

EXHIBIT "B"
SRP Easement

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

Land Department/PAB 10W

P. O. Box 52025

Phoenix, Arizona 85072-2025

**EXEMPT PURSUANT TO
A.R.S. §§ 11-1134(A)(2) and (A)(3)**

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 303-42-022C
NW ¼, SEC. 14, T02S, R05E

Agt. CLB
Job # LJ97686/T3527218
W **CLB** C _____ JEP
R/W#

**THE CITY OF CHANDLER,
an Arizona municipal corporation**

hereinafter called Grantor, for and in consideration of the sum of Ten Dollars, and other valuable consideration, receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, and its successors and assigns, hereinafter called Grantee, for use by Grantee and Grantee's employees, contractors, licensees, and invitees, a non-exclusive easement to construct, install, reconstruct, replace, remove, repair, operate and maintain underground electrical conduits and conductors, pipes, cables, switching equipment, transformers, pad-mounted equipment, enclosures, manholes, vaults, and all other appliances, appurtenances and fixtures (collectively, "Facilities") for the transmission and distribution of electricity, communication signals and data, and for all other purposes connected therewith at such locations and elevations, in, upon, over, under, across, through and along the Easement Parcel (defined below), as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of access to and from the Easement Parcel, over, across, through and along Grantor's Property (defined below) (collectively, the "Easement"). Grantee is hereby authorized to permit others to use the Easement for additional Facilities jointly with or separately from the Grantee for their purposes.

The lands in, upon, over, under, across, through and along which the Easement is granted are situated in the County of Maricopa, State of Arizona, and are more particularly described as:

Grantor's Property:

A portion of the Northwest quarter of Section 14, Township 02 South, Range 05 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described in WARRANTY DEED Instrument 2006-0626729 records of Maricopa County, Arizona.

Easement Parcel:

See Exhibit "A" Attached Hereto and Made a Part Hereof

CAUTION: Facilities placed within the Easement Parcel may contain high voltage electrical equipment. Notice is hereby given that the location of underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21, et seq., Arizona Blue Stake Law, prior to any excavation.

The Easement is governed by the following terms and conditions:

1. Modification of Easement Parcel. Grantor acknowledges that field conditions may result in the Facilities being installed within Grantor's Property in a location that is not within the Easement Parcel. Promptly after discovering the construction or installation of any Facilities outside of the Easement Parcel, Grantee shall obtain Grantor's agreement with and execution of an amendment to this Easement modifying the legal description of the Easement Parcel to reflect the actual location of the Facilities (the "Amendment"). Upon the recordation of the Amendment, such revised legal description shall have the same force and effect, and create the same priority of interest, as if recorded concurrently with this instrument. Grantor may consent to the execution and recordation of the Amendment through the exercise of its sole discretion.
2. Prohibited Activities. Grantor shall not, whether directly or indirectly by granting permission, construct, install, or place any building or other structure, plant any trees, drill any wells, store materials of any kind, or alter the ground level, within the Easement Parcel. This paragraph 2 does not prohibit the use of the Easement Parcel for such purposes as landscaping (except trees), paved parking, sidewalks and/or driveways, provided that such use is otherwise in accordance with the terms of this Easement, and does not interfere with the efficient operation and maintenance of the Facilities, including access thereto. To obtain clarification as to whether or not a particular construction activity is prohibited by the first sentence of this paragraph 2, Grantor may request Grantee's prior written approval to grade or install improvements ("Work") within the Easement Parcel by submitting all construction, grading, or other development plans, as applicable, describing the proposed Work. Grantee may grant or deny such approval through the exercise of Grantee's sole discretion, provided that Grantee's review and right to approve shall be limited to whether the proposed Work conflicts with the existing Facilities, including access thereto. Any such approval is hereby subject to Grantor complying with all other provisions of this Easement.
3. Clear Areas. Grantor shall maintain a clear area that extends 3.00 feet from and around all edges of all transformer pads and other equipment pads, and a clear area that extends 12.00 feet immediately in front of all transformer and other equipment openings ("Clear Areas"). No improvements, fixtures, trees, shrubs, or other obstructions shall be placed within the Clear Areas. Grantee shall have the right (but not the obligation) to remove any obstructions within the Clear Areas.
4. Additional Grantee Rights. Grantee shall have the right (but not the obligation) to trim, cut and clear away trees, brush or other vegetation on, or which encroaches into, the Easement Parcel or the Clear Areas, whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted. Grantor agrees that any fences or walls which now cross or hereafter cross Grantor's Property will not prevent Grantee's access to the Easement Parcel or the Facilities. Grantor further agrees that Grantee can use gates on all such fences or walls for such access.

