

**RESOLUTION NO. 22-54**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING A PRE-ANNEXATION DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MARICOPA AND HIDDEN VALLEY RANCH PARTNERS, L.L.C., IN COMPLIANCE WITH A.R.S. §9-500.05 AND PURSUANT TO THE TERMS OF SENATE BILL 1594, FIFTY-FIFTH LEGISLATURE, SECOND REGULAR SESSION (TO BE CODIFIED AS A.R.S. §9-471(T)).**

**WHEREAS**, pursuant to A.R.S. §9-500.05 and the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)), Hidden Valley Ranch Partners, L.L.C. (“Owner”) requested that the City of Maricopa enter into a Pre-Annexation Development Agreement in a form which is attached to this Resolution and by this reference made a part hereof; and

**WHEREAS**, the City of Maricopa believes that it is in the best interest of the City to enter into this Pre-Annexation Development Agreement in order to facilitate the annexation of the property subject to the Agreement.

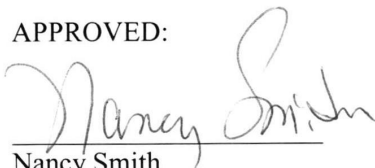
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Maricopa, Arizona, as follows:

**Section 1.** The City of Maricopa by the requisite vote of its City Council hereby approves and adopts, and authorizes and instructs its Mayor on behalf of the City of Maricopa to enter into the Pre-Annexation Development Agreement with Hidden Valley Ranch Partners, L.L.C., in the form attached to and made a part of this Resolution.


**Section 2.** Pursuant to A.R.S. §9-500.05(G), the provisions of this Resolution are not enacted as an emergency measure and shall not be effective for thirty (30) days.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Maricopa, Arizona this 6<sup>th</sup> day of September, 2022.

APPROVED:

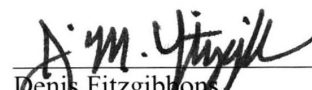
  
\_\_\_\_\_  
Nancy Smith  
Mayor

ATTEST:

  
\_\_\_\_\_  
Vanessa Bueras, MMC  
City Clerk



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Denis Fitzgibbons  
City Attorney



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

DATE/TIME: 02/22/2024 1344  
FEE: \$15.00  
PAGES: 25  
FEE NUMBER: 2024-012507

When Recorded Return to:

City of Maricopa  
City Clerk  
39700 West Civic Center Plaza  
Maricopa, Arizona 85138

## PRE-ANNEXATION DEVELOPMENT AGREEMENT

This pre-annexation development agreement (“**Agreement**”) is entered into this 6<sup>TH</sup> day of SEPTEMBER, 2022 (“**Effective Date**”), by and between the City of Maricopa, an Arizona Municipal Corporation (“**City**”) and Hidden Valley Ranch Partners, LLC, an Arizona limited liability company (“**Owner**”). The Owner and City are collectively referred to herein as “**Parties**” and individually as “**Party**.”

### RECITALS

**A.** Owner owns that certain real property located in Pinal County, Arizona (“**County**”), consisting of approximately 1,160 acres and generally located west of Warner Road, north of W. Val Vista Road, south of W. Papago Road and east Sage Road and known as Hidden Valley Ranch (the “**Property**”). The Property is legally described on Exhibit A, attached hereto.

**B.** The Property is zoned CR-3 Single Residence with a Planned Area Development Overlay (“**CR-3 PAD**”) and CB-1 Local Business with a Planned Area Development Overlay (“**CB-1 PAD**”) pursuant to the Hidden Valley Ranch PAD (Pinal County Case No. PZ-PD-038-06) as approved by Resolution of the Pinal County Board of Supervisors on March 21, 2007 (see Exhibit B) (collectively, the “**Hidden Valley Ranch PAD**”). The Pinal County Zoning Ordinance, including applicable development standards and design guidelines, the Pinal County Engineering Design Standards and Pinal County Subdivision Ordinance that are in place on the effective date of this Agreement further govern the development of the Property (“**Pinal County Land Use Regulations**”). Preliminary plats for the Property, totaling 1,232 residential lots (“**Preliminary Plats**”), are under review by the County pursuant to Case No. S-063-21 (See Exhibit C) (together, the Hidden Valley Ranch PAD, the Pinal County Land Use Regulations, and the Preliminary Plats are the “**Property Entitlements**”). The Property Entitlements further include: 1) any Improvement Plans (defined in Section 6.1 below), 2) approved modifications to the Preliminary Plats, 3) approved amendments to the Hidden Valley Ranch PAD, 4) any additional preliminary plats or final plats approved by the County and 5) building or construction permits and any other land use or development approvals or permits issued for the Property prior to annexation into the City.

**C.** Owner has not yet started construction on the Property pursuant to the Property Entitlements, but anticipates that construction may commence and the first home closings to retail homebuyers may occur prior to annexation of the Property into the City.

**D.** A portion of the Property is currently located within the Thunderbird Fire District service area (“**Thunderbird Property**”) and the remaining portion of the Property is located

within the South Maricopa Fire Association (“SMFA”) service area (“SMFA Property”) (see Exhibit D). Owner desires to deannex the Thunderbird Property from the Thunderbird Fire District and annex the the Thunderbird Property into the SMFA service area such that the SMFA is the sole fire service provider; however, Owner and City acknowledge that such deannexation may not be feasible or may not occur prior to annexation of the Property into the City.

E. The Owner and City acknowledge and agree that the City will provide fire protection services for the SMFA Property pursuant to the terms and conditions of the separate Fire Protection Services Agreement by and between the City and the SMFA dated 9/16/2022, 2022 (“Fire Service Agreement”). The Owner is a party to the Fire Service Agreement.

F. The Owner and City further agree, as provided in this Agreement, that the City will work cooperatively with the Owner regarding the deannexation of the Thunderbird Property from the Thunderbird Fire District and annexation of the Thunderbird Property into the SMFA to the extent feasible, including inclusion of the Thunderbird Property in the Fire Service Agreement, such that the City can provide fire protections services for the Property as a whole.

G. Once the Annexation Property, as defined in Section 4.1 below, is legally eligible for annexation pursuant to the requirements of Arizona Revised Statutes (“A.R.S.”) §9-471 *et seq* (“Annexation Statutes”), Owner and City desire that the Annexation Property be annexed into the corporate limits of the City and be developed as an integral part of the City. The Owner and City will work together cooperatively to comply with the requirements of the Annexation Statutes to annex the Annexation Property into the City.

