

ORDINANCE NO. O22-30

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF EASEMENTS AND DEEDS AT VARIOUS LOCATIONS THROUGHOUT THE CITY AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

WHEREAS, infrastructure is being constructed at various locations throughout the City in conjunction with private development; and

WHEREAS, these construction projects may require new or extended infrastructure, such as public roadways, water lines, sewer lines, and sidewalks; and

WHEREAS, where these improvements are located on private property, the owners have agreed to dedicate or convey ownership, possessory interests and/or access to the City for public use and so that the City can maintain, operate, repair, replace and remove, if necessary, the associated roadway and/or infrastructure.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the real property interests and/or public dedication(s) being authorized and accepted are summarized in attached Exhibit 1, Deeds and Easements Table.

SECTION 2. That the City Council hereby authorizes and instructs the City Manager to execute the easements and deeds attached hereto as Attachments 1 through 9 granting the interest in or dedication of the properties therein legally described.

SECTION 3. That the City Clerk is instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder's Office.

SECTION 4. That the provisions of this ordinance shall become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

(Signatures on the following page)

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 26th day of April, 2022.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager

EXHIBIT 1

DEEDS AND EASEMENTS TABLE FOR ORDINANCE NO. _____

ATTACHMENT NO.		
1	Grantor Name	GLENDALE AVE/MILLER RD, LLC
	Development/Project	SPRINGS AT WESTGATE
	Location	10020 West Glendale Avenue
	Purpose	Water Line Easement
	Conveyance Document	Conveyance of Easement
2	Grantor Name	MANGAT INVESTMENTS II, LLC
	Development/Project	SPRINGS AT WESTGATE
	Location	10020 West Glendale Avenue
	Purpose	Water Line Easement
	Conveyance Document	Conveyance of Easement
3	Grantor Name	MANGAT INVESTMENTS II, LLC
	Development/Project	SPRINGS AT WESTGATE
	Location	10020 West Glendale Avenue
	Purpose	Public Utility
	Conveyance Document	Public Utility Easement
4	Grantor Name	MANGAT INVESTMENTS II, LLC
	Development/Project	SPRINGS AT WESTGATE
	Location	10020 West Glendale Avenue
	Purpose	Public Right-of-Way
	Conveyance Document	Warranty Deed
5	Grantor Name	101 W HEALTHCARE SUBSIDIARY II, LLC
	Development/Project	SPRINGS AT WESTGATE
	Location	10020 West Glendale Avenue
	Purpose	Public Utility
	Conveyance Document	Public Utility Easement

ATTACHMENT NO.		
6	Grantor Name	101 W HEALTHCARE SUBSIDIARY II, LLC
	Development/Project	SPRINGS AT WESTGATE
	Location	10020 West Glendale Avenue
	Purpose	Public Right-of-Way
	Conveyance Document	Warranty Deed
7	Grantor Name	101 W HEALTHCARE SUBSIDIARY, LLC
	Development/Project	SPRINGS AT WESTGATE
	Location	7100 North 99 th Avenue
	Purpose	Public Right-of-Way
	Conveyance Document	Warranty Deed
8	Grantor Name	HARBOR PARK PARTNERS, LLC
	Development/Project	HARBOR PARK 107
	Location	7676 North Glen Harbor Boulevard
	Purpose	Water Line Easement
	Conveyance Document	Conveyance of Easement
9	Grantor Name	HARBOR PARK PARTNERS, LLC
	Development/Project	HARBOR PARK 107
	Location	7676 North Glen Harbor Boulevard
	Purpose	Sidewalk Easement
	Conveyance Document	Conveyance of Easement

ATTACHMENT 1

When recorded, mail to:

City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

PWLEGlendaleParcel1-5-1-1--
Hoyp

CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, **LENDALE AVE/MILLER RD, LLC**, an Arizona limited liability company ("Grantor"), does hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a water line and appurtenances ("facilities") upon, over and under the surface of the following described property:

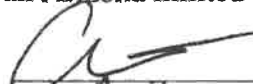
See Attached Description, "Exhibit A"

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 16th day of February, 2022.

**LENDALE AVE/MILLER RD,
LLC,**
an Arizona limited liability company


By: Anita Lallian
Its: Manager

**Exempt Pursuant to A.R.S. §11-1134(A)(2),
11-1134(A)(3)**

STATE OF ARIZONA }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 16 day of February, 2022
by Anita Lallian, Manager, who acknowledged that she executed this instrument
for the purposes therein contained.

My commission expires:
April 14, 2024




Notary Public

February 8, 2022
PROJECT # 050896-01

EXHIBIT A

LEGAL DESCRIPTION PUBLIC WATERLINE EASEMENT

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A BRASS CAP FLUSH, BEARS NORTH 87°36'14" EAST, A DISTANCE OF 2640.85 FEET;

THENCE NORTH 87°36'14" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1130.62 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 02°23'46" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 1 OF THE MINOR LAND DIVISION RECORDED IN BOOK 1628, PAGE 48, MARICOPA COUNTY RECORDS, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, SOUTH 87°36'14" WEST, A DISTANCE OF 337.15 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 02°23'46" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 87°36'14" EAST, A DISTANCE OF 26.11 FEET;

THENCE NORTH 02°23'46" WEST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 87°36'14" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 02°23'46" EAST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 87°36'14" EAST, A DISTANCE OF 287.98 FEET;

THENCE NORTH 02°20'02" WEST, A DISTANCE OF 60.21 FEET;

THENCE SOUTH 87°36'20" WEST, A DISTANCE OF 23.58 FEET;

THENCE NORTH 02°23'37" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 87°36'20" EAST, A DISTANCE OF 23.58 FEET;

THENCE NORTH 02°23'46" WEST, A DISTANCE OF 134.18 FEET;

EXHIBIT A

THENCE NORTH 15°23'32" EAST, A DISTANCE OF 9.82 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL 1, ALSO KNOWN HEREIN AS POINT "A";

THENCE ALONG SAID EASTERLY LINE, SOUTH 02°23'46" EAST, A DISTANCE OF 238.74 FEET TO THE **POINT OF BEGINNING**;

AND ALSO;

COMMENCING AT SAID POINT "A";

THENCE ALONG SAID EASTERLY LINE, NORTH 02°23'46" WEST, A DISTANCE OF 8.00 FEET TO **POINT OF BEGINNING "2"**;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 74°36'29" WEST, A DISTANCE OF 19.13 FEET;

THENCE NORTH 15°23'31" EAST, A DISTANCE OF 32.41 FEET;