5. Perpetual Nature of Easement. The Easement, and Grantee's rights hereunder, shall be perpetual, and shall not terminate until, and unless abandoned through the recordation of a document formally abandoning the Easement, which references this instrument and is executed and acknowledged by Grantee. Upon such recordation, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Parcel within a reasonable time subsequent to such abandonment.
6. Successors and Assigns. The benefits and burdens, and the covenants and agreements herein set forth shall run with and burden the land and shall extend and inure in favor and to the benefit of, and shall be binding on Grantor and Grantee and their successors and assigns.
7. Rights and Remedies Cumulative. The rights and remedies hereunder are cumulative, and the exercise of any one or more of such rights or remedies shall not preclude the exercise, at the same or different times, of any other right or remedy available.
8. Private Use. The provisions of this instrument are not intended to and do not constitute a public utility easement or any other grant, dedication, or conveyance for public use of the Easement Parcel.
9. Warranty of Title. Grantor represents and warrants that: (i) fee simple title to the Grantor's Property and Easement Parcel is vested in Grantor, and (ii) Grantor has full power and authority to grant the Easement and to perform its obligations under this instrument.
10. Authority to Bind Grantor. The individual executing this instrument represents and warrants: (i) that he or she is authorized to do so on behalf of Grantor, and (ii) that he or she has full legal power and authority to bind Grantor in accordance with the terms herein and, if necessary, has obtained all required consents or delegations of such power and authority (whether from any partner, owner, spouse, shareholder, director, member, manager, creditor, investor, developer, governmental authority, judicial or administrative body, association, or other person or entity).

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EXHIBIT "A"

SRP JOB NUMBER: T3527218

SRP JOB NAME: AMAZON DPX7 EV PRIMARY METER

TTRRSS: 02S05E14

DATE: 04-16-2024

PAGE: 1 OF 9

AN EASEMENT WITHIN A PARCEL OF LAND AS DESCRIBED IN DOCUMENT 2006-0626729 MARICOPA COUNTY RECORDER (MCR) LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, BEING A BRASS CAP FLUSH, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 14, BEING A BRASS CAP FLUSH, BEARS NORTH 88 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 2647.39 FEET (**BASIS OF BEARINGS**);

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 603.34 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 51 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 124.50 FEET TO THE SOUTH LINE OF AN SALT RIVER PROJECT (SRP) EASEMENT AS DESCRIBED IN DOCUMENT 2011-0448954 MCR AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTH LINE OF SAID SRP EASEMENT, NORTH 88 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 8.00 FEET TO THE NORTHWEST CORNER OF AN 8.00 FOOT SRP EASEMENT AS DESCRIBED IN DOCUMENT 2011-0448956 MCR;

THENCE ALONG THE WESTERLY LIMITS OF SAID SRP EASEMENT, SOUTH 01 DEGREES 09 MINUTES 57 SECONDS EAST, A DISTANCE OF 28.51 FEET;

THENCE ALONG THE SOUTHERLY LIMITS OF SAID SRP EASEMENT, NORTH 88 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 39 DEGREES 35 MINUTES 14 SECONDS WEST, A DISTANCE OF 12.25 FEET;

THENCE SOUTH 01 DEGREES 09 MINUTES 57 SECONDS EAST, A DISTANCE OF 62.45 FEET;

THENCE NORTH 88 DEGREES 50 MINUTES 03 SECONDS EAST, A DISTANCE OF 86.00 FEET;

THENCE SOUTH 01 DEGREES 09 MINUTES 57 SECONDS EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 88 DEGREES 50 MINUTES 03 SECONDS WEST, A DISTANCE OF 86.00 FEET;

THENCE SOUTH 01 DEGREES 09 MINUTES 57 SECONDS EAST, A DISTANCE OF 34.03 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 350.00 FEET;

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SRP JOB NUMBER: T3527218

SRP JOB NAME: AMAZON DPX7 EV PRIMARY METER

TTRRSS: 02S05E14

DATE: 04-16-2024

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THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 52 DEGREES 59 MINUTES 00 SECONDS, AN ARC LENGTH OF 323.66 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 470.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10 DEGREES 25 MINUTES 03 SECONDS, FOR AN ARC LENGTH OF 85.46 FEET;

THENCE SOUTH 49 DEGREES 05 MINUTES 16 SECONDS EAST, A DISTANCE OF 86.00 FEET;