H. In accordance with A.R.S. §9-471(M), the City desires to annex the Annexation Property and intends to support a rezone of the Annexation Property that will permit development, including densities, uses, development standards, engineering design standards, and design guidelines consistent with and comparable to the Property Entitlements as permitted by the County at the time of annexation. Notwithstanding anything to the contrary set forth herein, to the extent a conflict is found between the terms of this Agreement and any future zoning approval, this Agreement shall control.

I. The Parties understand and acknowledge that this Agreement is a “Development Agreement” within the meaning of, and entered into pursuant to the terms of, A.R.S. §9-500.05, in order to facilitate the Property development, and is also a pre-annexation agreement setting forth the terms and agreeing to future annexation of the Property pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session, as signed by the Governor on May 2, 2022 and effective on the General Effective Date (to be codified as A.R.S. §9-471(T)).

Now, therefore, in consideration of the foregoing premises and the mutual promises and agreements set forth herein, the parties hereto state, confirm and agree as follows:

### **AGREEMENT**

1. **Incorporation of Recitals.** The Parties acknowledge the accuracy of the foregoing Recitals. Each of the foregoing Recitals is hereby incorporated into this Agreement by this reference and is made a part hereof.

2. **Effective Date.** This Agreement will be effective on the date on which all of the following has occurred with respect to the Property (“**Effective Date**”):

2.1. Approval of a resolution by the City of Maricopa City Council authorizing execution of this Agreement by the City,

2.2. Execution of this Agreement by the duly authorized representatives of the Parties,

2.3. Recordation of this Agreement in the Official Records of the Pinal County Recorder.

3. **Term.** This Agreement will remain in effect for ten (10) years following the Effective Date and shall be extended for successive five (5) year term periods by mutual written agreement of City and Owner. This Agreement may also be terminated upon occurrence of one of the following:

- a. City and Owner mutually agree in writing to the termination of this Agreement, or
- b. The Fire Service Agreement by and between the City and the South Maricopa Fire Association is terminated, the Annexation Property has not been annexed into the City pursuant to Section 4 below, and the City or Owner thereafter provides thirty (30) days written notice to the other party terminating this Agreement.

4. **Annexation.**

4.1. **Annexation.** The Owner and City acknowledge that the intent of this Agreement is to facilitate annexation of the Property into the City and that the City will provide fire protection services for the Property through the City’s assumption of the rights and obligations of the SMFA. While the City and Owner desire for the City to provide fire protection services for the entire Property, and that the City annex the entire Property, the Owner and City acknowledge that a portion of the Property, the Thunderbird Property, is not within the service area of the SMFA and that the City or SMFA cannot currently provide fire protection services for the Thunderbird Property. The Owner and City agree that the City, although they have no control over either the Thunderbird Fire District or the SMFA, will work cooperatively with the Owner regarding the deannexation of the Thunderbird Property from the Thunderbird Fire District and annexation of the Thunderbird Property into the SMFA to the extent feasible, including inclusion of the Thunderbird Property in the Fire Service Agreement, such that the City can provide fire protection services for the Property as a whole. Notwithstanding anything to the contrary set forth herein, such cooperation shall not obligate the City to expend any funds related to the Thunderbird Property.

Once the Property is legally eligible for annexation pursuant to the Annexation Statutes, then the City will create a map and legal description of the territory to be annexed consistent with the legal description and depiction of the Property attached as Exhibit A hereto, (“**Annexation Property**”) and provide a copy of the proposed Annexation Property to the Owner for review. Thereafter, the



City will initiate the annexation process by filing a blank annexation petition with the Pinal County Recorder and hold a hearing on the blank petition consistent with the requirements of the Annexation Statutes and all other applicable laws, ordinances and rules (the “**Annexation Laws**”), to annex the Annexation Property into the City. The City will timely publish, mail and post the required notices and hold a public hearing, as required under the Annexation Laws in connection with the annexation of the Annexation Property into the City. Prior to the Council’s consideration of the annexation of the Annexation Property, the Owner will deliver to the City any reasonably required documents related to the annexation duly executed by the Owner, for the portion(s) of the Annexation Property then owned by the Owner. City acknowledges that Owner is currently planning to develop the Property and may have sold individual lots within the Property to retail homebuyers (“**Retail Homebuyers**”) by the time of annexation. City and Owner hereby acknowledge and agree that this Agreement shall serve as a pre-annexation agreement to future annexation and that the Owner and its successors and assigns, including Retail Homebuyers, are not required to sign an annexation petition in order for the City to effectuate an annexation of the Annexation Property in accordance with Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session, as signed by the Governor on May 2, 2022 and effective on the General Effective Date (to be codified as A.R.S. §9-471(T)). The City shall be responsible for all fees associated with the statutory annexation process.

4.2. Annexation of the Property. The City, after complying with all statutory requirements, will hold the required public hearings and duly consider annexation of the Annexation Property into the City in compliance with the Annexation Laws. The City, if shown to be in its best interest, will adopt an ordinance annexing the Annexation Property into the corporate limits of the City (the “**Annexation Ordinance**”). Notwithstanding the foregoing, the Owner acknowledges that the City’s approval of City zoning of the Annexation Property (“**City Zoning**”) will occur after the adoption of the Annexation Ordinance, provided that City agrees to place the City Zoning on the same agenda as the Annexation Ordinance.

4.3. Recording of Agreement. The Parties acknowledge and agree that this Agreement will be recorded in the Official Records of the Pinal County Recorder as means of providing notice to any of Owner’s successors or assigns including, but not limited to Retail Homebuyers, of the intent to annex the Property into the City and expectation that this Agreement is a pre-annexation agreement to future annexation of the Property in accordance with A.R.S. §9-471(T) as discussed in Section 4.1 above. Owner’s successors or assigns including, but not limited to Retail Homebuyers, will be expected to deliver to the City any reasonably required documents related to the annexation duly executed as requested by the City.

## 5. Zoning.

5.1. In accordance with A.R.S. §9-471(M), immediately after the adoption of the Annexation Ordinance and on the same City Council agenda, the City will duly consider and adopt City Zoning that will permit development, including densities, uses, development standards, engineering design standards, and design guidelines consistent with and comparable to the Property Entitlements as permitted by Pinal County at the time of annexation. The City shall be responsible for all fees associated with the zoning process required by A.R.S. §9-471(M).

5.2. In the event Owner wants to rezone the Annexation Property after the adoption of the Annexation Ordinance to a zoning classification other than as required by A.R.S. §9-471(M) (“**Future Zoning**”), Owner will submit to the City, as soon as possible after the adoption of the Annexation Ordinance and City Zoning, an application for the approval of the desired zoning for the Annexation Property consistent with the City’s standard processes. The Parties expressly acknowledge and agree that any Future Zoning will be consistent with the portions of the City’s General Plan applicable to the Property. The Owner shall be responsible for all fees associated a zoning process for the Future Zoning other than that process required by A.R.S. §9-471(M).

