

# UNION ELEMENTARY SCHOOL DISTRICT NO. 62

3834 S. 91<sup>st</sup> Ave.  
Tolleson, AZ 85353

March 18, 2020

Via Email (Sara.Andrews@meritagehomes.com)

Meritage Homes of Arizona, Inc.  
Attn: Sara Andrews, Forward Planning Manager  
8800 E. Raintree Drive, #300  
Scottsdale, AZ 85260

Re: Reimbursement for Traffic Signal Improvements at S. 91<sup>st</sup> Avenue and W. Illini Street

Dear Ms. Andrews:

This letter is to confirm the commitment and agreement of Union Elementary School District No. 62, a political subdivision of the State of Arizona (the "**District**"), to reimburse Meritage Homes of Arizona, Inc., an Arizona corporation ("**Meritage**"), for a portion of the cost to construct and install traffic signalization at the intersection of S. 91<sup>st</sup> Avenue and W. Illini Street in Phoenix, Arizona (the "**Traffic Signal Improvements**"). As the Superintendent of the District, I have the authority to obligate the District as set forth in this letter.

I understand that Meritage is currently under contract to purchase some or all of the residential project commonly known as Hurley Ranch, which is located near the proposed Traffic Signal Improvements. In connection with Meritage's development of Hurley Ranch, Meritage may cause the Traffic Signal Improvements to be constructed and installed. Meritage currently expects the Traffic Signal Improvements to cost \$207,672.00.


If Meritage causes the construction and installation of the Traffic Signal Improvements, then the District will pay to Meritage an amount equal to \$48,000.00 (the "**Reimbursement Amount**"). District will pay the Reimbursement Amount to Meritage within 30 days after (i) completion of the Traffic Signal Improvements (meaning that the Traffic Signal Improvements can be used for their intended purpose), and (ii) District's receipt of an invoice from Meritage for the Reimbursement Amount.

In addition, the District will, at no additional out-of-pocket cost to the District, reasonably cooperate with Meritage and its contractors and consultants in connection with the construction and installation of the Traffic Signal Improvements. Such cooperation is anticipated to include, but is not limited to, the granting of such easements and licenses as Meritage or the City may reasonably request to complete the Traffic Signal Improvements.

Meritage has the right to rely upon this letter in deciding whether to proceed with its purchase and development of Hurley Ranch and I understand and expect that Meritage will so rely upon this letter. The District has reserved and allocated the Reimbursement Amount to reimburse Meritage as set forth herein.

Sincerely,

Union Elementary School District No. 62

By: 

Kristine Morris, Superintendent