THENCE SOUTH 40 DEGREES 54 MINUTES 44 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 49 DEGREES 05 MINUTES 16 SECONDS WEST, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET WHICH BEARS SOUTH 49 DEGREES 40 MINUTES 31 SECONDS EAST;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41 DEGREES 34 MINUTES 37 SECONDS, FOR AN ARC LENGTH OF 283.01 FEET;

THENCE SOUTH 01 DEGREES 15 MINUTES 09 SECONDS EAST, A DISTANCE OF 6.88 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 88 DEGREES 45 MINUTES 09 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 01 DEGREES 15 MINUTES 09 SECONDS WEST, A DISTANCE OF 6.88 FEET TO THE BEGINNING OF CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 398.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41 DEGREES 35 MINUTES 20 SECONDS, FOR AN ARC LENGTH OF 288.89 FEET;

THENCE NORTH 49 DEGREES 05 MINUTES 16 SECONDS WEST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 478.00 FEET WHICH BEARS SOUTH 49 DEGREES 34 MINUTES 31 SECONDS EAST;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11 DEGREES 23 MINUTES 05 SECONDS, FOR AN ARC LENGTH OF 94.98 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 342.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52 DEGREES 59 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 316.26 FEET;

EXHIBIT "A"

SRP JOB NUMBER: T3527218

SRP JOB NAME: AMAZON DPX7 EV PRIMARY METER

TTRRSS: 02S05E14

DATE: 04-16-2024

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THENCE NORTH 01 DEGREES 09 MINUTES 57 SECONDS WEST, A DISTANCE OF 142.27 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS AN AREA OF 8207.80 SQUARE FEET, OR 0.20 ACRE, MORE OR LESS.

END OF DESCRIPTION

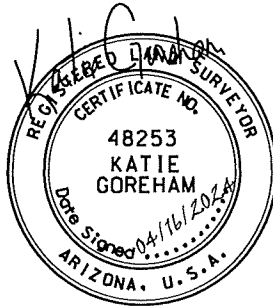
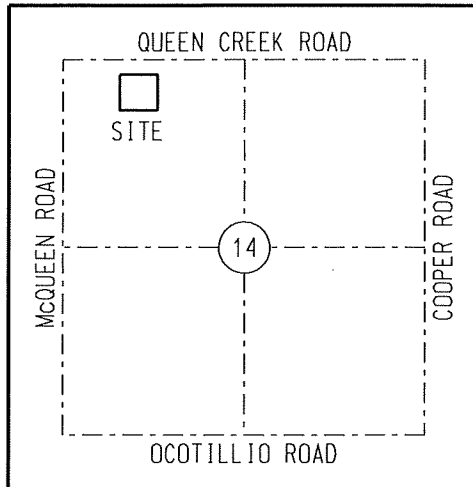


EXHIBIT "A"



VICINITY MAP (NTS)
T2S, R5E
G&SRM

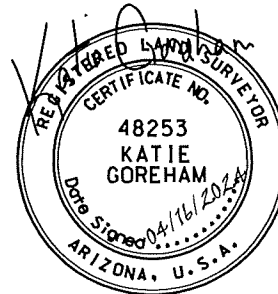
LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- LIMITS OF EASEMENT
- EXISTING EASEMENT
- TIE LINE
- ◆ SECTION CORNER AS NOTED

ABBREVIATION TABLE

APN	ASSESSOR'S PARCEL NUMBER
LVI	LAST VISUAL INSPECTION
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
NTS	NOT TO SCALE
SRP	SALT RIVER PROJECT

BASIS OF BEARINGS:
BASED ON THE MARICOPA COUNTY
LOW DISTORTION PROJECTION
COORDINATE SYSTEM.



CAUTION

THE EASEMENT LOCATION AS HEREON DELINEATED MAY CONTAIN HIGH VOLTAGE ELECTRICAL EQUIPMENT, NOTICE IS HEREBY GIVEN THAT THE LOCATION OF UNDERGROUND ELECTRICAL CONDUCTORS OR FACILITIES MUST BE VERIFIED AS REQUIRED BY ARIZONA REVISED STATUTES, SECTION 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

NOTES

THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT. ALL PARCELS SHOWN WERE PLOTTED FROM RECORD INFORMATION, AND NO ATTEMPT HAS BEEN MADE TO VERIFY THE LOCATION OF ANY BOUNDARIES SHOWN. THIS IS NOT AN ARIZONA BOUNDARY SURVEY.

