161356-CERT-001

Official Records of Maricopa County Recorder
JUSTIN HEAP
20260641371 11/06/2026 10:49
ELECTRONIC RECORDING
161356CERT001-3-1-1–

WHEN RECORDED, RETURN TO:
City of Phoenix
Housing Department
251 West Washington Street, 4th Floor
Phoenix, Arizona 85003
Attn: Deputy Director, Development Section
Exempt under Ariz. Rev. Stat. § 11-1134(A)(3)

CERTIFICATE OF COMPLETION

WHEREAS, the City of Phoenix, Arizona, an Arizona municipal corporation ("City"), and Phoenix Scholar House I, LLC, an Arizona limited liability company ("Borrower"), entered into a HOME Program Development Loan Agreement dated the 12th Day of August 2024 (City Contract No. 161356-0) ("Agreement"), for the purpose of developing a 56 (fifty-six) unit affordable housing complex (consisting of sixteen (16) one-bedroom, twenty four (24) two-bedrooms, and sixteen (16) three-bedroom units) that will target very-low income families whose annual income does not exceed 40% of the Phoenix Median Family Income ("Project") on certain real property situated in the City of Phoenix, Arizona described or Exhibit A attached hereto ("Site(s)"); and

WHEREAS, under ***Section 6.35*** of the Agreement, the City will furnish the Borrower with a Certificate of Completion after the Borrower has satisfactorily completed the Project; and

WHEREAS, pursuant to ***Section 6.35*** of the Agreement, the Borrower has requested in writing the City issue the Certificate of Completion; and

WHEREAS, the City or its representative has inspected the Project;

NOW, THEREFORE, the City certifies as follows:

1. The Project, as of October 26, 2026, has been completed in accordance with the Agreement.

2. This Certificate of Completion constitutes a conclusive determination between the City and the Borrower (and any subsequent owner of the Project) that the Project has been satisfactorily completed in accordance with the Agreement, provided, however, this Certificate of Completion will not constitute evidence of compliance with or satisfaction of any obligation of the Borrower to any other person or entity.

[Signature page follows]

IN WITNESS WHEREOF, the City has executed this Certificate of Completion this the 26th day of October 2026.

Beneficiary:

City of Phoenix, Arizona, a municipal corporation

Ed Zuercher, City Manager

By: _____

Titus Mathew
Director, Housing Department

Attest:

_____
City Clerk 11.04.2026

Approved as to form:
Julie M. Kriegh, City Attorney

Micah Ray Alexander Digitally signed by Micah Ray Alexander Date: 2026.10.30 19:50:14 -07'00'

By: Assistant Chief Counsel LPL

CITY CLERK RECEIVED 2026 NOV -3 P 3:25

State of Arizona)
) ss.
County of Maricopa)

The foregoing Certificate of Completion, consisting of 3 pages including attached Exhibit A, and signed and acknowledged before me this date by Titus Mathew, the Director of the City of Phoenix Housing Department, on behalf of the City Manager on behalf of the City of Phoenix, an Arizona municipal corporation.

Notary Public

My Commission Expires:
October 3, 2030

11/3/2026

Maria Portocarrero
Notary Public- Arizona
Maricopa County
Comm # 697466
My Commission Expires
10/03/2030

Exhibit A
to Certificate of Completion

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION POST PLAT RECORDING

Lot 1, Brinshore Phoenix Scholar House, according to the Plat recorded in Book 1816 of Maps, Page _32_, records of Maricopa County, Arizona.