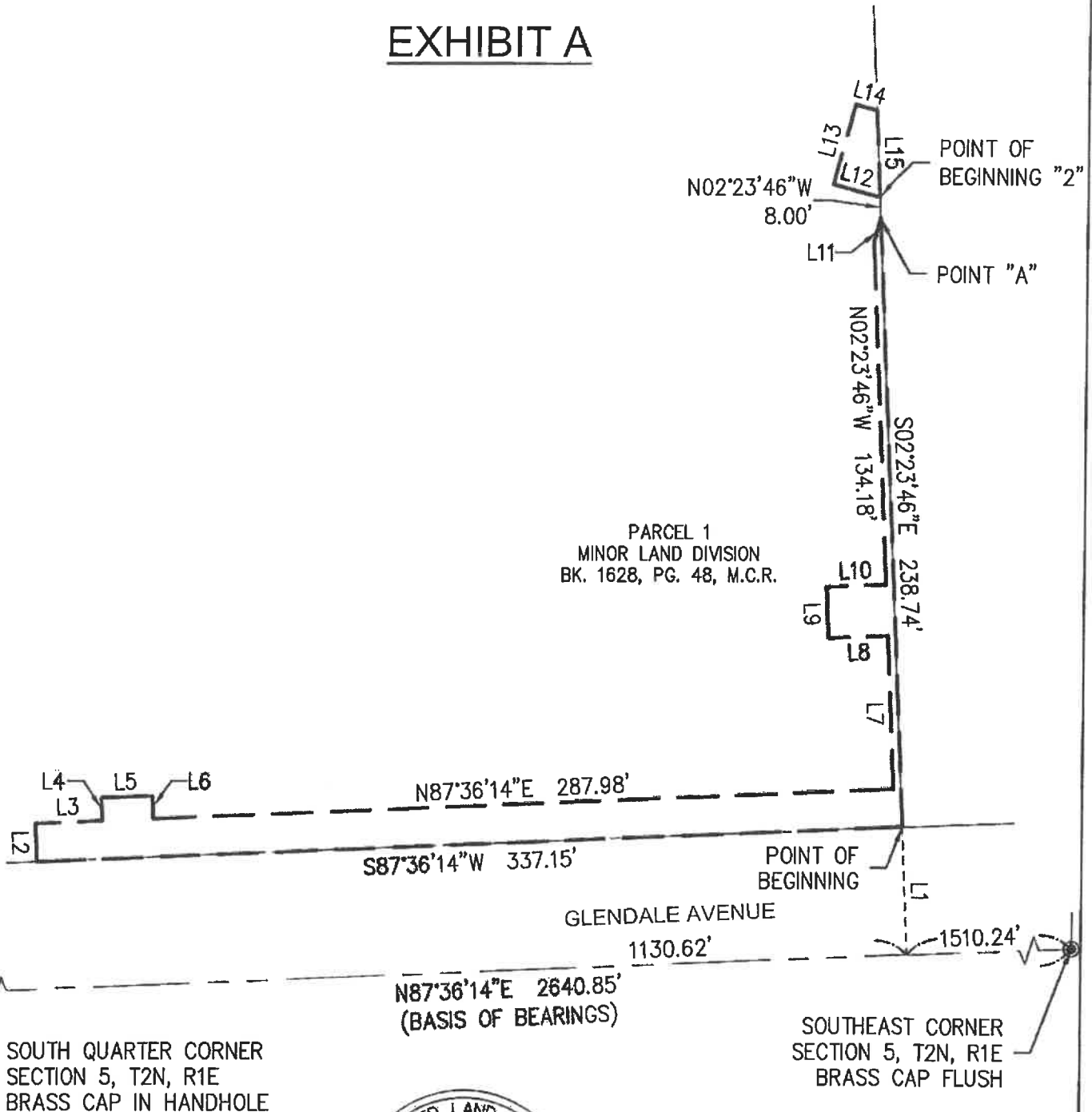
THENCE SOUTH 74°36'29" EAST, A DISTANCE OF 8.73 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL 1;

THENCE ALONG SAID EASTERLY LINE, SOUTH 02°23'46" EAST, A DISTANCE OF 34.04 FEET TO **POINT OF BEGINNING "2"**.

CONTAINING A TOTAL OF 6,820 SQ.FT. OR 0.1566 ACRES, MORE OR LESS.



EXHIBIT A



PARCEL 1
MINOR LAND DIVISION
BK. 1628, PG. 48, M.C.R.

SOUTH QUARTER CORNER
SECTION 5, T2N, R1E
BRASS CAP IN HANDHOLE

SOUTHWEST CORNER
SECTION 5, T2N, R1E
BRASS CAP FLUSH



Douglas B. Toney



SHEET 1 OF 2	EXHIBIT PUBLIC WATERLINE EASEMENT		
	BY: TL	CHK: DT	QC:
	BCG PROJECT NO: 050896-01 TASK: 001 CLIENT REF NO:		

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 620-8830
Fax: (480) 620-8841
www.bowman.com

EXHIBIT A

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N02°23'46"W
L2	15.00'	N02°23'46"W
L3	26.11'	N87°36'14"E
L4	9.00'	N02°23'46"W
L5	20.00'	N87°36'14"E
L6	9.00'	S02°23'46"E
L7	60.21'	N02°20'02"W
L8	23.58'	S87°36'20"W
L9	20.00'	N02°23'37"W
L10	23.58'	N87°36'20"E
L11	9.82'	N15°23'32"E
L12	19.13'	N74°36'29"W
L13	32.41'	N15°23'31"E
L14	8.73'	S74°36'29"E
L15	34.04'	S02°23'46"E



SHEET 2 OF 2 DATE: 2/8/22	EXHIBIT PUBLIC WATERLINE EASEMENT		
	BY: TL	CHK: DT	QC:
	BCG PROJECT NO: 050896-01 TASK: 001 CLIENT REF NO:		

Bowman

1600 N Desert Drive, #210
 Tempe, AZ 85281
 Phone: (480) 629-6630
 Fax: (480) 629-6641
www.bowman.com

ATTACHMENT 2

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

PWLEGlendaleParcel2-5-1-1--
yorkm

CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, MANGAT INVESTMENTS II, LLC, an Arizona limited liability company ("Grantor"), does hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a water line and appurtenances ("facilities") upon, over and under the surface of the following described property:

See Attached Description, "Exhibit A"

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 11th day of Feb., 2022.

MANGAT INVESTMENTS II, LLC,
an Arizona limited liability company

Paminder Singh

By:

Its: Manager

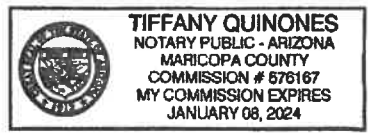
**Exempt Pursuant to A.R.S. §11-1134(A)(2),
11-1134(A)(3)**

STATE OF ARIZONA }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 11th day of February, 2022
by Tiffany Quinones, who acknowledged that she executed this instrument
for the purposes therein contained.

Tiffany Quinones
Notary Public

My commission expires:
January 8th 2024



NWC Glendale Ave & 99th Ave
Ord. No. _____



February 8, 2022
PROJECT # 050896-01

EXHIBIT A

LEGAL DESCRIPTION PUBLIC WATERLINE EASEMENT

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A BRASS CAP FLUSH, BEARS NORTH 87°36'14" EAST, A DISTANCE OF 2640.85 FEET;

THENCE NORTH 87°36'14" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1130.62 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 02°23'46" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL 1 OF THE MINOR LAND DIVISION RECORDED IN BOOK 1628, PAGE 48, MARICOPA COUNTY RECORDS, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 02°23'46" WEST, A DISTANCE OF 223.74 FEET;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 15°23'32" EAST, A DISTANCE OF 7.62 FEET;

THENCE NORTH 74°36'29" WEST, A DISTANCE OF 2.44 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL 1;

THENCE ALONG SAID EASTERLY LINE, NORTH 02°23'46" WEST, A DISTANCE OF 34.04 FEET;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 74°36'29" EAST, A DISTANCE OF 12.84 FEET;

THENCE NORTH 15°23'32" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 74°36'28" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 15°23'32" WEST, A DISTANCE OF 51.72 FEET;

THENCE SOUTH 02°23'46" EAST, A DISTANCE OF 39.43 FEET;

THENCE NORTH 87°36'14" EAST, A DISTANCE OF 16.78 FEET;

THENCE SOUTH 02°23'46" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 87°36'14" WEST, A DISTANCE OF 16.78 FEET;

THENCE SOUTH 02°23'46" EAST, A DISTANCE OF 52.11 FEET;

EXHIBIT A

THENCE NORTH 87°36'14" EAST, A DISTANCE OF 7.08 FEET;

THENCE SOUTH 02°23'46" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 87°36'14" WEST, A DISTANCE OF 7.08 FEET;

THENCE SOUTH 02°23'46" EAST, A DISTANCE OF 79.72 FEET;

THENCE SOUTH 87°36'14" WEST, A DISTANCE OF 17.04 FEET TO THE **POINT OF BEGINNING**.

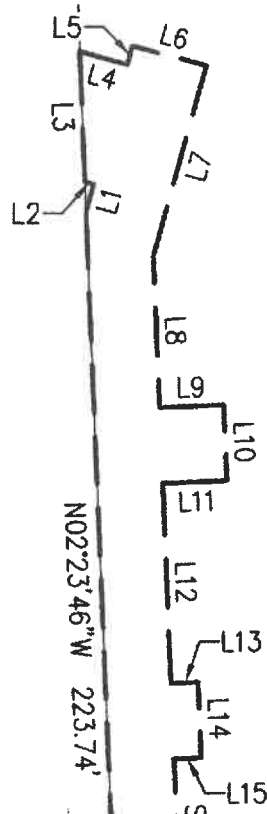
CONTAINING 5,392 SQ.FT. OR 0.1238 ACRES, MORE OR LESS.