ALL ELECTRIC LINES SHOWN ARE MEASURED TO THE WINDOW OF THE EQUIPMENT PAD UNLESS OTHERWISE NOTED.

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT & POWER DISTRICT

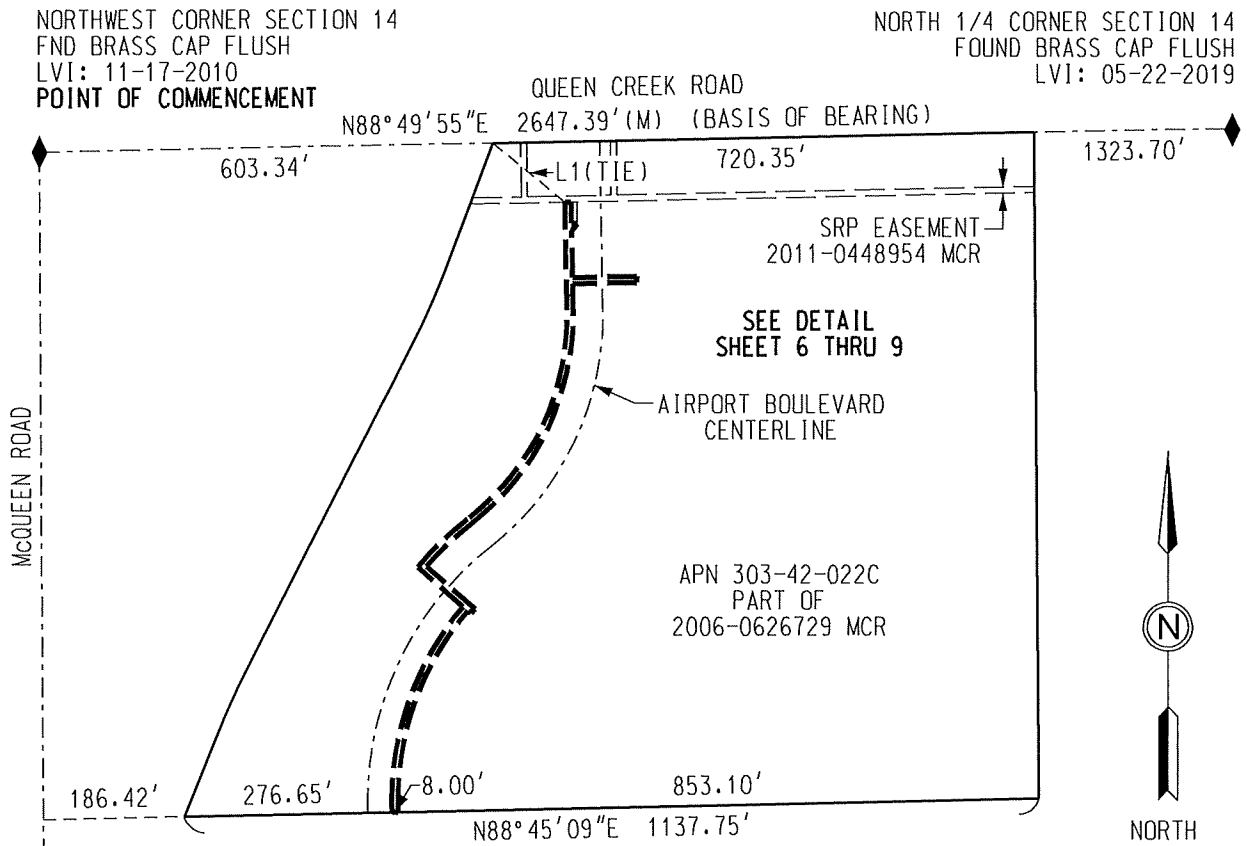


SURVEY DIVISION
LAND DEPARTMENT

I.O. NUMBER: T3527218	SCALE: NTS
L.J. NUMBER: 97686	SHEET: 4 OF 9
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"
DRAWN: TODARO	REVISION: 0
CHECKED BY: GOREHAM	CREW CHIEF: PETERSON
DATE: 04-16-2024	FIELD DATE: 03-15-2024