6. **Development of the Property.**

6.1. **County Approvals.** The City acknowledges that the Property has vested property rights pursuant to the Property Entitlements and is under development in Pinal County. The City, in consideration of annexation into its municipal limits, hereby acknowledges Owner’s vested rights under the Property Entitlements and agrees to acknowledge and accept the Property Entitlements. In the event that any necessary improvement plans, including, but not limited to, roadway improvement, grading, drainage, landscaping and lighting plans (the “**Improvement Plans**”) have not been submitted to the County for review and approval at the time of annexation, Owner shall submit such Improvement Plans to the City for review and approval in accordance with the City’s rules and regulations in effect at the time of submittal, provided that such rules and regulations are not in conflict with and do not materially change the Property Entitlements. If, at the time of annexation, Improvement Plans, or any plan review applications or building permit applications have been submitted to the County for review, but are not yet approved by the County (“**In Process Plans**”), then the review and approval of such In Process Plans may be completed in the County and will be accepted by the City so long as Owner diligently proceeds with obtaining such approvals in a timely manner. Upon annexation of the Annexation Property into the City, the City agrees that Owner will not be subject to any City design guidelines or home product review processes that materially change the Property Entitlements and further agrees that the Property Entitlements will govern development of the Annexation Property unless and until Owner seeks to modify the Property Entitlements after annexation into the City. To the extent the Property Entitlements do not address or are otherwise silent regarding certain aspects of development, Owner agrees the Annexation Property will be subject to the standard City rules and regulations related thereto provided that the City’s standard rules and regulations are not in conflict with and do not materially change the Property Entitlements.

6.2. **Development Agreements.** The Parties hereby agree that any agreements approved by the County related to the Annexation Property, other than the Property Entitlement approvals set forth herein, shall be of no further force or effect and the City shall have no obligations pursuant thereto after the approval of the Annexation Ordinance. The Parties, in their sole and absolute discretion, may enter into an agreement related to the development of the Annexation Property after approval of the Annexation Ordinance.

6.3. **City Rules and Regulations.** The City acknowledges and agrees that Owner has entitled the Property in the County pursuant to the Property Entitlements and may commence construction and development on the Property in the County prior to annexation into the City and,

therefore, has a vested right to continue and complete development of the Property under the County approved Property Entitlements. Except as required for health, safety and public welfare, Owner shall be allowed to continue and complete development of the Property consistent with the Property Entitlements and will not be subject to any City rules and regulations that conflict with the Property Entitlements. The City shall be prohibited from requiring any change or alteration to previous County approved building plans or subdivision designs, specifically including lot sizes, building setbacks and/or garage width requirements as are set forth in any County approved zoning, tentative plats or final plats on the Property, even if such building plans or subdivision designs and lot sizes building setbacks and/or garage width requirements are nonconforming to City codes and standards.

6.4. Review of Design and Construction Plans. Prior to approval of the Annexation Ordinance, Owner agrees to submit to the City a courtesy copy of any zoning amendments, preliminary or final plats, improvement plans or other entitlements being submitted to or under review by the County. Subject to Section 6.5 below, and otherwise notwithstanding anything to the contrary set forth herein, after approval of the Annexation Ordinance, the City shall have the right and authority to review and approve the Improvement Plans and specifications related thereto prior to any work related to those plans being commenced and, if there are any revisions to those plans and specifications after the work is commenced, to review and approve any revisions to the plans and specifications to ensure such plans and specifications are in accordance with applicable Property Entitlements or City standards. In addition, after approval of the Annexation Ordinance, the City shall have the right and authority to inspect the ongoing construction of improvements to ensure that such construction is performed in accordance with the applicable Property Entitlements or City standards, subject to the terms of Section 6.5 below.

6.5. Construction. This paragraph only applies after adoption of the Annexation Ordinance. Owner has the right, but not the obligation, to construct or cause to be constructed all improvements necessary for the development of the Property at Owner's sole cost and expense. Owner shall construct and install all improvements in a good and workmanlike manner in conformity with the applicable Property Entitlements or City standards, as applicable. After approval of the Annexation Ordinance and upon completion of the installation and construction of any Public Improvements, which may include public water, sewer, drainage or roadway improvements ("**Public Improvements**"), Owner will convey such Public Improvements to the City, lien and debt free, after acceptance of such Public Improvements by the City in accordance with the City's standard practices. City agrees to accept Public Improvements approved, constructed and accepted by the County in accordance with the standards, specifications and warranty periods of the County. For Public Improvements partially constructed in the County at the time of annexation, City agrees to follow the County standards for review, approval and acceptance rights over such Public Improvements, including any applicable County warranty period, and that City will accept such Public Improvements as if construction were completed in the County so long as Owner diligently proceeds with completing such Public Improvements. For the sake of clarity, if a Public Improvement is completed in the County and the warranty period has begun, but is not yet completed prior to Annexation of the Annexation Property, the County standards and warranty period will continue to apply but the City will have authority over final acceptance of such improvements at the conclusion of the warranty period. For Public Improvements wherein construction is started and completed in the City after annexation of the

Annexation Property, Owner agrees to provide a standard and customary warranty related to such improvements as normally required by the City's rules and regulations.

6.6. Fees. The City hereby acknowledges and agrees that Owner will not owe the City any fees already paid by Owner to the County for any Property Entitlements. Owner hereby acknowledges and agrees that, after approval of the Annexation Ordinance, Owner will be subject to any and all applicable fees of the City, including development impact fees, review fees and inspection fees ("**City Fees**") related to plan review, permitting and inspections for the development of the Property to the extent that such processes are initiated in or transferred to the City after annexation of the Annexation Property and such fees were not previously paid to the County. City Fees will not be assessed for In Process Plans started in the County but not finalized by the County until after annexation.

6.7. Assurances. After approval of the Annexation Ordinance, Owner, or its successors and/or assigns, agrees to transfer any financial assurance provided to the County, or provide to the City equivalent financial assurances, to assure completion of any Public Improvements that are under construction, with such financial assurance in a form, substance and amount consistent with the applicable provisions of the City's subdivision ordinance provided that the term or amount of any such financial assurances are not extended or increased beyond the requirements of the County. For Public Improvements that are under construction after approval of the Annexation Ordinance, Owner, or its successors and/or assigns, agrees to provide the City financial assurance consistent with the applicable provisions of the City's subdivision ordinance. Additionally, for Public Improvements that have been completed and accepted by the County prior to approval of the Annexation Ordinance and where any required financial assurances have been returned or terminated by the County, no additional financial assurances will be required for any such Public Improvements upon annexation into the City. For Public Improvements completed and accepted in Pinal County prior to annexation, Pinal's County's standard and customary warranty periods shall apply. For Public Improvements completed and accepted in the City after annexation, the City's standard and customary warranty periods shall apply.