EXHIBIT A

PARCEL 1
MINOR LAND DIVISION
BK. 1628, PG. 48, M.C.R.

PARCEL 2
MINOR LAND DIVISION
BK. 1628, PG. 48, M.C.R.



POINT OF BEGINNING

SOUTHEAST CORNER
SECTION 5, T2N, R1E
BRASS CAP FLUSH

LENDALE AVENUE

SOUTH QUARTER CORNER
SECTION 5, T2N, R1E
BRASS CAP IN HANDHOLE

N87°36'14"E 2640.85'
(BASIS OF BEARINGS)



SHEET 1 OF 2	EXHIBIT PUBLIC WATERLINE EASEMENT		
	BY: TL	CHK: DT	QC:
	BCG PROJECT NO: 050896-01 TASK: 001		
	CLIENT REF NO:		

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

EXHIBIT A

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.62'	N15°23'32"E
L2	2.44'	N74°36'29"W
L3	34.04'	N02°23'46"W
L4	12.84'	S74°36'29"E
L5	5.00'	N15°23'32"E
L6	20.00'	S74°36'28"E
L7	51.72'	S15°23'32"W
L8	39.43'	S02°23'46"E
L9	16.78'	N87°36'14"E
L10	20.00'	S02°23'46"E
L11	16.78'	S87°36'14"W
L12	52.11'	S02°23'46"E
L13	7.08'	N87°36'14"E
L14	20.00'	S02°23'46"E
L15	7.08'	S87°36'14"W
L16	17.04'	S87°36'14"W



Douglas B. Toney

SHEET 2 OF 2	EXHIBIT PUBLIC WATERLINE EASEMENT		
	BY: TL	CHK: DT	QC:
	BCG PROJECT NO: 050896-01 TASK: 001 CLIENT REF NO:		

Bowman

1800 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

ATTACHMENT 3

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

PUEGlendaleMyrtle-5-1-1--
yorkm

PUBLIC UTILITY EASEMENT

MANGAT INVESTMENTS II, LLC, an Arizona limited liability company ("Grantor"), hereinafter referred to as GRANTOR, owner of the Parcel 2 described in Recorded Document 2021-1193916, hereby declares a certain area of said tract as Public Utility Easement. Said Public Utility Easement is legally described as follows:

See Attached Description, "Exhibit A" & "Exhibit B"

The Public Utility Easement is for the purpose of installing, constructing, maintaining, repairing, replacing and utilizing public utilities.

The Easement shall be appurtenant to and shall run with the land and shall be binding upon and inure to the benefit of Grantors, Users and their respective heirs, administrator, personal representatives, successors and assigns.

Dated this 11th day of Feb., 2022.

MANGAT INVESTMENTS II, LLC,
an Arizona limited liability company

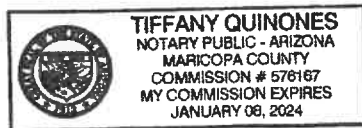
Parvinder Singh
By:
Its: *Manager*

Exempt Pursuant to A.R.S. §11-1134(A)(2),
11-1134(A)(3)

STATE OF ARIZONA }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 11th day of February, 2022
by Tiffany Quinones who acknowledged that he/she executed this instrument for the purposes therein
contained.

My commission expires:
January 8th, 2024



Tiffany Quinones
Notary Public

November 11, 2021
PROJECT # 050896-01-001

EXHIBIT A

LEGAL DESCRIPTION OF PUBLIC UTILITY EASEMENT

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 87°36'14" WEST, A DISTANCE OF 2640.85 FEET;

THENCE SOUTH 87°36'14" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1270.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 02°23'46" WEST, A DISTANCE OF 65.00 FEET TO THE **POINT OF BEGINNING**;

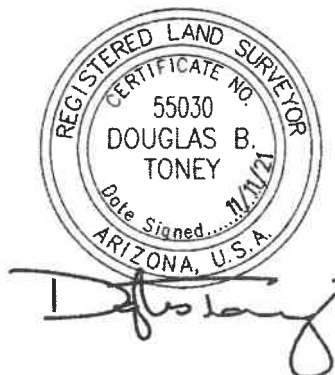
THENCE SOUTH 87°36'14" WEST, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF GLENDALE AVENUE, A DISTANCE OF 240.24 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 02°23'46" WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 87°36'14" EAST, A DISTANCE OF 240.24 FEET;

THENCE SOUTH 02°23'46" EAST, A DISTANCE OF 8.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,604 SQ.FT. OR 0.0441 ACRES, MORE OR LESS.



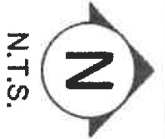


EXHIBIT A

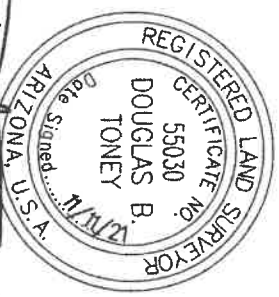
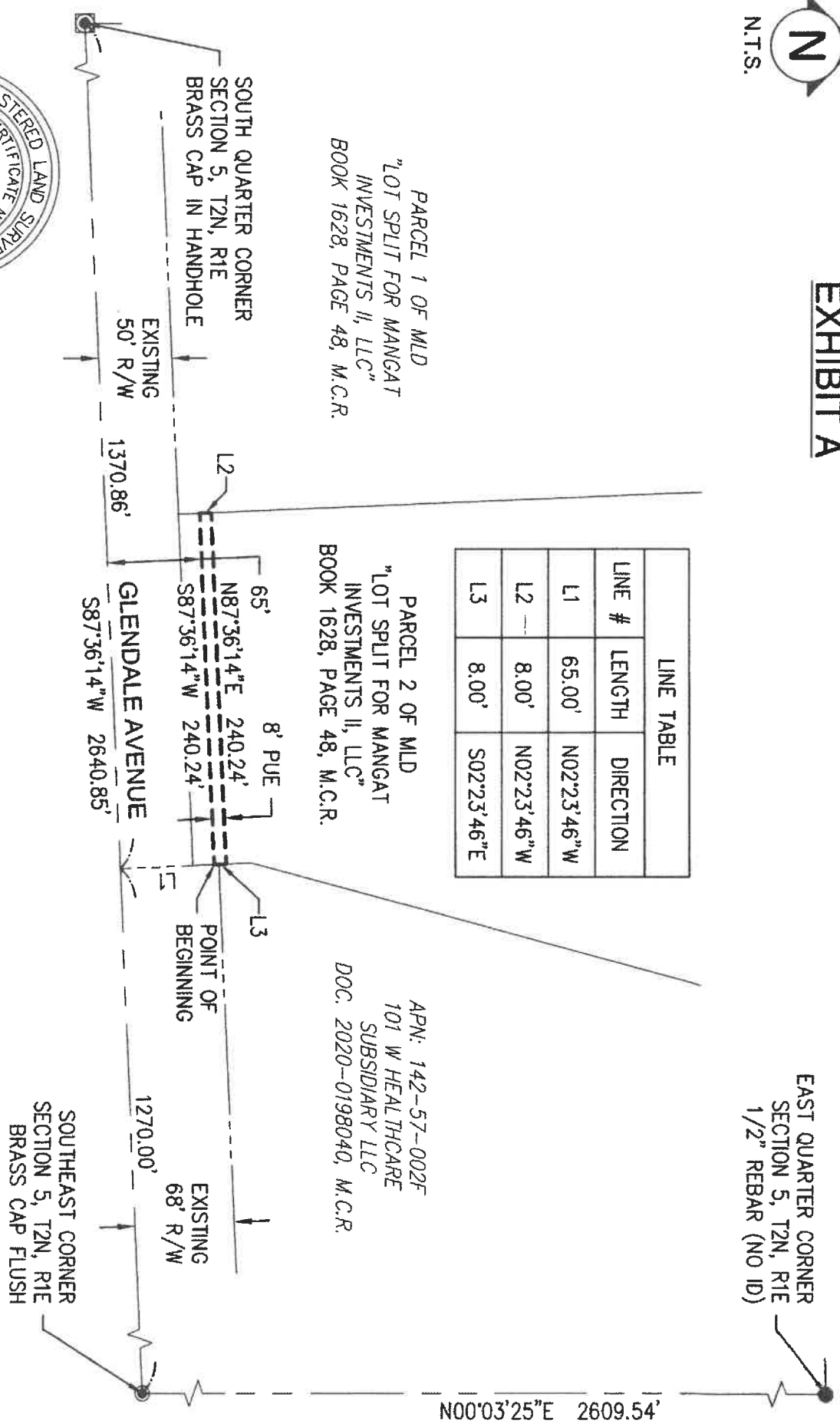
EAST QUARTER CORNER
SECTION 5, T2N, R1E
1/2" REBAR (NO ID)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	65.00'	N02°23'46"W
L2	8.00'	N02°23'46"W
L3	8.00'	S02°23'46"E

PARCEL 1 OF MLD
"LOT SPLIT FOR MANGAT
INVESTMENTS II, LLC"
BOOK 1628, PAGE 48, M.C.R.