AMAZON DPX7 EV
PRIMARY METER
NW 1/4 SECTION 14
T.2 S., R.5 E.
8.1 SOUTH - 28.1 EAST

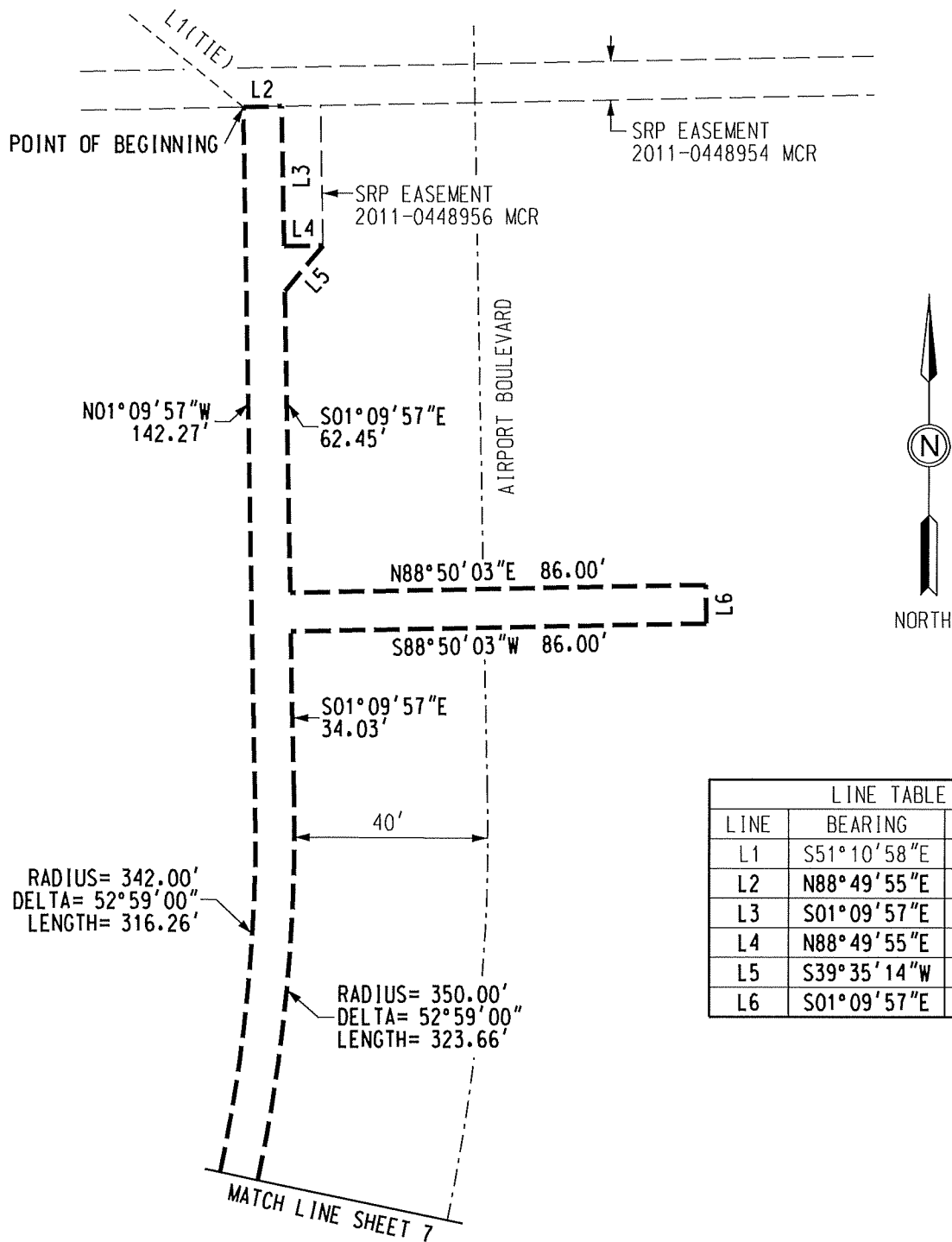
EXHIBIT "A"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S51°10'58"E	124.50'

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		SRP SURVEY DIVISION LAND DEPARTMENT
I.O. NUMBER: T3527218	SCALE: NTS	
L.J. NUMBER: 97686	SHEET: 5 OF 9	AMAZON DPX7 EV PRIMARY METER NW 1/4 SECTION 14 T.2 S., R.5 E. 8.1 SOUTH - 28.1 EAST
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"	
DRAWN: TODARO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: PETERSON	
DATE: 04-16-2024	JEP FIELD DATE: 03-15-2024	