6.8. Vekol Wash/Santa Rosa Canal. Pursuant to the Property Entitlements and the Preliminary Plat for the Property, the construction of the regional roadway corridor W. Papago Road, which becomes Paseo Village Parkway internal to the Property, is required as part of the development of the Property (see Exhibit E). A drainage structure is required where Paseo Village Parkway crosses the Santa Rosa Canal and Vekol Wash ("**Vekol Wash Bridge**"). If the Vekol Wash Bridge is not constructed at the time of approval of the Annexation Ordinance and is included in the City's Infrastructure Financing Plan, or is otherwise determined to provide a benefit to City property owners other than the Owner, then the City agrees to work with Owner in good faith to consider a reimbursent or repayment agreement, or development impact fee credits, for all or a portion of the Vekol Wash Bridge.

## 7. *Cooperation and Alternative Dispute Resolution.*

7.1. Appointment of Representatives. To further the cooperation of the parties in implementing this Agreement, the City and Owner shall each designate and appoint a representative to act as a liaison between the City and its various departments and Owner. The

initial representative for the City (the “**City Representative**”) shall be the City Manager, Rick Horst and the initial representative for Owner shall be Chase Emmerson (the “**Owner Representative**”). The representatives shall be available at all reasonable times to discuss and review the performance of the parties to this Agreement and the development.

7.2. Default. Failure or unreasonable delay by either party to perform or otherwise act in accordance with any term or provision hereof shall constitute a breach of this Agreement and, if the breach is not cured within thirty (30) days after written notice thereof from the other party (the “**Cure Period**”), shall constitute a default under this Agreement; provided, however, that if the failure is such that more than thirty (30) days would reasonably be required to perform such action or comply with any term or provision hereof, then the party shall have such additional time as may be necessary to perform or comply so long as the party commences performance or compliance within said thirty (30) day period and diligently proceeds to complete such performance or fulfill such obligation. Any notice of a breach shall specify the nature of the alleged breach in the manner in which said breach may be satisfactorily cured, if possible.

7.3 Dispute Resolution. In the event a dispute arises under this Agreement which the Parties cannot resolve between themselves, the Parties agree that there shall be a ninety (90) day moratorium on litigation during which time the Parties agree to attempt to settle the dispute by non-binding mediation before commencement of litigation. The mediation shall be held under the Commercial Mediation Rules of the American Arbitration Association but shall not be under the administration of the AAA unless agreed to by the Parties in writing, in which case all administrative fees shall be divided evenly between the City and Owner. The matter in dispute shall be submitted to a mediator mutually selected by Owner and the City. If the Parties cannot agree upon the selection of a mediator within ten (10) days, then within five (5) days thereafter, the City and Owner shall request that the Presiding Judge of the Superior Court in and for the County of Pinal, State of Arizona, appoint the mediator. The mediator selected shall have at least ten (10) years’ experience in mediating or arbitrating disputes relating to real property. The cost of any such mediation shall be divided equally between the City and Owner. The results of the mediation shall be nonbinding with any Party free to initiate litigation upon the conclusion of the latter of the mediation or of the ninety (90) day moratorium on litigation. The mediation shall be completed in one day (or less) and shall be confidential, private, and otherwise governed by the provisions of A.R.S. §12-2238.

8. **Notices and Filings.**

8.1 Manner of Serving. Any notice or other communication required or permitted to be given under this agreement shall be in writing and shall be deemed to have been duly given if (i) delivered to the party at the address set forth below, (ii) deposited in the U.S. mail, registered or certified, return receipt requested, to the address set forth below, or (iii) given to a recognized and reputable overnight delivery service, to the address set forth below:

The City:       City of Maricopa  
                  Attn: Rick Horst, City Manager  
                  39700 West Civic Center Plaza  
                  Maricopa, Arizona 85138

Rick.Horst@maricopa-az.gov

City of Maricopa  
Attn: Denis Fitzgibbons, City Attorney  
1115 E. Cottonwood Lane, Suite 150  
Casa Grande, AZ 85122  
denis@fitzgibbonslaw.com

Owner: Hidden Valley Ranch Partners, LLC  
Attn: Chase Emmerson  
7373 N. Scottsdale Road, Suite B210  
Scottsdale, AZ 85253  
chase@finalplat.com

Copy To: Gammage & Burnham, PLC  
Attn: Susan E. Demmitt  
40 N. Central Avenue, 20<sup>th</sup> Floor  
Phoenix, AZ 85004  
sdemmitt@gblaw.com

or to such other addresses as either party hereto may from time to time designate in writing and delivery in a like manner.

8.2 Mailing Effective. Any notice or other communication directed to a party to this Agreement shall become effective upon the earliest of the following: (i) actual receipt by the party; (ii) delivery to the addressed of the party; or (iii) if given by certified or registered U.S. Mail, return receipt requested, 72 hours after deposit with the United States Postal Service, addressed to the party.

## 9. General

9.1. Waiver. No delay in exercising any right or remedy shall constitute a waiver. No waiver by the City or Owner of any breach of a covenant or condition of this Agreement shall be construed as a waiver of any proceeding or succeeding breach of the same or any other covenant or condition of this Agreement. No waiver shall be effective unless in writing and signed by the granting party.

9.2. Council Action Requirement. The Parties acknowledge that, notwithstanding any language of this Agreement, no act, requirement, payment, or other agreed upon action to be done or performed by the City which would, under any law require formal action, approval, or concurrence by the City Council, will be required to be done or performed by the City unless and until formal Council action has been taken and completed. This Agreement in no way acquiesces to or obligates the City to perform a legislative act.

9.3 Further Acts. Each party agrees in good faith to execute such further or additional instruments and documents and to take such further acts as may be necessary or



appropriate to fully carry out the intent and purpose of this Agreement. However, the Parties acknowledge that City is limited in its actions by law and ordinances.