PARCEL 2 OF MLD
"LOT SPLIT FOR MANGAT
INVESTMENTS II, LLC"
BOOK 1628, PAGE 48, M.C.R.

APN: 142-57-002F
101 W HEALTHCARE
SUBSIDIARY LLC
DOC. 2020-0198040, M.C.R.



[Signature]

EXHIBIT PUBLIC UTILITY EASEMENT	
BY: TL	CHK: DT
BCG PROJECT NO: 050896-01	TASK: 001
DATE: 11/11/21	SHEET 1 OF 1

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

February 9, 2022
PROJECT # 050896-01-001

EXHIBIT B

LEGAL DESCRIPTION OF PUBLIC UTILITY EASEMENT

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS NORTH 00°03'25" EAST, A DISTANCE OF 2609.54 FEET;

THENCE NORTH 87°50'04" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1304.77 FEET;

THENCE SOUTH 87°50'04" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 906.71 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 02°23'46" EAST, A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 02°23'46" EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 87°50'04" WEST, A DISTANCE OF 736.33 FEET;

THENCE NORTH 00°03'35" EAST, A DISTANCE OF 43.03 FEET;

THENCE NORTH 87°50'04" EAST, A DISTANCE OF 8.01 FEET;

THENCE SOUTH 00°03'35" WEST, A DISTANCE OF 35.03 FEET;

THENCE NORTH 87°50'04" EAST, A DISTANCE OF 727.98 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6,170 SQ.FT. OR 0.1416 ACRES, MORE OR LESS.





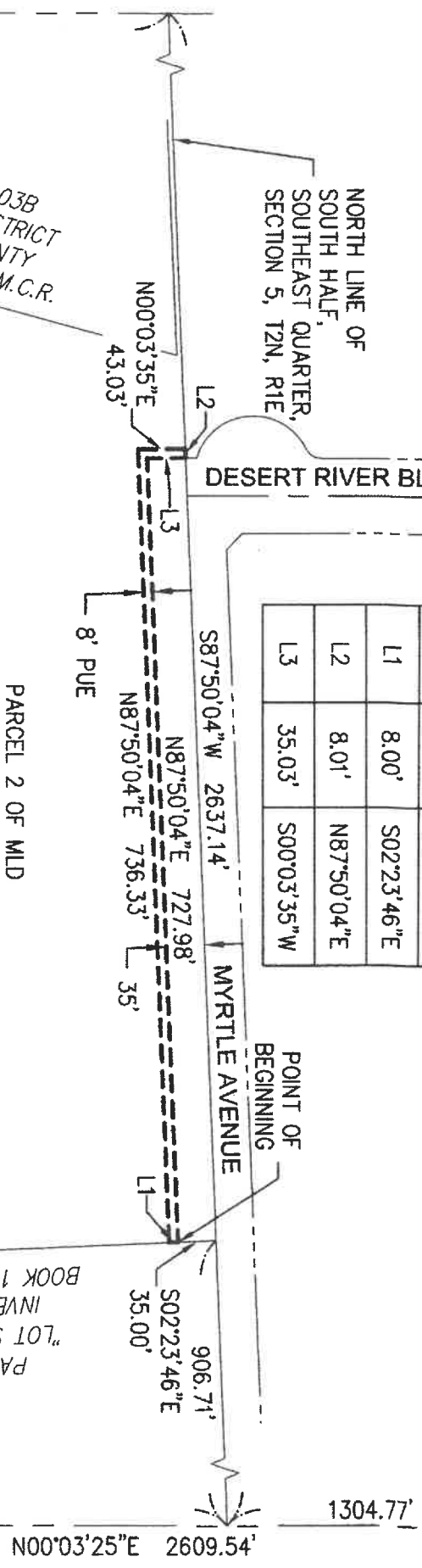
EXHIBIT B

NORTH LINE OF SOUTH HALF, SOUTHEAST QUARTER, SECTION 5, T2N, R1E

DESERT RIVER BLVD

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.00'	S02°23'46"E
L2	8.01'	N87°50'04"E
L3	35.03'	S00°03'35"W

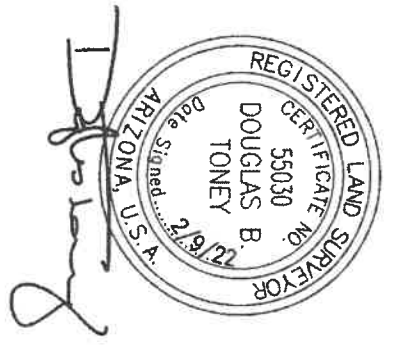
EAST QUARTER CORNER SECTION 5, T2N, R1E 1/2" REBAR (NO ID)



APN: 142-57-003B
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
DOC. 1992-0332167, M.C.R.

PARCEL 2 OF MLD "LOT SPLIT FOR MANGAT INVESTMENTS II, LLC" BOOK 1628, PAGE 48, M.C.R.

PARCEL 3 OF MLD "LOT SPLIT FOR MANGAT INVESTMENTS II, LLC" BOOK 1628, PAGE 48, M.C.R.



SOUTH QUARTER CORNER SECTION 5, T2N, R1E BRASS CAP IN HANDHOLE

SOUTHEAST CORNER SECTION 5, T2N, R1E BRASS CAP FLUSH

SHEET 1 OF 1
DATE: 2/9/22
BY: TL
CHK: DT
QC:
PUBLIC UTILITY EASEMENT
EXHIBIT
BCG PROJECT NO: 050896-01 TASK: 001
CLIENT REF NO:

Bowman
1600 N Desert Dr, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8941
www.bowman.com

ATTACHMENT 4

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

ROWGlendaleMyrtle-5-1-1--
Hoyp

WARRANTY DEED

For Ten Dollars and other valuable consideration, I or We, MANGAT INVESTMENTS II, LLC, an Arizona limited liability company ("Grantor"), do hereby convey to the City of Glendale, an Arizona Municipal Corporation ("Grantee"), all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

See Attached Description, "Exhibit A" & "Exhibit B"

It is the intention of the parties to cause the real property on said Exhibit "A" and Exhibit "B" to be dedicated as **public right of way for roadway purposes**, and to vest title in fee simple in the City of Glendale in Trust, for all the uses contemplated in public street dedication.

And I or We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

Dated this 15th day of Feb, 2022.

MANGAT INVESTMENTS II, LLC,
an Arizona limited liability company

Parminder Singh
By:

Its: Manayk

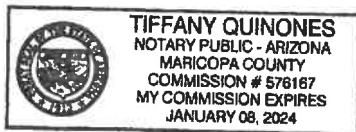
Exempt Pursuant to A.R.S. §11-1134 (A)(3)

STATE OF ARIZONA }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 15th day of February, 2022 by Tiffany Quinones, an Arizona limited liability company, who acknowledged that he executed this instrument for the purposes therein contained.

Tiffany Quinones
Notary Public

My commission expires:
January 8th 2024



10020 W. Glendale Ave
Ord _____

November 11, 2021
PROJECT # 050896-01-001

EXHIBIT A

**LEGAL DESCRIPTION OF
RIGHT OF WAY DEDICATION**

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 87°36'14" WEST, A DISTANCE OF 2640.85 FEET;

THENCE SOUTH 87°36'14" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1270.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 02°23'46" WEST, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 87°36'14" WEST, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF GLENDALE AVENUE, A DISTANCE OF 240.24 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 02°23'46" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 87°36'14" EAST, A DISTANCE OF 240.24 FEET;

THENCE SOUTH 02°23'46" EAST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,604 SQ.FT. OR 0.0827 ACRES, MORE OR LESS.