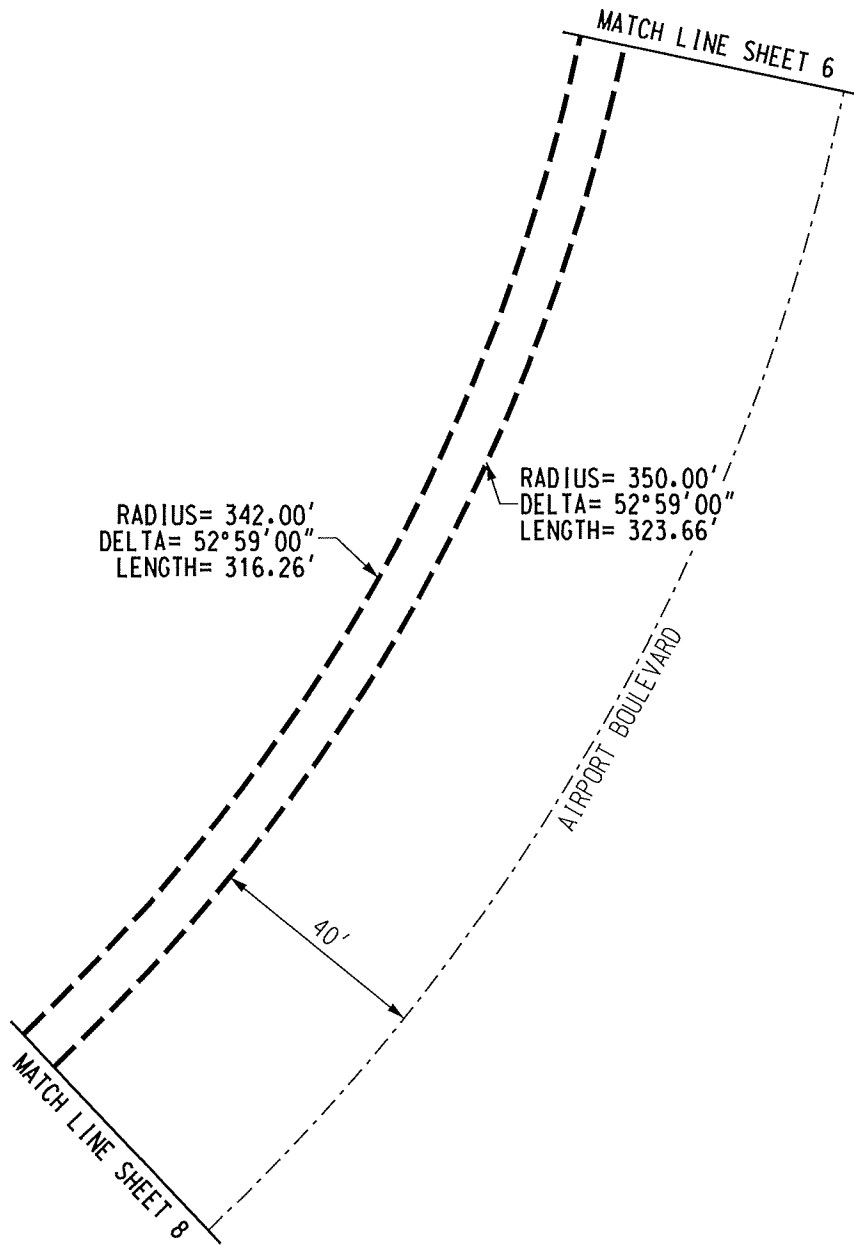
EXHIBIT "A"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S51°10'58"E	124.50'
L2	N88°49'55"E	8.00'
L3	S01°09'57"E	28.51'
L4	N88°49'55"E	8.00'
L5	S39°35'14"W	12.25'
L6	S01°09'57"E	8.00'

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
I.O. NUMBER: T3527218	SCALE: NTS	
L.J. NUMBER: 97686	SHEET: 6 OF 9	AMAZON DPX7 EV PRIMARY METER NW 1/4 SECTION 14 T.2 S., R.5 E. 8.1 SOUTH - 28.1 EAST
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"	
DRAWN: TODARO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: PETERSON	
DATE: 04-16-2024	JEP FIELD DATE: 03-15-2024	