9.4. Runs with the Land; Successors and Assigns. The covenants, terms and provisions of this Agreement run with the Property, and any portion thereof, and is binding upon and inures to the benefit of the Parties and their respective permitted successors and assigns. Wherever the term "Owner," "City," or "Party" is used in this Agreement, such term includes any such Party's permitted successors and assigns. Except for assignments to Transferees as permitted in Section 9.9 (for which the City's consent is not required), this Agreement cannot be assigned by either party without written consent of the other party. Such consent shall not be unreasonably withheld. Owner's rights and obligations hereunder may only be assigned to a person or entity that has acquired the Property or a portion thereof and only by a written instrument, recorded in the Official Records of Pinal County, Arizona, expressly assigning such rights and obligations, except as otherwise provided. The Parties hereby acknowledge and agree that this Agreement is not intended to and does not create conditions or exceptions to title or covenants running with the individual residential lots once such lot is sold to a Retail Homebuyer, or any tracts of land intended to be dedicated or conveyed to the County, City, any other public or quasi-public entity, any utility provider, any homeowners association or any school district ("**Excepted Successor**"). Therefore, in order to alleviate any concern as to the effect of this Agreement on the status of title to any of the Property, this Agreement shall terminate without the execution or recordation of any further document as to any portion of the Property owned by or conveyed to an Excepted Successor and thereupon such Excepted Successor shall be released from and no longer subject to or burdened by the provisions of this Agreement; provided that the provisions of Section 4 of this Agreement regarding Annexation apply to all portions of the Property, even those conveyed to or owned by an Excepted Successor, until such time as the Annexation Ordinance is approved and the Property is finally annexed into the City.

9.5. No Partnership; Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other agreement between Owner and the City. No term or provision of this Agreement shall be for the benefit of any person or entity not a party hereto and no such other person or entity shall have any right or cause of action hereunder.

9.6. Indemnification. To the fullest extent allowed by law, Owner shall indemnify, protect, defend and hold harmless the City, its Council members, officers, employees, and agents from any and all claims, demands, losses, damages, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, judgments, remedial actions of any kind, and all costs and cleanup actions of any kind, all costs and expenses incurred in connection therewith, including, without limitation, reasonable attorney's fees and costs of defense arising, directly or indirectly, in whole or in part, out of the exercise of this Agreement by Owner.

9.7. Entire Agreement. This Agreement and all exhibits thereto constitute the entire agreement between the Parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written, are hereby superseded and merged herein.



9.8. Amendment. No change or addition may be made to this Agreement except by written amendment executed by the parties hereto. Within ten (10) days after any amendment to this Agreement is approved and executed, such amendment shall be recorded in the Official Records of Pinal County, Arizona. Owner acknowledges and understands that no modification of this Agreement shall have any force or effect unless approved by the City Council in a public meeting.

9.9. Assignment. The rights and obligations of Owner under this Agreement may be transferred or assigned, in whole or in part, by a written instrument, to any subsequent owner or person (each, a “**Transferee**”) having an interest in all or any portion of the Property (“**Transferred Property**”), pursuant to which the Transferee expressly accepts and assumes the rights and obligations of Owner which are assigned by Owner to such Transferee with respect to such Transferred Property. Upon the conveyance or other disposition (other than in trust pursuant to the granting of a deed of trust related solely to financing of the Property or for securing the completion of improvements in connection with a subdivision assurance agreement) (a “**Transfer**”) of any portion of the Transferred Property, the Transferee shall be deemed to be a party to this Agreement with respect to such Transferred Property, and the prior owner shall have no further obligations under this Agreement regarding the Transferred Property arising from and after the date of Transfer of such Transferred Property. An assignment of rights may be on a non-exclusive basis.

9.10. Authority. Each of the parties represents and warrants to the other that the persons executing this Agreement on behalf of the respective parties are authorized and empowered to bind the party on whose behalf each such individual is signing.

9.11. Severability. If a court of competent jurisdiction declares any provision of this Agreement void or unenforceable such provisions shall be severed from this Agreement, which shall otherwise remain in full force and effect.

9.12. Governing Law and Venue. This Agreement shall be interpreted and governed according to the laws of the State of Arizona. The venue for any dispute hereunder shall be Pinal County, Arizona.

9.13 Attorney Fees. In the event it becomes necessary for a party to this Agreement to employ legal counsel or to bring an action at law or other proceedings to enforce any of the terms, covenants or conditions of this Agreement, the non-prevailing party will pay the other party's reasonable expenses, including, but not limited to, expert witness fees, and reasonable attorney fees incurred because of the breach.

9.14 Construction of Agreement. This Agreement has been arrived at by negotiation and shall not be construed against either Party or against the Party who prepared the last draft.

9.15 Recordation. This Agreement shall be recorded in its entirety in the Official Records of Pinal County, Arizona, not later than ten (10) days after its full execution. Either

Party, upon the request of the other Party, will record an acknowledgment of the fulfillment of the terms of this Agreement once the requirements of the Agreement have been fulfilled.

9.16 Survival and Expiration. All agreements, representations, indemnities and warranties made in the Agreement shall survive the termination of this Agreement only as expressly set forth in this Agreement. Otherwise, the Agreement shall expire upon completion.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective on the Effective Date as described above.

**OWNER:**

Hidden Valley Ranch Partners, LLC,  
an Arizona limited liability company

By: Emmerson Holdings, LLC, an Arizona limited liability company  
Its: Manager

By: CVE, Inc., an Arizona corporation  
Its: Manager

By: \_\_\_\_\_  
Keith J. Miller, Vice President

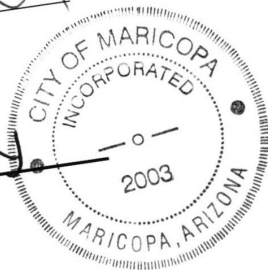
**CITY:**

CITY OF MARICOPA, an Arizona municipal corporation

By: Nancy Smith  
Mayor

ATTEST:

Vanessa Bueras  
Vanessa Bueras, MMC  
City Clerk



APPROVED AS TO FORM:

Denis M. Fitzgibbon  
Denis M. Fitzgibbon  
City Attorney

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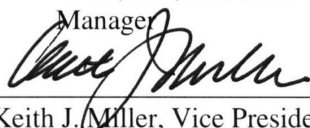
IN WITNESS WHEREOF, the parties have executed this Agreement to be effective on the Effective Date as described above.