EXHIBIT A

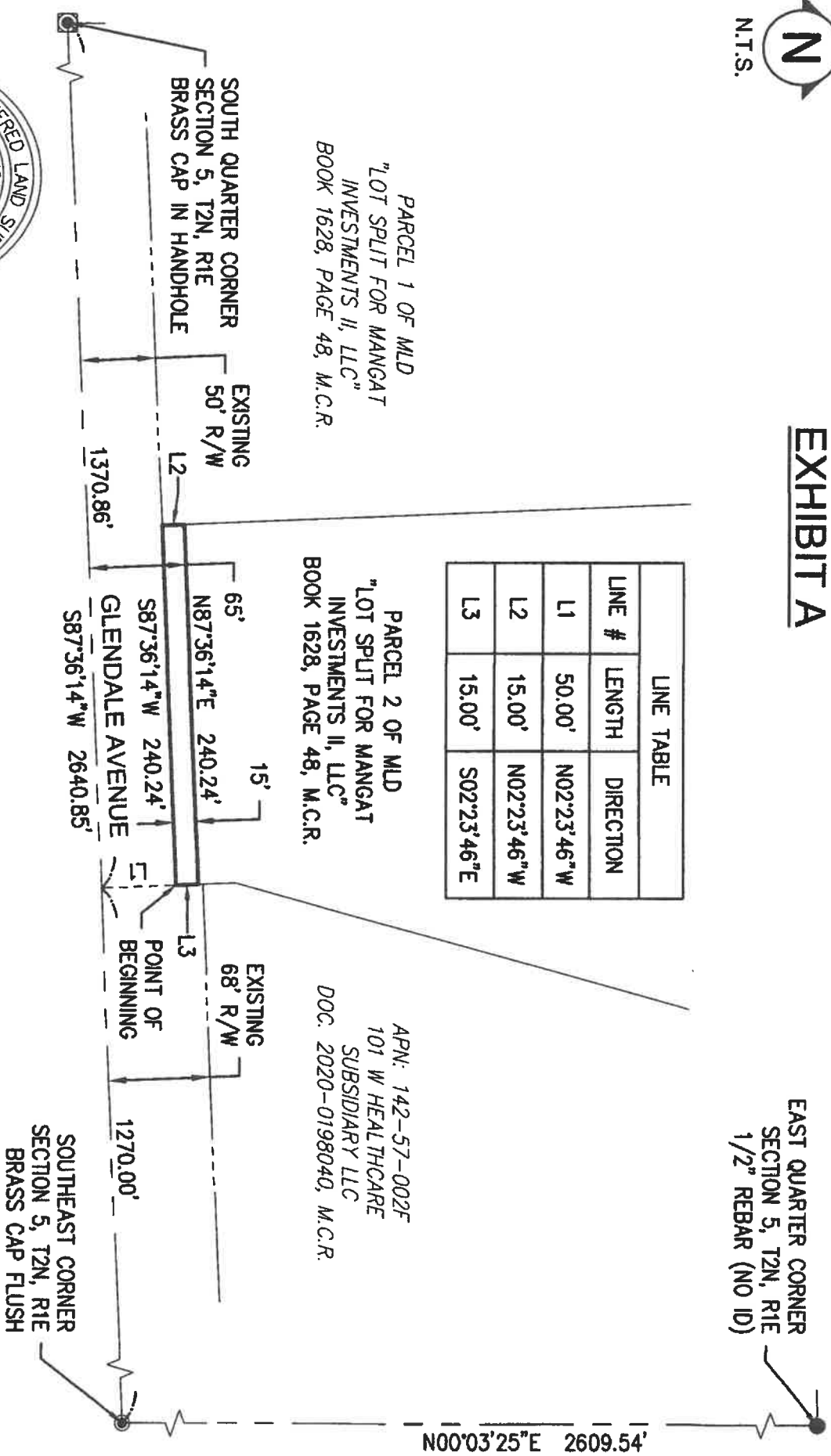
EAST QUARTER CORNER
SECTION 5, T2N, R1E
1/2" REBAR (NO ID)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N02°23'46"W
L2	15.00'	N02°23'46"W
L3	15.00'	S02°23'46"E

PARCEL 1 OF MLD
"LOT SPLIT FOR MANGAT
INVESTMENTS II, LLC"
BOOK 1628, PAGE 48, M.C.R.

PARCEL 2 OF MLD
"LOT SPLIT FOR MANGAT
INVESTMENTS II, LLC"
BOOK 1628, PAGE 48, M.C.R.

APN: 142-57-002F
101 W HEALTHCARE
SUBSIDIARY LLC
DOC: 2020-0198040, M.C.R.



Douglas B. Toney

EXHIBIT	DATE:	BY: TL	CHK: DT	QC:
1 A	11/11/21			
GLENDALE AVE R/W DEDICATION				
BOG PROJECT NO:	050896-01	TASK:	001	
CLIENT REF NO:				

Bowman

1000 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 829-8930
Fax: (480) 829-8641
www.bowman.com

February 9, 2022
PROJECT # 050896-01-001

EXHIBIT B LEGAL DESCRIPTION OF ROADWAY DEDICATION PROPERTY

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS NORTH 00°03'25" EAST, A DISTANCE OF 2609.54 FEET;

THENCE NORTH 00°03'25" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1304.77 FEET;

THENCE SOUTH 87°50'04" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 906.71 TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH LINE, SOUTH 02°23'46" EAST, A DISTANCE OF 35.00 FEET;

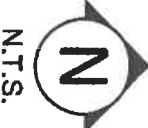
THENCE SOUTH 87°50'04" WEST, A DISTANCE OF 727.98 FEET;

THENCE NORTH 00°03'35" EAST, A DISTANCE OF 35.03 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER;

THENCE NORTH 87°50'04" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 726.48 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 25,453 SQ.FT. OR 0.5843 ACRES, MORE OR LESS.





N.T.S.

APN: 142-57-009A
CREDIT UNION WEST
DOC. 2013-0585104, M.C.R.

APN: 142-57-003B
FLOOD CONTROL DISTRICT
OF MARICOPA COUNTY
DOC. 1992-0332167, M.C.R.

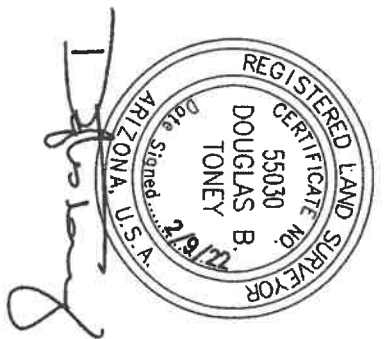


EXHIBIT B

EAST QUARTER CORNER
SECTION 5, T2N, R1E
1/2" REBAR (NO ID)

NORTH LINE OF
SOUTH HALF,
SOUTHEAST QUARTER,
SECTION 5, T2N, R1E

DESERT RIVER BLVD

35' RIGHT-OF-WAY
DOC. 2014-0303429 M.C.R.

MYRTLE AVENUE

POINT OF
BEGINNING

PARCEL 3 OF MLD
"LOT SPLIT FOR MANGAT
INVESTMENTS II, LLC"
BOOK 1628, PAGE 48, M.C.R.

PARCEL 2 OF MLD
"LOT SPLIT FOR MANGAT
INVESTMENTS II, LLC"
BOOK 1628, PAGE 48,
M.C.R.

