

When recorded, mail to:
City Clerk
City of Chandler
Mail Stop 606
P.O. Box 4008
Chandler, AZ 85244-4008

APN # 303-10-109
Section 34, Township 1 South, Range 5 East

This document is exempt from Affidavit and Fee requirements pursuant to A.R.S. §11-1134.A.2.

NON-EXCLUSIVE EASEMENT FOR BELOW-GRADE BUILDING FOOTINGS

For and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

THE CITY OF CHANDLER, an Arizona municipal corporation

("Grantor"), hereby grants and conveys unto S ARIZONA AVENUE, LLC, an Arizona limited liability company ("Grantee"), a non-exclusive easement for construction of below-grade building footings ("Footings") with the right of ingress and egress for the purpose of installation and maintenance of the Footings as deemed necessary or appropriate by the Grantee under the Grantor's real property situated in Maricopa County, Arizona and described in **Exhibit A** (Legal Description) and depicted in **Exhibit B** (Drawing) attached hereto and made a part hereof (the "Property"). This easement does not permit Grantee to place any permanent facilities or materials on or above the surface of the Property where they are visible to pedestrians. Grantee must return the surface of the Property to its original condition upon completion of any construction or maintenance of Footings, excepting any pre-existing wear, deterioration, or conditions unrelated to Grantee's activities. Grantee may document pre-work conditions by photographs or video for reference. This obligation includes a full restoration of any hardscape, paving, or landscaping, including sidewalks, pavers, plants, rocks, utilities, or other materials that are present on the Property before Grantee performs work to install or maintain the Footings. Grantor retains the right to use the Property for any purposes that will not interfere with Footings constructed by Grantee pursuant to this non-exclusive easement. Grantor shall not construct, excavate, or otherwise alter the Easement Area in a manner that would impair the structural integrity or accessibility of the Footings without the prior written consent of the Grantee.

This easement is solely for the purpose of construction and future maintenance of the Footings described herein to provide structural support for the walls of the building present on Grantee's property at the time this easement is granted. If Grantee's property is redeveloped such that the building's walls are demolished, this easement will cease

unless otherwise agreed in writing by the parties, and Grantee must remove any Footings present within the Grantor's Property, and any new footings required for said redevelopment or other improvements made on Grantee's property will be contained within the Grantee's property. Grantor will have the right, at such time, to record an instrument to provide notice of termination of this easement. This Easement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Dated this _____ day of _____, 2025

GRANTOR: The City of Chandler, an Arizona municipal corporation

By: _____

Its: _____

STATE OF ARIZONA)
) ss
County of Maricopa)

The foregoing EASEMENT was personally acknowledged before me this ____ day of _____, 2025 by _____ as _____ for City of Chandler, who executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires:

Attest:

By: _____

Its: _____

EXHIBIT "A"
Legal Description

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

Beginning at the southeast corner of Lot 487, TOWNSITE OF CHANDER, according to Book 5 of Maps, page 34, records of Maricopa County, Arizona.

Thence west along the south lot line of said Lot 487 a distance of 150.0 feet to the southwest corner of said Lot 487;

Thence continuing along the elongation of said south line of Lot 487 to a point that is 1.42 feet west of the east right-of-way line of Arizona Avenue;

Thence south 1.42 feet to a point that is 1.42 feet west of the east right-of-way line of Arizona Avenue;

Thence east along a line parallel to and 1.42 feet south of the south line of said Lot 487 a distance of 151.42 feet to a point 1.42 feet south of the southeast corner of said Lot 487;

Thence north a distance of 1.42 feet to the southeast corner of said Lot 487 also being the Point of Beginning.

Containing an area of 216.13 square feet or 0.005 acres more or less.

Note: The legal description above is based on county and municipal documents. It is not based on a boundary survey of the subject parcel.

EXHIBIT "B" Depiction of Easement Area