**OWNER:**

Hidden Valley Ranch Partners, LLC,  
an Arizona limited liability company

By: Emmerson Holdings, LLC, an Arizona limited liability company  
Its: Manager

By: CVE, Inc., an Arizona corporation  
Its: Manager

By:   
Keith J. Miller, Vice President

**CITY:**

CITY OF MARICOPA, an Arizona municipal corporation

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Vanessa Bueras, MMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Denis M. Fitzgibbons  
City Attorney

**EXHIBIT A**

**Legal Description**

 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

**PARCEL NO. 1:**

That part of the East half of Section 22, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the aluminum cap stamped "LS36562" marking the Northeast corner of said Section 22, from which the 1/2 inch rebar marking the East quarter corner of said Section 22 bears South 00 degrees 04 minutes 37 seconds West, a distance of 2640.30 feet;

Thence South 00 degrees 04 minutes 37 seconds West, along the East line of the Northeast quarter of said Section 22, a distance of 2640.30 feet to the East quarter corner of said Section 22;

Thence South 00 degrees 05 minutes 03 seconds West, along the East line of the Southeast quarter of said Section 22, a distance of 1320.09 feet to a point on the North line of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 01 seconds West, along said North line, a distance of 659.97 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 00 degrees 05 minutes 27 seconds West, along the West line of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22, a distance of 659.98 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 19 seconds West, along the South line of the Northwest quarter of the Southeast quarter of the Southeast quarter of said Section 22, a distance of 182.34 feet to a point on the Easterly line of the Santa Rosa Canal - Division B, described in Docket 1364. Page 160.records of Pinal County, Arizona;

Thence along said Westerly line the following six (6) courses;

North 00 degrees 23 minutes 00 seconds West, a distance of 605.84 feet;

North 15 degrees 39 minutes 02 seconds West, a distance of 620.83 feet;

North 04 degrees 01 minutes 24 seconds West, a distance of 611.82 feet;

North 07 degrees 35 minutes 13 seconds East, a distance of 1203.44 feet;

North 20 degrees 54 minutes 51 seconds East, a distance of 792.48 feet;

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## ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

# Exhibit A (Cont.)

Commitment No.: 06197075-026-NM2

### EXHIBIT A

#### Legal Description (Continued)

North 34 degrees 14 minutes 37 seconds East, a distance of 1057.16 feet to a point on the North line of the Northeast quarter of said Section 22;

Thence North 89 degrees 53 minutes 53 seconds East, along said North line, a distance of 26.63 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion in the North half of the North half of said Section 22).

#### PARCEL NO. 2:

That part of Section 22; and the Northwest quarter of Section 27, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the 1/2 inch rebar with cap stamped "LS33851" marking the Northwest corner of said Section 22, from which the aluminum cap stamped "LS36562" marking the North quarter corner of said Section 22 bears North 89 degrees 52 minutes 22 seconds East, a distance of 2637.84 feet;

Thence North 89 degrees 52 minutes 22 seconds East, along the North line of the Northwest quarter of said Section 22, a distance of 2637.84 feet to the North quarter corner of said Section 22;

Thence North 89 degrees 53 minutes 53 seconds East, along the North line of the Northeast quarter of said Section 22, a distance of 2393.16 feet to a point on the Westerly line of the Santa Rosa Canal- Division B, described in Docket 1364. Page 160. records of Pinal County, Arizona;

Thence along said Westerly line the following five (5) courses;

South 34 degrees 14 minutes 45 seconds West, a distance of 1383.89 feet;

South 07 degrees 35 minutes 13 seconds West, a distance of 2002.42 feet;

South 15 degrees 37 minutes 56 seconds East, a distance of 772.29 feet;

South 08 degrees 00 minutes 13 seconds East, a distance of 344.78 feet;

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## ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

# Exhibit A (Cont.)

Commitment No.: 06197075-026-NM2

### EXHIBIT A

#### Legal Description (Continued)

South 00 degrees 22 minutes 59 seconds East, a distance of 406.79 feet to a point on the North line of the South half of the South half of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 19 seconds West, along said North line, a distance of 1617.81 feet to the Northwest corner of the South half of the South half of the Southeast quarter of said Section 22;

Thence South 89 degrees 56 minutes 26 seconds West, along the South line of the Southwest quarter of said Section 22, a distance of 1106.12 feet to the Northeast corner of Parcel No. 4 as shown on the record of survey recorded in Book 21 of Surveys. Page 226, records of Pinal County, Arizona;

Thence South 10 degrees 56 minutes 33 seconds West, departing said South line and along the Easterly line of said Parcel No. 4, a distance of 982.30 feet to the Southeast corner of said Parcel No. 4;

Thence South 83 degrees 06 minutes 30 seconds West, along the Southerly line of said Parcel No. 4, a distance of 844.10 feet;

Thence continuing along said Southerly line, North 85 degrees 06 minutes 15 seconds West, a distance of 512.49 feet to a point on the Westerly line of said Parcel No. 4 and West line of the Northwest quarter of said Section 27;

Thence North 00 degrees 07 minutes 43 seconds East, along said West line, a distance of 1020.40 feet to the Northwest corner of said Parcel No. 4, said point also being the Southwest corner of said Section 22;

Thence North 00 degrees 07 minutes 43 seconds East, along the West line of the Southwest quarter of said Section 22, a distance of 2639.19 feet to the West quarter corner of said Section 22;

Thence North 00 degrees 07 minutes 04 seconds East, along the West line of the Northwest quarter of said Section 22, a distance of 2635.29 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion in the North half of the North half of said Section 22) and in Book 40 of Deeds at page 342 (as to that portion in Section 27).

#### PARCEL NO. 3:

That part of Section 21, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

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## ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

## Exhibit A (Cont.)

Commitment No.: 06197075-026-NM2

### EXHIBIT A

#### Legal Description (Continued)

BEGINNING at the 1/2 inch rebar with a plastic cap stamped "LS33851" marking the Northwest corner of said Section 21, from which the aluminum cap stamped "LS36562" marking the North quarter corner of said Section 21 bears South 89 degrees 59 minutes 09 seconds East, a distance of 2642.00 feet;

Thence South 89 degrees 59 minutes 09 seconds East, along the North line of the Northwest quarter of said Section 21, a distance of 2642.00 feet to the North quarter corner of said Section 21;

Thence South 89 degrees 52 minutes 23 seconds East, along the North line of the Northeast quarter of said Section 21, a distance of 2638.23 feet to the Northeast corner of said Section 21;

Thence South 00 degrees 07 minutes 04 seconds West, along the East line of the Northeast quarter of said Section 21, a distance of 2635.29 feet to the East quarter corner of said Section 21;

Thence South 00 degrees 07 minutes 43 seconds West, along the East line of the Southeast quarter of said Section 21, a distance of 1974.98 feet to a point on the Northerly right-of-way line of the Natural Gas Pipeline Easement described in Docket 6, Page 26, records of Pinal County, Arizona;

Thence North 49 degrees 38 minutes 27 seconds West, along said Northerly line, a distance of 6916.75 feet to a point on the West line of the Northwest quarter of said Section 21;

Thence North 00 degrees 05 minutes 00 seconds East, along said West line, a distance of 137.64 feet to the TRUE POINT OF BEGINNING;

#### PARCEL NO 4

That part of the Northwest quarter of Section 21; and the Northeast quarter of Section 28, Township 5 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the 1/2 inch rebar with a plastic cap stamped "LS33851" marking the Northwest corner of said Section 21, from which the aluminum cap stamped "LS36562" marking the West quarter corner of said Section 21 bears South 00 degrees 05 minutes 00 seconds West, a distance of 2639.17 feet;

Thence South 00 degrees 05 minutes 00 seconds West, along the West line of the Northwest quarter of said Section 21, a distance of 137.64 feet to a point on the Northerly right-of-way line of the Natural Gas Pipeline Easement described in Docket 6, Page 26, records of Pinal County, Arizona and the TRUE POINT OF BEGINNING;

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## ALTA Commitment for Title Insurance

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# Exhibit A (Cont.)