N00°11'59"E 1315.54'

1003.95'
N00°03'35"E
35.03'

35'
S87°50'04"W 2637.14'
726.48'
S87°50'04"W 727.98'

906.71'
S02°23'46"E
35.00'

1304.77'

N00°03'25"E 2609.54'

1304.77'

N87°36'14"E 2640.85'

SOUTH QUARTER CORNER
SECTION 5, T2N, R1E
BRASS CAP IN HANDHOLE

SOUTHEAST CORNER
SECTION 5, T2N, R1E
BRASS CAP FLUSH

EXHIBIT	
MYRTLE RIGHT OF WAY DEDICATION	
BY: TL	CHK: DT
QC:	
BCG PROJECT NO: 050896-01 TASK: 001	
CLIENT REF NO:	

Bowman

1800 N Desert Dr, #200
Tempe, AZ 85281
Phone (480) 629-0330
Fax (480) 629-0341
www.bowman.com

ATTACHMENT 5

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

PUemyrtleOutparcel-3-1-1--
morenoa

PUBLIC UTILITY EASEMENT

101 W Healthcare Subsidiary II, LLC, an Arizona limited liability company, hereinafter referred to as GRANTOR, owner of the Parcel 3 described in Recorded Document 2021-1193916, hereby declares a certain area of said tract as Public Utility Easement. Said Public Utility Easement is legally described as follows:


See Attached Description, "Exhibit A"

The Public Utility Easement is for the purpose of installing, constructing, maintaining, repairing, replacing and utilizing public utilities.

The Easement shall be appurtenant to and shall run with the land and shall be binding upon and inure to the benefit of Grantors, Users and their respective heirs, administrator, personal representatives, successors and assigns.

Dated this 17th day of February, 2022.

101 W HEALTHCARE
SUBSIDIARY II, LLC, an Arizona
limited liability company

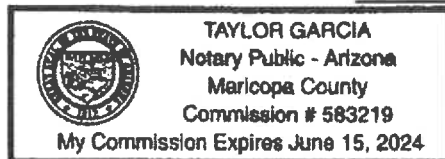

By: Keenan Simon
Its: Authorized Representative

**Exempt Pursuant to A.R.S. §11-1134(A)(2),
11-1134(A)(3)**

STATE OF ARIZONA }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 17th day of February, 2022 by Keenan Simon, who acknowledged that he/she executed this instrument for the purposes therein contained.

My commission expires:
June 15th 2024




Notary Public

November 10, 2021
PROJECT # 050896-01-001

EXHIBIT A

LEGAL DESCRIPTION OF PUBLIC UTILITY EASEMENT

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS NORTH 00°03'25" EAST, A DISTANCE OF 2609.54 FEET;

THENCE NORTH 87°50'04" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1304.77 FEET;

THENCE SOUTH 87°50'04" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 91.30 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 28°48'39" WEST, A DISTANCE OF 40.79 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 28°48'39" WEST, A DISTANCE OF 9.32 FEET;

THENCE SOUTH 87°50'04" WEST, A DISTANCE OF 789.50 FEET;

THENCE NORTH 02°23'46" WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 87°50'04" EAST, A DISTANCE OF 794.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6,335 SQ.FT. OR 0.1454 ACRES, MORE OR LESS.



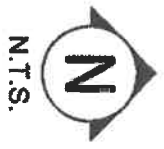


EXHIBIT A

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.32'	S28°43'39"W
L2	8.00'	N02°23'46"W

NORTH LINE OF
SOUTH HALF,
SOUTHEAST QUARTER,
SECTION 5, T2N, R1E

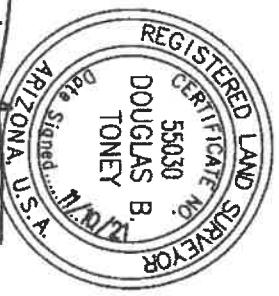
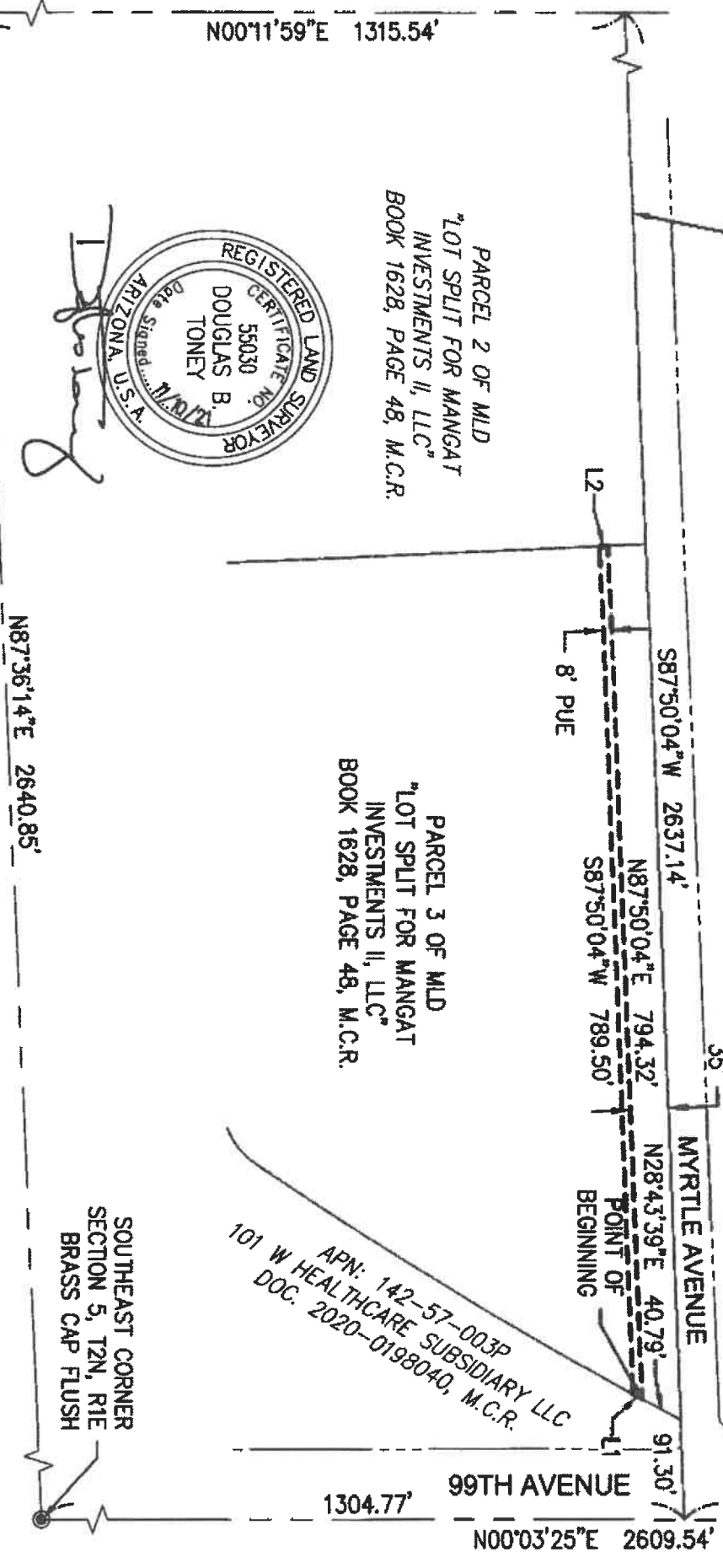
PARCEL 2 OF MLD
"LOT SPLIT FOR MANGAT
INVESTMENTS II, LLC"
BOOK 1628, PAGE 48, M.C.R.

PARCEL 3 OF MLD
"LOT SPLIT FOR MANGAT
INVESTMENTS II, LLC"
BOOK 1628, PAGE 48, M.C.R.

EAST QUARTER CORNER
SECTION 5, T2N, R1E
1/2" REBAR (NO ID)

SOUTHEAST CORNER
SECTION 5, T2N, R1E
BRASS CAP FLUSH

APN: 142-57-003P
101 W HEALTHCARE SUBSIDIARY LLC
DOC. 2020-0198040, M.C.R.



Douglas B. Toney

SOUTH QUARTER CORNER
SECTION 5, T2N, R1E
BRASS CAP IN HANDHOLE

EXHIBIT	
PUBLIC UTILITY EASEMENT	
BY: TL	CHK: DT
OC:	
BCG PROJECT NO: 050996-01 TASK: 001	
CLIENT REF NO:	

Bowman

1000 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8941
www.bowman.com

ATTACHMENT 6

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

ROWMyrtle-3-1-1--
yorkm

WARRANTY DEED

For Ten Dollars and other valuable consideration, I or We, 101 W Healthcare Subsidiary II, LLC, an Arizona limited liability company ("Grantor"), do hereby convey to the City of Glendale, an Arizona Municipal Corporation ("Grantee"), all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

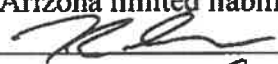
See Attached Description, "Exhibit A"

It is the intention of the parties to cause the real property on said Exhibit "A" to be dedicated as **public right of way for roadway purposes**, and to vest title in fee simple in the City of Glendale in Trust, for all the uses contemplated in public street dedication.