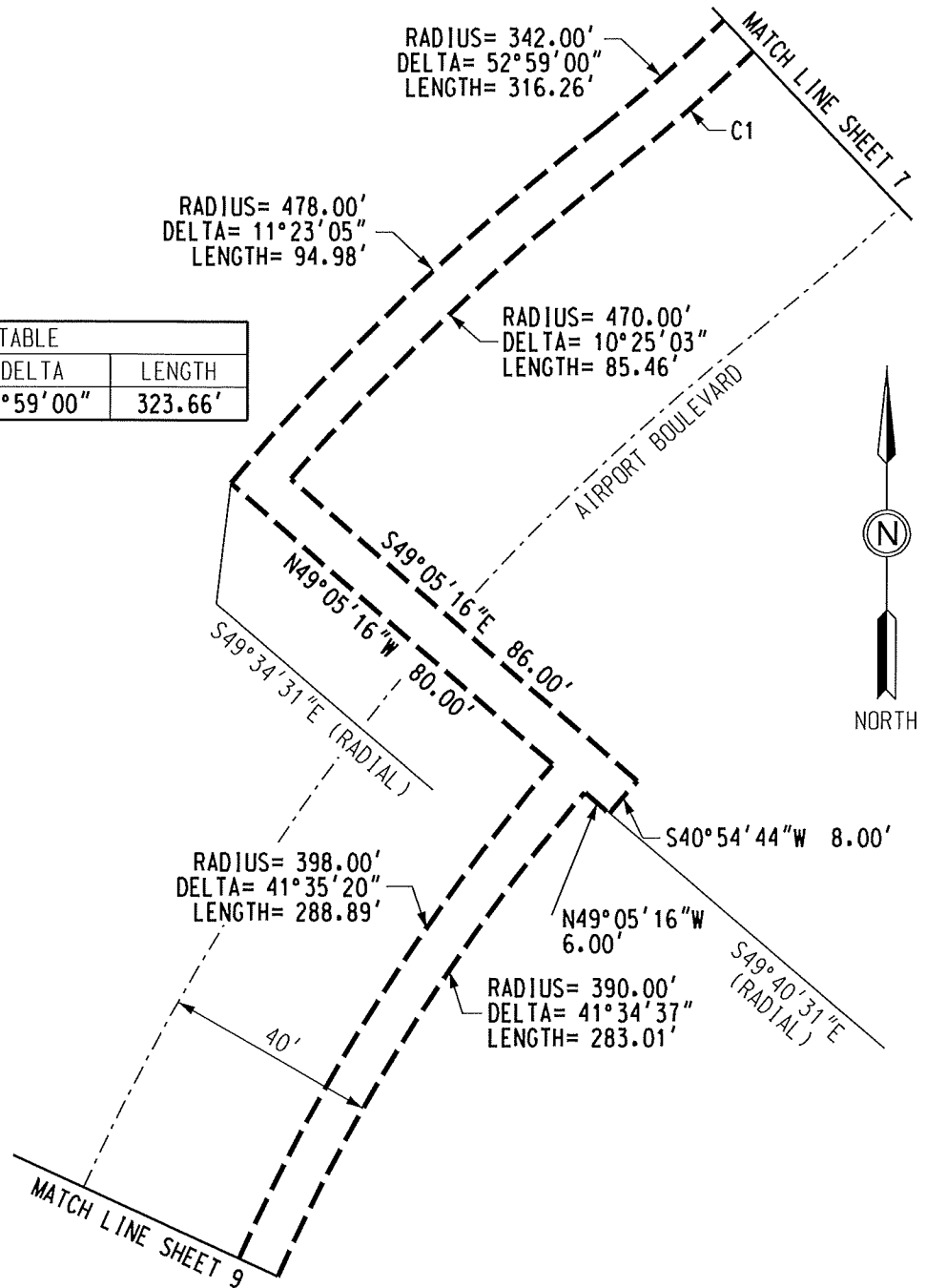
EXHIBIT "A"



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
I.O. NUMBER: T3527218	SCALE: NTS	
L.J. NUMBER: 97686	SHEET: 7 OF 9	AMAZON DPX7 EV PRIMARY METER NW 1/4 SECTION 14 T.2 S., R.5 E. 8.1 SOUTH - 28.1 EAST
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"	
DRAWN: TODARO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: PETERSON	
DATE: 04-16-2024	JEP FIELD DATE: 03-15-2024	