Commitment No.: 06197075-026-NM2

### EXHIBIT A

#### Legal Description (Continued)

Thence South 49 degrees 38 minutes 27 seconds East, along said Northerly line, a distance of 6916.75 feet to a point on the East line of the Southeast quarter of said Section 21;

Thence South 00 degrees 07 minutes 43 seconds West, along said East line, a distance of 664.21 feet to the Southeast corner of said Section 21 and the Northeast corner of Parcel No. 3 as shown on the record of survey recorded in Book 21 of Surveys, Page 226. records of Pinal County, Arizona;

Thence South 00 degrees 07 minutes 43 seconds West, along the East line of the Northeast quarter of said Section 28, said line also being the Easterly line of said Parcel No. 3, a distance of 1020.40 feet to the Southeast corner of said Parcel No. 3;

North 85 degrees 02 minutes 32 seconds West, a distance of 56.27 feet;

North 77 degrees 37 minutes 57 seconds West, a distance of 613.24 feet;

North 67 degrees 58 minutes 49 seconds West, a distance of 960.90 feet;

North 71 degrees 54 minutes 14 seconds West, a distance of 568.52 feet;

North 35 degrees 53 minutes 10 seconds West, a distance of 430.50 feet to the Northwest corner of said Parcel No. 3, also being a point on the Southerly line of Parcel No. 1 of said record of survey and the South line of the Southeast quarter of said Section 21;

Thence North 89 degrees 57 minutes 52 seconds West, along said South line, a distance of 297.40 feet to the South quarter corner of said Section 21 and the Southwest corner of said Parcel No. 1;

Thence North 00 degrees 07 minutes 28 seconds East, along the West line of the Southeast quarter of said Section 21, a distance of 431.85 feet;

Thence North 52 degrees 42 minutes 00 seconds West, departing said West line, a distance of 1074.77 feet;

Thence North 46 degrees 22 minutes 30 seconds West, a distance of 383.18 feet;

Thence North 12 degrees 50 minutes 13 seconds West, a distance of 555.77 feet;

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*First American Title™*

## ALTA Commitment for Title Insurance

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First American Title Insurance Company

## Exhibit A (Cont.)

Commitment No.: 06197075-026-NM2

### EXHIBIT A

#### Legal Description (Continued)

North 01 degrees 47 minutes 03 seconds East, a distance of 750.44 feet to a point on the South line of the Northwest quarter of said Section 21;

North 89 degrees 58 minutes 18 seconds West, along said South line, a distance of 1402.89 feet to the West quarter corner of said Section 21;

North 00 degrees 05 minutes 00 seconds East, along the West line of the Northwest quarter of said Section 21, a distance of 2501.54 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion within the North half of the North half of said Section 21) and in Book 40 of Deeds at page 134 (as to that portion within the South half of the North half and the North half of the South half of Section 21).

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# **EXHIBIT B**

## **Hidden Valley Ranch PAD**

Copy of file with Pinal County as Case No. PZ-PD-038-06  
Planned Area Development (PAD) Overlay District Resolution