And I or We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

Dated this 17th day of February, 2022.

101 W Healthcare Subsidiary II, LLC,
an Arizona limited liability company

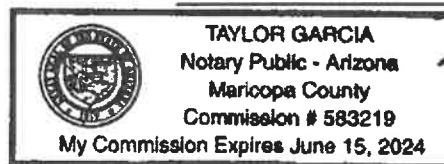

By: Keenan Simon
Its: Authorized Representative

Exempt Pursuant to A.R.S.§11-1134 (A)(3)

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 17th day of February, 2022 by Keenan Simon, an Arizona limited liability company, who acknowledged that he executed this instrument for the purposes therein contained.

My commission expires:
June 15th 2024




Notary Public

NWC Glendale Ave & 99th Ave
Ord _____

November 10, 2021
PROJECT # 050896-01-001

EXHIBIT A

LEGAL DESCRIPTION OF ROADWAY DEDICATION PROPERTY

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS NORTH 00°03'25" EAST, A DISTANCE OF 2609.54 FEET;

THENCE NORTH 00°03'25" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1304.77 FEET;

THENCE SOUTH 87°50'04" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 91.30 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH LINE, SOUTH 28°43'39" EAST, A DISTANCE OF 40.79 FEET;

THENCE SOUTH 87°50'04" WEST, A DISTANCE OF 794.32 FEET;

THENCE NORTH 02°23'46" WEST, A DISTANCE OF 35.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER;

THENCE NORTH 87°50'04" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 815.41 FEET TO THE **POINT OF BEGINNING**.

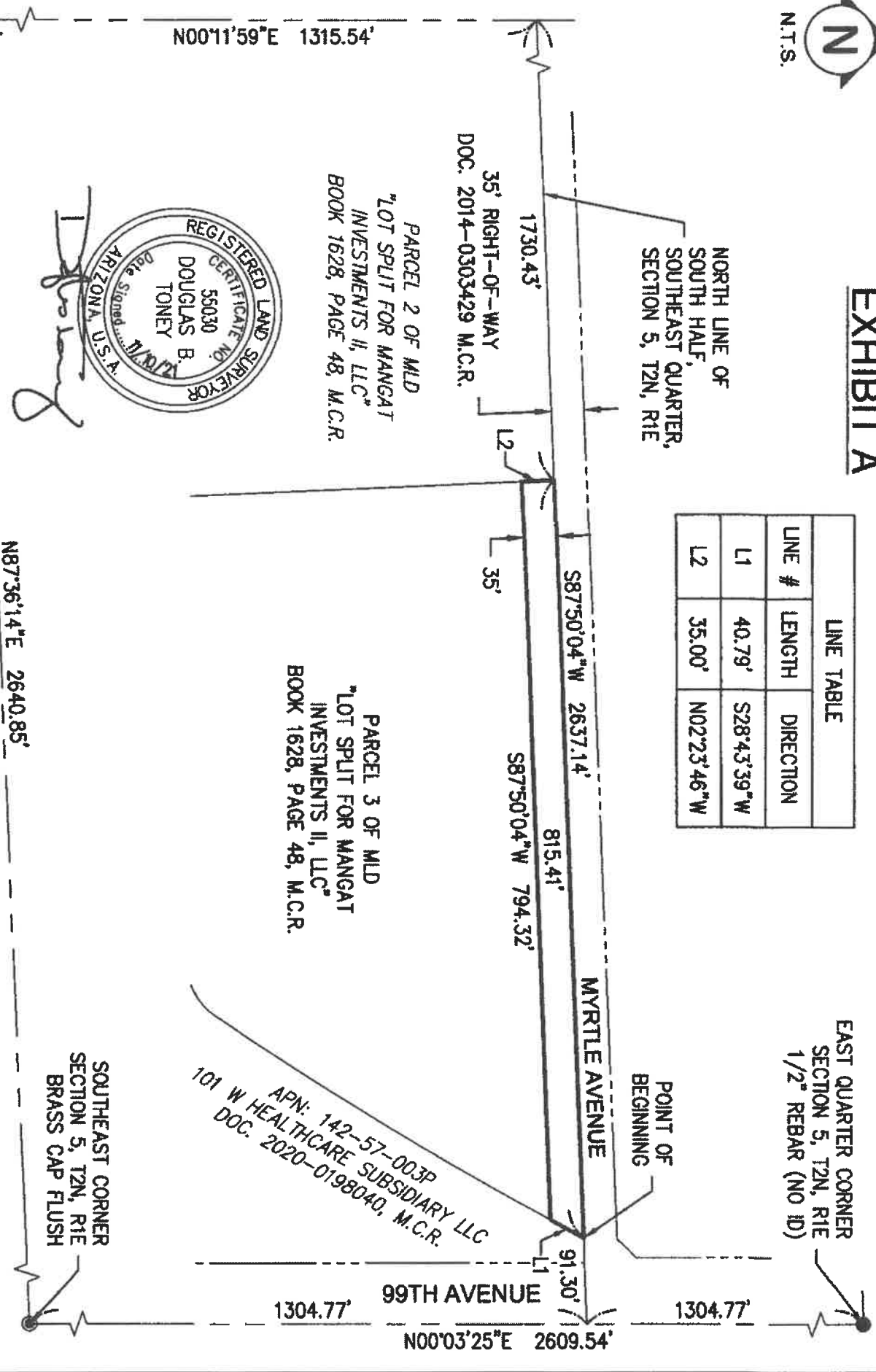
CONTAINING 28,170 SQ.FT. OR 0.6467 ACRES, MORE OR LESS.





EXHIBIT A

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.79'	S28°43'39"W
L2	35.00'	N02°23'46"W



Douglas B. Toney

EXHIBIT
 MYRTLE RIGHT OF WAY DEDICATION

BY: TL	CHK: DT	QC:
--------	---------	-----

BGG PROJECT NO: 050996-01 TASK: 001
 CLIENT REF NO:

Bowman

3000 N Desert Drive, #210
 Tempe, AZ 85281
 Phone: (480) 829-6600
 Fax: (480) 620-0941
 www.bowman.com

ATTACHMENT 7

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

ROWMyrtleSliver-3-1-1--
morenoa

WARRANTY DEED

For Ten Dollars and other valuable consideration, I or We, 101 W Healthcare Subsidiary, LLC, an Arizona limited liability company ("Grantor"), do hereby convey to the City of Glendale, an Arizona Municipal Corporation ("Grantee"), all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:


See Attached Description, "Exhibit A"

It is the intention of the parties to cause the real property on said Exhibit "A" to be dedicated as **public right of way for roadway purposes**, and to vest title in fee simple in the City of Glendale in Trust, for all the uses contemplated in public street dedication.

And I or We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

Dated this 25th day of February, 2022.

101 W Healthcare Subsidiary, LLC,
an Arizona limited liability company


By: Keenan Simon
Its: Authorized Representative

Exempt Pursuant to A.R.S.§11-1134 (A)(3)

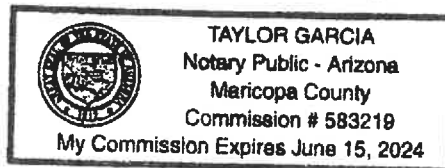
STATE OF ARIZONA }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 25th day of February, 2022 by Keenan Simon, an Arizona limited liability company, who acknowledged that he executed this instrument for the purposes therein contained.



