159098-CERT-001

Official Records of Maricopa County Recorder
JUSTIN HEAP
20260052973 01/29/2026 10:00
ELECTRONIC RECORDING
159098CERT001-3-1-1--

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 UMOM Housing 9, LLC an Arizona limited liability company ("Borrower"), entered into a HOME Program Development Loan Agreement dated the 30th Day August of 2023 (City Contract No. 159098-0) ("Agreement"), for the purpose of developing a 96 (ninety-six) unit affordable housing complex (consisting of thirty-two (32) one-bedrooms, thirty-two (32) two-bedrooms and thirty-two (32) three-bedrooms units) that will target low and very-low income households ("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 January 12, 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 12th day of January 2026.

Beneficiary:

City of Phoenix, Arizona, a municipal corporation

Ed Zuercher, City Manager

By: _____

Titus Mathew
Director, Housing Department

Attest:

_____
City Clerk 01.26.2026

State of Arizona)
) ss.
County of Maricopa)

The foregoing Certificate of Completion, consisting of 2 pages plus an 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 11. 2026

1/22/26

SONIA SOTELO
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 637073
MY COMMISSION EXPIRES
OCTOBER 11, 2026

2026 JAN 22 PM 3:35

Exhibit A
to Certificate of Completion
Legal Description

Parcel No. 1:

A Leasehold interest in the following property: Lot 1, Block 1, EL RETIRO TRACT, according to Book 32 of Maps, page 9, records of Maricopa County, Arizona; EXCEPT that part of said Lot 1 in Block 1 of El Retiro, described as follows: BEGINNING at the Northeast corner of Lot 1; Thence Westerly, along the North line of Lot 1 to the Northwest corner thereof; Thence Southerly, along the West line of Lot 1, to the South line of the North 7 feet thereof; Thence Easterly, along the South line of the North 7 feet of Lot 1, to the East 10 feet thereof; Thence Southeasterly to a point on the East line of Lot 1 which bears Southerly a distance of 17 feet from the point of beginning; Thence to the POINT OF BEGINNING; AND EXCEPT that part of said Lot 1, Block 1, El Retiro, as described in Deed to the City of Phoenix recorded in Document No. 1984-052332 and described as follows: BEGINNING at the Northeast corner of said Lot 1; Thence South along the East line thereof a distance of 17 feet to the TRUE POINT OF BEGINNING; Thence Northwest to the Southwest corner of North 7 feet of the East 10 feet of said Lot 1; Thence West along the South line of said North 7 feet a distance of 2 feet; Thence Southeast to a point on said East Line which is 5 feet South of the TRUE POINT OF BEGINNING; Thence to the TRUE POINT OF BEGINNING.

Parcel No. 2:

The Improvements located on the following property: Lot 1, Block 1, EL RETIRO TRACT, according to Book 32 of Maps, page 9, records of Maricopa County, Arizona; EXCEPT that part of said Lot 1 in Block 1 of El Retiro, described as follows: BEGINNING at the Northeast corner of Lot 1; Thence Westerly, along the North line of Lot 1 to the Northwest corner thereof; Thence Southerly, along the West line of Lot 1, to the South line of the North 7 feet thereof; Thence Easterly, along the South line of the North 7 feet of Lot 1, to the East 10 feet thereof; Thence Southeasterly to a point on the East line of Lot 1 which bears Southerly a distance of 17 feet from the point of beginning; Thence to the POINT OF BEGINNING; AND EXCEPT that part of said Lot 1, Block 1, El Retiro, as described in Deed to the City of Phoenix recorded in Document No. 1984-052332 and described as follows: BEGINNING at the Northeast corner of said Lot 1; Thence South along the East line thereof a distance of 17 feet to the TRUE POINT OF BEGINNING; Thence Northwest to the Southwest corner of North 7 feet of the East 10 feet of said Lot 1; Thence West along the South line of said North 7 feet a distance of 2 feet; Thence Southeast to a point on said East Line which is 5 feet South of the TRUE POINT OF BEGINNING; Thence to the TRUE POINT OF BEGINNING. APN: 109-09-001C