



ESTRELLA™

Surrounded by majestic mountains and wide-open desert vistas, life in Estrella is a masterpiece of harmonious balance. Dynamic, yet serene; it offers young couples, families, and retirees a resort-inspired lifestyle with state-of-the-art amenities. Estrella communities feature remarkable living with rich architecture, diverse neighborhood streetscapes, and inviting gathering areas.

LOCATION

Estrella is located approximately 17 miles west of Downtown Phoenix in Goodyear, Arizona — named one of the five “Most Livable Cities” in America. Committed to becoming the most desirable destination in the Sonoran Desert Valley, Estrella may eventually offer tens of thousands of homes and currently features accessible shopping and services, diverse education facilities, a full calendar of community activities and events spanning every stage of life, and opportunities to explore the desert environment.

SCHOOLS

Estrella features two preschools and two highly-rated K-8 elementary schools (both part of the Liberty District). Estrella Foothills High School is part of the Buckeye Union High School District and was recently recognized by the Arizona Education Foundation as an A+ school.

AMENITIES

Welcome Center

At the Welcome Center you will find a Community Ambassador who will introduce you to the wonderful array of opportunities available to you at Estrella; provide you with maps, brochures, and other helpful materials; answer your questions; and help you plan your tours. The Center contains Café Bebida for the enjoyment of members and guests, offers a lawn area and barbeque, and provides a first-class hiking and bike shop, Copper State Hike & Bike, to serve the needs of residents and their guests.

Starpointe Residents' Club

The clubhouse is an impressive 24,400 square feet inspired by seaside hotels and elegant resorts. It features a 3,000 square-foot state-of-the-art fitness center, a 1,700 square-foot aerobics room, and locker rooms. It offers a large multi-function room that is divisible into three rooms with theater-style seating with capacity for up to 100 (90 with tables); expandable to upper and lower lakeside terraces. Additional spaces include the boardroom that opens to an outdoor courtyard for small group meetings, the indoor/outdoor child watch play areas, outdoor event spaces, youth club recreational space, and the Lakeside Grill. Outdoors the focus is on StarSplash Waterpark that is host to two slides, on the Big Dipper play equipment, and on the Swim Center comprised of a 12,000 square-foot resort-style play pool and a three-lane 25-meter heated lap pool.

Presidio Residents' Club

At the heart of Estrella is the 18,500 square-foot Presidio Residents' Club designed on the exterior and interior in the rustic, Mediterranean character of Andalusian architecture. Interior design, style and detail incorporates substantial use of traditional stucco, stone and brick; handmade tile flooring; and wood paneled 'old world' doors. The clubhouse features a social space/great room with a fireplace and multiple seating areas; an impressive and spacious demonstration kitchen adjoining, and open to, the great room; a gallery area displaying resident art, a lounge and game room; The Cantina at Presidio; and the spectacular, state-of-the-art 3,400 square-foot fitness center. Outdoors the club features a heated resort-style pool that adjoins the pool building (restrooms, lockers and outdoor showers), a covered patio, fire pits, and a large event lawn. Other areas include a unique dual-barbeque, comfortable seating, and a fireplace.

CantaMia Residents' Club

The 29,000 square-foot CantaMia Village Center is reserved for CantaMia residents and designed to engage adults 55 and better. This major lifestyle amenity features an outdoor resort-style pool, indoor lap-pool, spas, cardio and weight room, yoga and aerobic studio, massage rooms, locker rooms with steam and dry saunas. In addition, there is the Tempo Café and Bar. Spaces for a myriad of planned activities throughout the month abound in the demonstration kitchen, technology center, card rooms, billiard and ping pong spaces, and art studio. Outdoor activity possibilities include pickleball, tennis, bocce ball, horseshoes, lakeside catch and release fishing, dog park visits, and, of course, just walking and visiting convenient parks.

Estrella Yacht Club and North and South Lakes

Estrella boasts two private lakes, North Lake and South Lake, which combined total 72 acres. The Yacht Club offers residents complimentary use of a variety of non-motorized watercraft including kayaks, paddle boats, canoes, and sail boats. Both lakes are stocked with a selection of freshwater fish for catch and release fishing.

Golf Club of Estrella

Golf Club of Estrella features a public, daily-fee, par-72, 18-hole championship golf course designed by award-winning Nicklaus Design and managed by renowned Troon Golf. Golf Club of Estrella also features The Player's Grill & Patio and the pro shop. In lieu of a discount program for Estrella residents, Golf Club of Estrella offers an Annual Pass Program that can be tailored to your needs, and by a Weekend Pass Program for individuals and couples. Access to, and use of, the golf course by Estrella residents and their guests is not included in the purchase of homes or homesites and requires separate membership and membership requirements.

Mountain Ranch Marketplace

This center provides 165,000 square feet of grocery, drug, dining and food service, retail, and service space. In addition to the anchor tenant Safeway, Mountain Ranch Marketplace includes Starbucks, Chase Bank, Walgreen's, Phoenix Children's Academy (private preschool/day care), NextCare Urgent Care, Papa John's Pizza, Great Clips, Oasis Bagels, Subway, Leslie's Pools, Mountain Ranch Dentistry, Nailcessity nail salon, Lily Joy Aveda Salon, Danny's Shave Parlor, Pro Care Physical Therapy, North Star Animal Hospital, Edward Jones, Enhanced Beauty & Wellness Med Spa, Efficient Air HVAC & Energy Solutions, SIP at the Ranch, and more.

