds with new bonds.
- (h) Issuing bonds to finance infrastructure purposes.
- (i) Incurring expenses of the district incident to and reasonably necessary to carry out the purposes specified in this paragraph.
- (j) Any other lawful purposes.

RECEIPT

Received and filed in the office of the Clerk of the City, for the Villages at Vigneto Revitalization District No. 5.

DATED: _____

City Clerk

ATTACHMENTS:

EXHIBIT A - Legal description of property to be included in the District

EXHIBIT B - Map showing general areas of the public infrastructure to be constructed or installed by the District

EXHIBIT A

LEGAL DESCRIPTION OF
PROPERTY TO BE INCLUDED IN
THE DISTRICT

DESCRIPTION OF REVITALIZATION DISTRICT 5 (RD-5)

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Thence North 00 degrees 02 minutes 13 seconds East, 2652.61 feet to the intersection with the North line of said Section 7;

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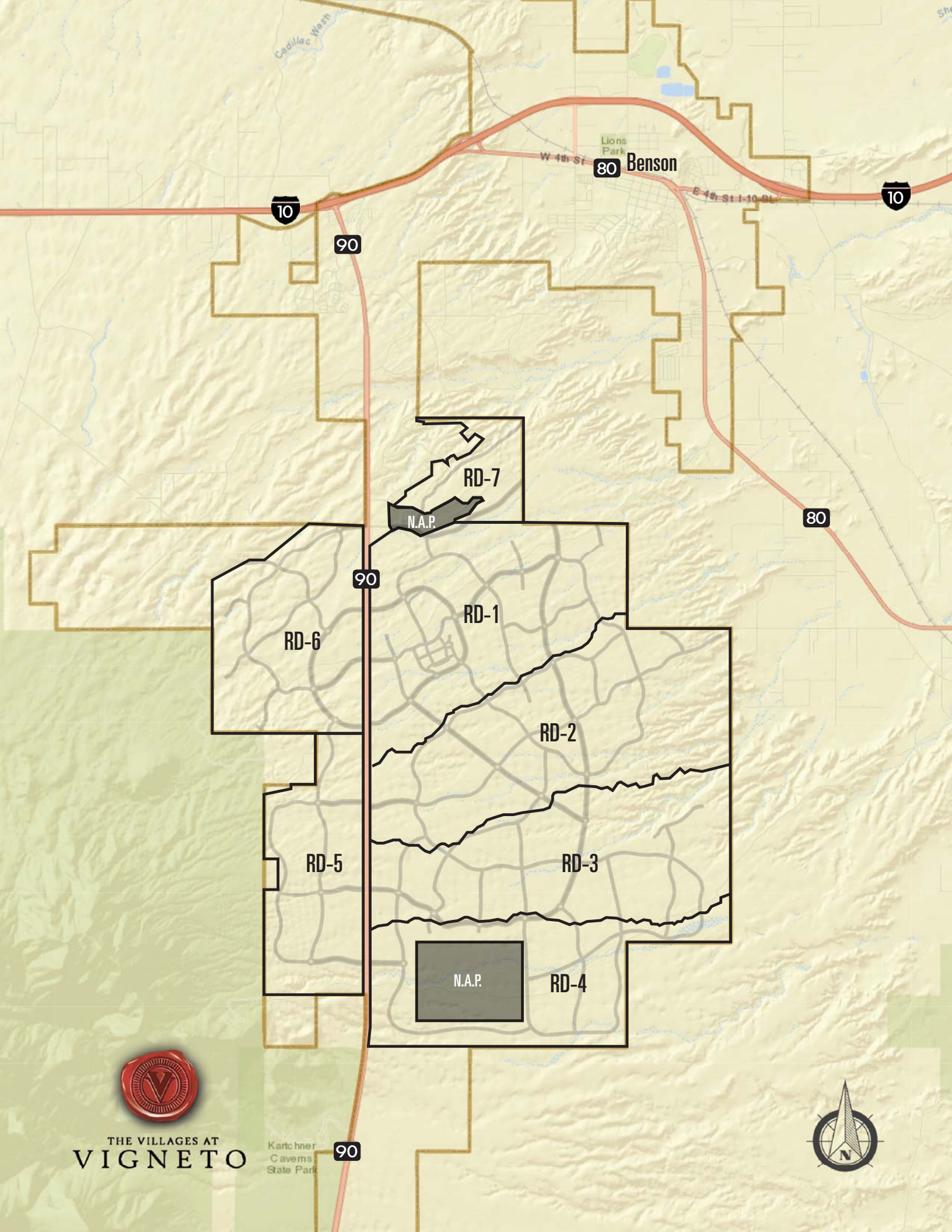
Total Area for RD-5 is 58,254,220 square feet (1,337.333 acres) more or less.



EXPIRES 3/31/2018

EXHIBIT B

MAP SHOWING GENERAL AREAS
OF THE PUBLIC INFRASTRUCTURE



Cadillac Wash

Lions Park
Benson

W 4th St

E 4th St I-10 BL

10

90

10

80

90

RD-7

N.A.P.

RD-6

RD-1

RD-2

RD-5

RD-3

N.A.P.

RD-4

90

Kartchner
Caverns
State Park



THE VILLAGES AT
VIGNETO



EXHIBIT C
COUNTY ASSESSORS
REPORT

PARCELNO	NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE	2017 LPV	2017 LPV ASSESSED	
12440025A	REINBOLD MICHAEL T	KRAHN DENNIS & ETAL		426 N 44TH ST STE 100	PHOENIX	AZ	850086595	\$998.29	\$150.00	
12431002F	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$3,456.00	\$518.00	
12431002G	EL DORADO BENSON LLC		ATTN: JUNE PRINZ	8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$108,441.92	\$16,266.00	
12436001C	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$810.00	\$122.00	
12440001E	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$578.00	\$87.00	
12440001G	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$575.00	\$86.00	
12440001J	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$574.00	\$86.00	
12440001L	EL DORADO BENSON LLC		ATTN: JUNE PRINZ	8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$151,885.37	\$22,783.00	
12440025	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$2,269.37	\$340.00	
								TOTALS	\$269,587.95	\$40,438.00