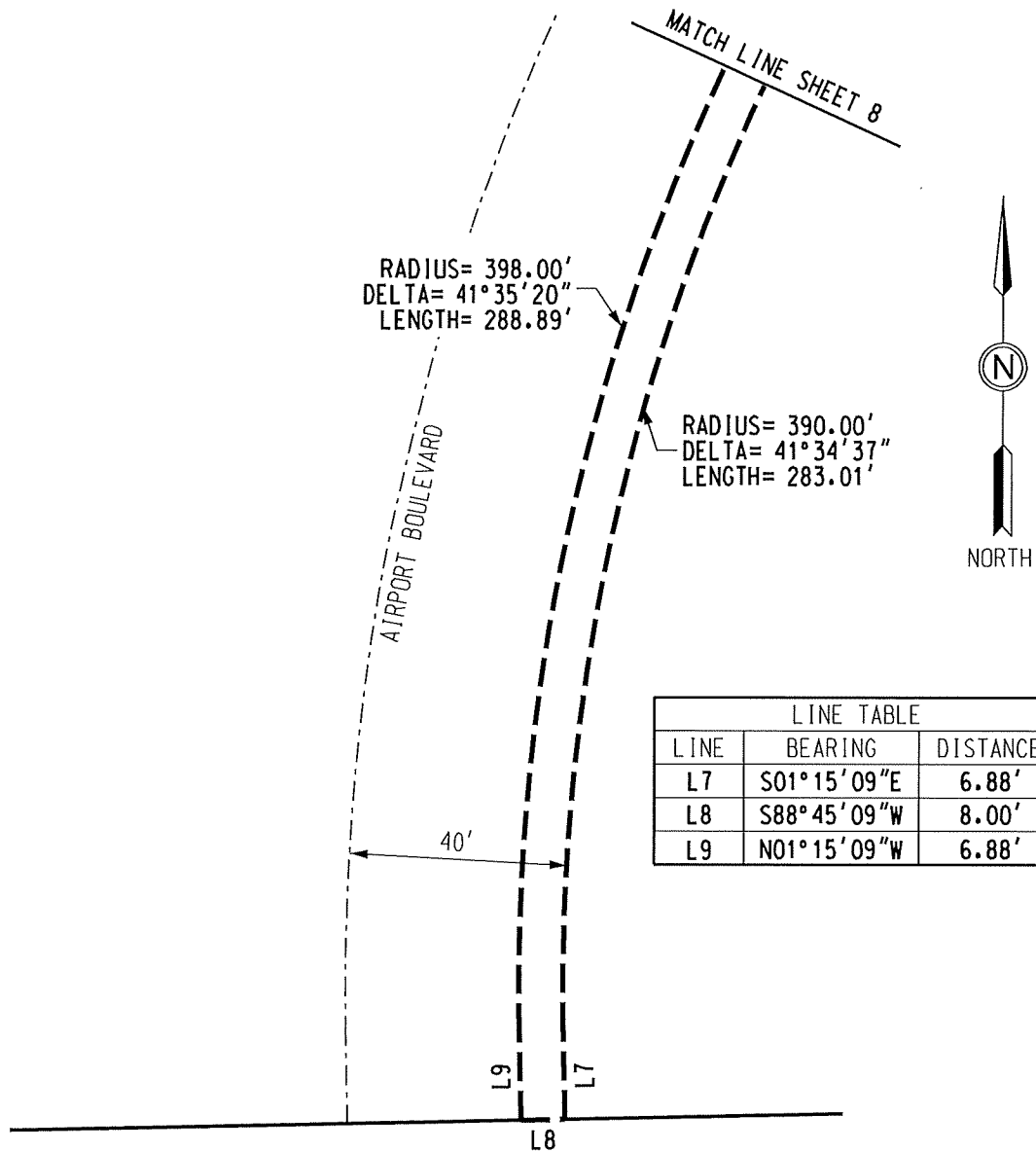
EXHIBIT "A"

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	350.00'	52°59'00"	323.66'



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		SURVEY DIVISION LAND DEPARTMENT	
I.O. NUMBER: T3527218	SCALE: NTS	AMAZON DPX7 EV PRIMARY METER NW 1/4 SECTION 14 T.2 S., R.5 E. 8.1 SOUTH - 28.1 EAST	
L.J. NUMBER: 97686	SHEET: 8 OF 9		
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"		
DRAWN: TODARO	REVISION: 0		
CHECKED BY: GOREHAM	CREW CHIEF: PETERSON		
DATE: 04-16-2024	JEP FIELD DATE: 03-15-2024		

EXHIBIT "A"



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
I.O. NUMBER: T3527218	SCALE: NTS	
L.J. NUMBER: 97686	SHEET: 9 OF 9	AMAZON DPX7 EV PRIMARY METER NW 1/4 SECTION 14 T.2 S., R.5 E. 8.1 SOUTH - 28.1 EAST
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"	
DRAWN: TODARO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: PETERSON	
DATE: 04-16-2024	JEP FIELD DATE: 03-15-2024	