Elliot Market/Shell Gas Station

A community convenience center located in the Mountain Ranch Marketplace featuring a convenience store and gas station, long-standing Taste of Italy restaurant, Hilgers Pediatric Dentistry, ApexNetwork Physical Therapy, Mountain Pass Dental Care, and a real estate office.

Banner Health Center

Adjacent to Mountain Ranch Marketplace is the 18,000 square-foot Banner Health Center medical facility. It offers convenient primary care in the community.

Parks and Trails

Estrella's offers 50-plus parks and hiking/biking trails totaling more than 65 miles that include nearly three miles of paved walkways surrounding the lakes. Smaller parks and play areas are located within most residential neighborhoods.

Estrella Mountain Regional Park

With 33 miles of hiking, biking and walking trails, the nearby Estrella Mountain Park offers 19,800 acres of adventure and sightseeing opportunities. This park, the majority of which remains pristine desert and mountains, became the first regional park in the Maricopa County Park System in 1954.



8175 South Hillside Drive, Goodyear, AZ 85338 623-386-1000 Estrella.com

All amenity, facility, lifestyle and other offering descriptions, renderings, maps, and photos are conceptual in nature and subject to change at any time. Any included content in this document may also be conceptual, for the purpose of illustrating potential uses of facilities, and it is possible they may not depict scenes from existing improvements in Estrella. Estrella North LLC reserves the right, without notice, to make changes to all plans, facilities, amenities, lifestyle, and pricing, and to other aspects of the development shown, described, and depicted, at any time, without limitation. Descriptions are intended to comply with governmental requirements and to fulfill marketing objectives. EQUAL HOUSING OPPORTUNITY.

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PRESIDIO RESIDENTS' CLUB

18209 W. Calistoga Drive, Goodyear, AZ 85338 — (623) 322-7841

At the heart of Estrella is the approximately 18,500 square-foot Presidio Residents' Club. Designed in the rustic, Mediterranean character of Andalusian architecture, the building incorporates heavy timber detailing on exterior roof eaves and interior ceilings as well as the use of traditional stucco, stone and brick building materials. The interior also incorporates this style with handmade tile flooring, decorative wall tile accents, wood-paneled 'old world' doors and wood-paneled wall and ceiling accents. The décor is rooted in a light neutral color pallet with blue, mustard, and caramel accents.

FEATURES & AMENITIES

Social Space/Great Room

- Fireplace Area
- Multiple Seating Areas

Spacious Demonstration Kitchen

- Adjacent and Open to Great Room
- Countertop Seating for 10

Gallery Area

- Featuring Resident Works of Art

Lounge and Game Room

- Multi-functioning Furniture
- Multiple Televisions
- Stereo and Sound System
- Pool Table
- Outdoor Patio

The Cantina at Presidio

- Offers Friendly, Casual Mexican Fare for Lunch and Dinner
- Includes Outdoor Covered Patio

3,400 Square-foot Fitness Center

- State-of-the-art Equipment and Machines
- Aerobics Room for Instructor-led Classes
- Men's and Women's Locker Rooms

Heated Resort-style Pool

- Splash Pad
- Pool Building with Restrooms and Outdoor Shower

Other Outside Amenities

- Covered Ramada
- Dual-barbeques
- Fireplace and Fire Pits
- Event Lawn



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STARPOINTE RESIDENTS' CLUB

17665 W. Elliot Road, Goodyear, AZ 85338 — (623) 386-1949

An impressive 24,400 square feet of space, the resort-inspired Starpointe Residents' Club features StarSplash Waterpark, a 25-meter heated lap pool, state-of-the-art fitness center, Lakeside Grill, youth club, meeting rooms, and outdoor event spaces.

FEATURES & AMENITIES

3,000 Square-foot Fitness Center

- Treadmills
- Elliptical Trainers
- Bicycles
- Weight Training Circuit
- Barbell/Stretching Equipment
- Televisions

1,700 Square-foot Aerobics Room

- Wood Floor
- Mirrored Walls
- Stretching Bar
- Fitness Classes

Men's and Women's Locker Rooms

- Half-size Lockers
- Showers

Child Watch Area — The PreSchooner Club

- Child Watch Attendant
- Indoor and Outdoor Play Areas

Swim Center (year-round)

- 12,000 Square-foot Resort-style Play Pool
- 3-lane, 25-meter Heated Lap Pool

StarSplash Waterpark (summer season)

- Two Waterslides
- Big Dipper Water Play Equipment

Gallery Rooms and Event Lawn

- Accommodates up to 100
- Galleries with Courtyard Access
- Upper and Lower Lakeside Terrace
- Divisible into Three Rooms
- Theater-style Seating for up to 100
- Seating with Tables for up to 90
- Expandable to Upper and Lower Lakeside Terraces

Boardroom

- 12-person Conference Table
- Polycom and Screen Capabilities

Lakeside Grill

- Classic and New American Cuisine for Lunch, Dinner, and Weekend Brunch
- Inside Dining Room with Fireplace and Patio Seating

Youth Club Space

- Table and Video Games
- Lounge Area with Television
- Crafting Area
- Expands to Outdoor Courtyard and Basketball Courts



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