# **EXHIBIT C**

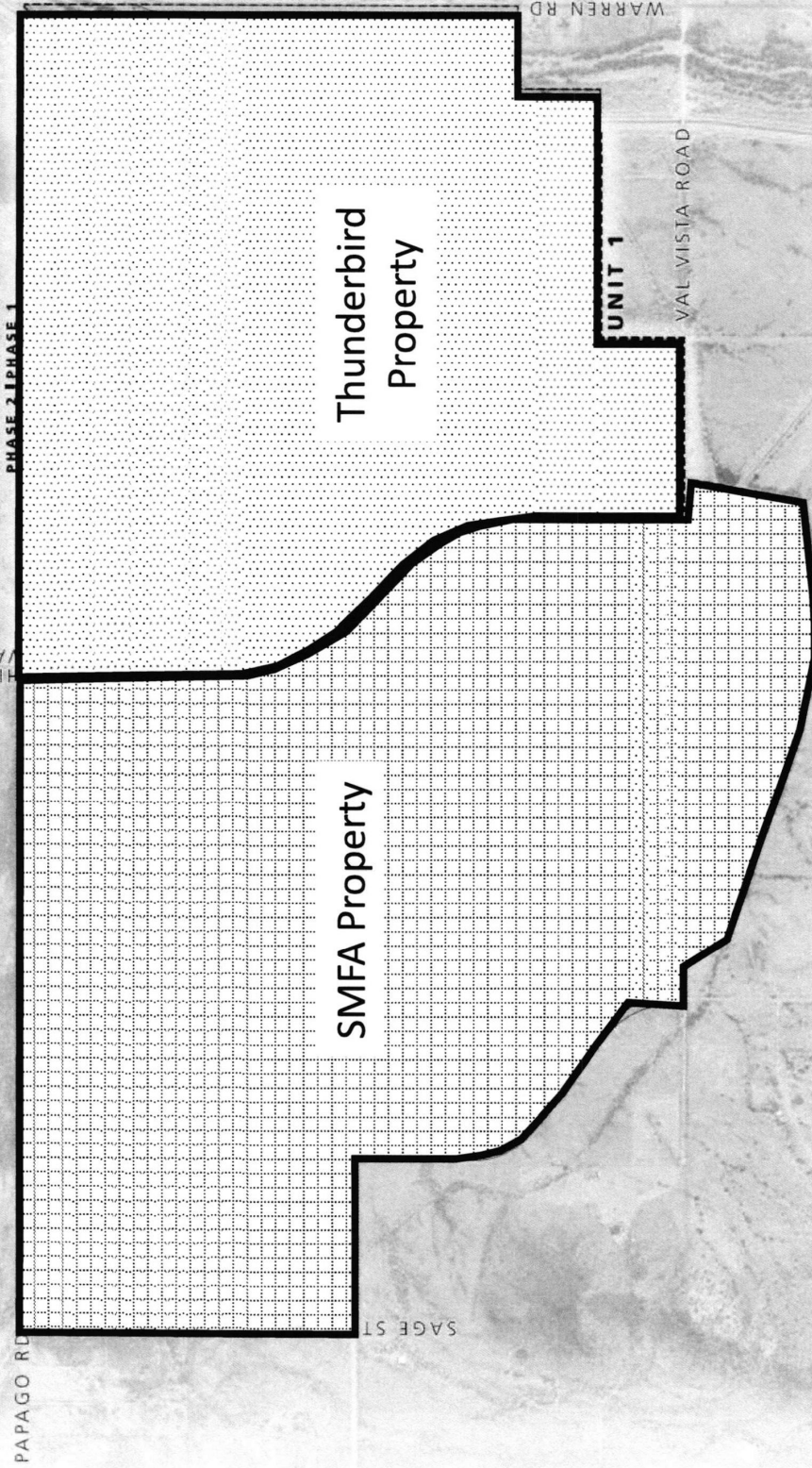
## **Preliminary Plats**

(Copy on file with Maricopa City Clerk's Office  
Tentative Plat for Hidden Valley Ranch Unit 1, dated 3/16/2022)

**EXHIBIT D**

**Thunderbird Property and SMFA Property Map**

# Hidden Valley Ranch



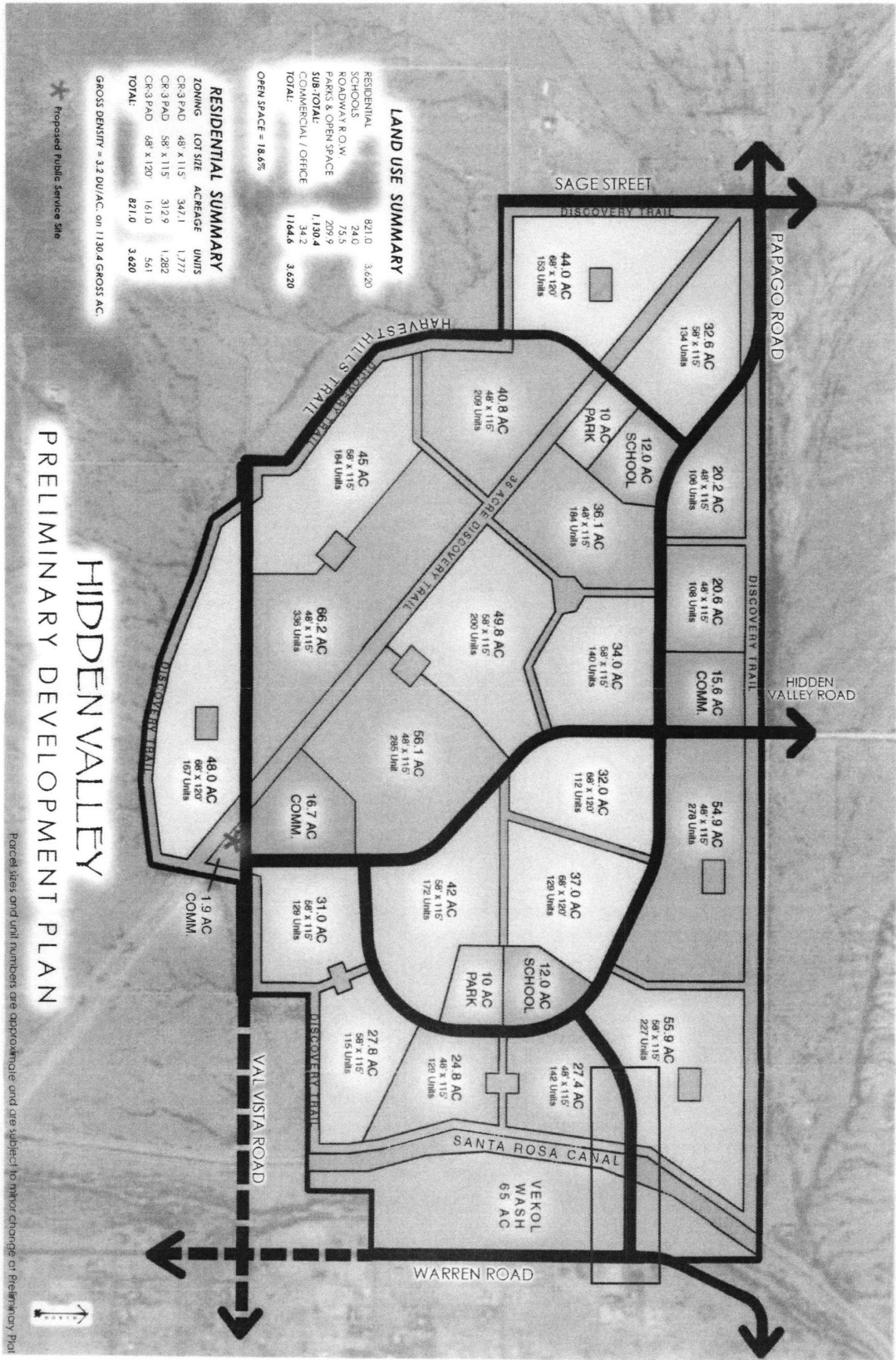
7 January 2022  
CVL  
ADMINISTRATIVE



**EXHIBIT E**

**Vekol Wash and Paseo Village Parkway Map**

Copy of File with Maricopa City Clerk's Office



**LAND USE SUMMARY**

RESIDENTIAL	921.0	3,620
SCHOOLS	24.0	75.5
ROADWAY R.O.W.	209.9	
PARKS & OPEN SPACE	1,130.4	
SUB-TOTAL	34.2	
COMMERCIAL / OFFICE	1,944.6	3,620
TOTAL:		

OPEN SPACE = 18.6%

**RESIDENTIAL SUMMARY**

ZONING	LOT SIZE	ACREAGE	UNITS
CR-3-PAD	48' x 115'	347.1	1,777
CR-3-PAD	58' x 115'	312.9	1,282
CR-3-PAD	68' x 120'	161.0	561
TOTAL:		821.0	3,620

GROSS DENSITY = 3.2 DU/AC, on 1130.4 GROSS AC.

Proposed Public Services Site

**HIDDEN VALLEY PRELIMINARY DEVELOPMENT PLAN**

Parcel sizes and unit numbers are approximate and are subject to minor change of Preliminary Plan