Notary Public

My commission expires: June 15th 2024



NWC Glendale Ave & 99th Ave
Ord _____

February 21, 2022
PROJECT # 050896-01-001

**LEGAL DESCRIPTION OF
ROADWAY DEDICATION PROPERTY**

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS NORTH 00°03'25" EAST, A DISTANCE OF 2609.54 FEET;

THENCE NORTH 00°03'25" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1304.77 FEET;

THENCE SOUTH 87°50'04" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 66.29 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH LINE, SOUTH 25°54'00" WEST, A DISTANCE OF 40.77 FEET;

THENCE NORTH 46°03'15" WEST, A DISTANCE OF 1.35 FEET;

THENCE SOUTH 87°50'04" WEST, A DISTANCE OF 25.84 FEET;

THENCE NORTH 28°43'39" EAST, A DISTANCE OF 40.79 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER;

THENCE NORTH 87°50'04" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 25.01 FEET TO THE **POINT OF BEGINNING**.

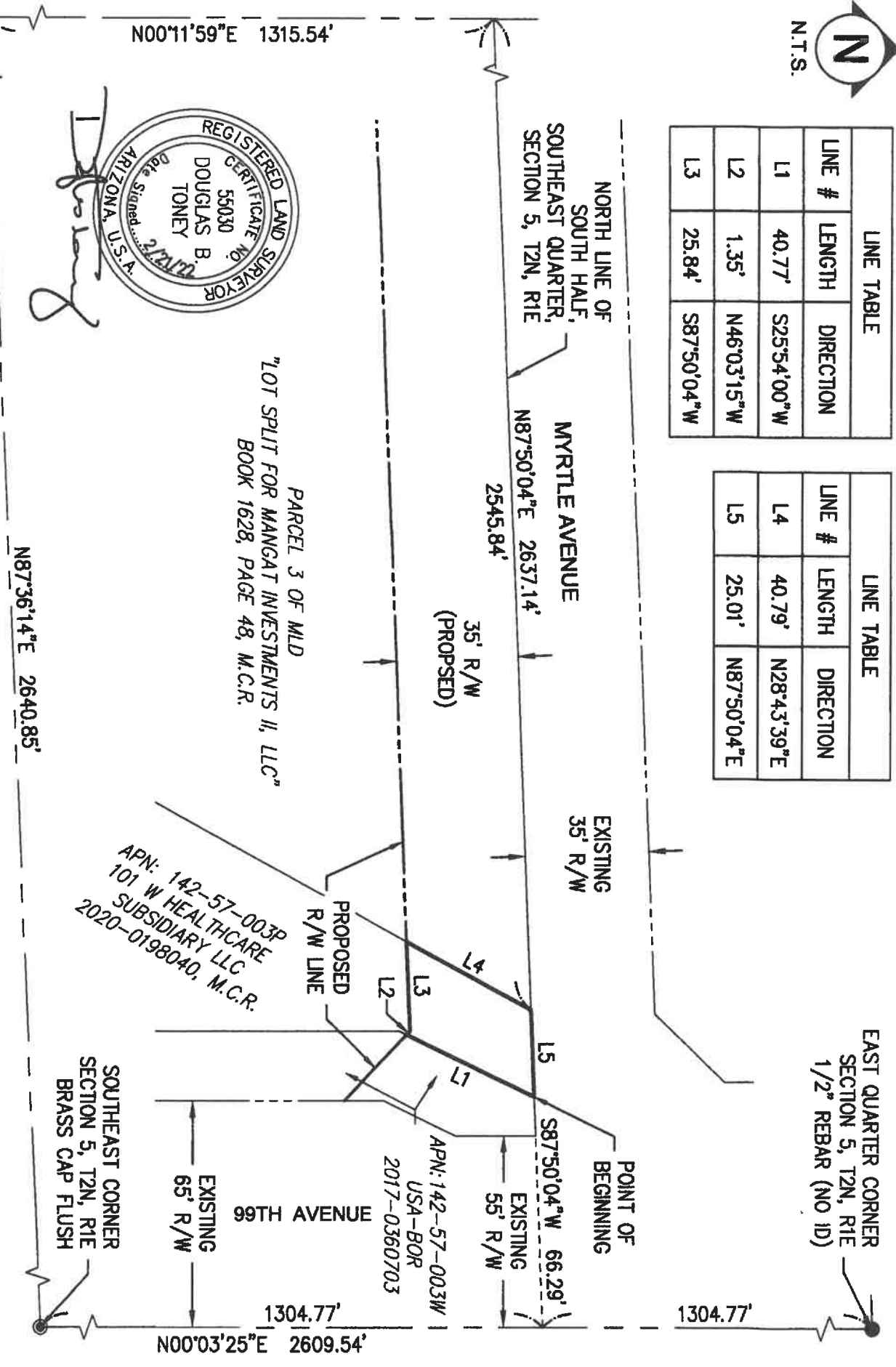
CONTAINING 916 SQ.FT. OR 0.0210 ACRES, MORE OR LESS.





LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.77'	S25°54'00"W
L2	1.35'	N46°03'15"W
L3	25.84'	S87°50'04"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	40.79'	N28°43'39"E
L5	25.01'	N87°50'04"E



PARCEL 3 OF MLD
 "LOT SPLIT FOR MANGAT INVESTMENTS II, LLC"
 BOOK 1628, PAGE 48, M.C.R.

APN: 142-57-003P
 101 W HEALTHCARE
 SUBSIDIARY LLC
 2020-0198040, M.C.R.

APN: 142-57-003W
 USA-BOR
 2017-0360703

SOUTH QUARTER CORNER
 SECTION 5, T2N, R1E
 BRASS CAP IN HANDHOLE

EAST QUARTER CORNER
 SECTION 5, T2N, R1E
 1/2" REBAR (NO ID)

DATE: 2/21/22	BY: TL	CHK: DT	QC:
EXHIBIT MYRTLE RIGHT OF WAY DEDICATION			
BOG PROJECT NO: 050898-01 TASK: 001			
CLIENT REF NO:			

Bowman

1000 N Desert Drive, #200
 Tempe, AZ 85281
 Phone (480) 629-8930
 Fax (480) 629-8941
 www.bowmanaz.com

ATTACHMENT 8

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, **HARBOR PARK PARTNERS, LLC**, a Georgia limited liability company ("Grantor"), does hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a water line and appurtenances ("facilities") upon, over and under the surface of the following described property:

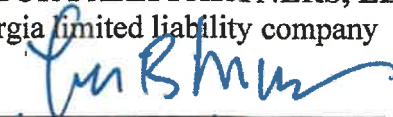
See Attached Description, "Exhibit A"

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 3rd day of March, 2022.

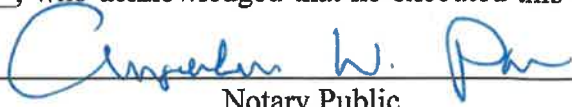
HARBOR PARK PARTNERS, LLC,
a Georgia limited liability company


By: Lane B. Moore
Its: Manager

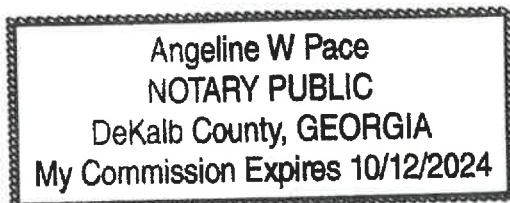
**Exempt Pursuant to A.R.S. §11-1134(A)(2),
11-1134(A)(3)**

STATE OF GEORGIA }
County of Fulton } ss.

The foregoing instrument was acknowledged before me this 3rd day of MARCH, 2022
by LANE B. MOORE, who acknowledged that he executed this instrument
for the purposes therein contained.


Notary Public

My commission expires:



7676 N Glen Harbor Blvd
Ord _____

EXHIBIT "A"

WATER LINE EASEMENT

LEGAL DESCRIPTION

AN EASEMENT WITHIN A PORTION OF TRACT 'E' OF "GLEN-HARBOR AIR BUSINESS PARK", AS RECORDED IN BOOK 304 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 5 FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 01°14'34" EAST, A DISTANCE OF 2662.35 FEET;

THENCE NORTH 88°25'21" EAST, A DISTANCE OF 65.17 FEET TO A FOUND AL. CAP #42137;

THENCE NORTH 88°40'50" EAST, A DISTANCE OF 29.51 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01° 16' 03" EAST, A DISTANCE OF 49.32 FEET;

THENCE NORTH 88° 50' 50" WEST, A DISTANCE OF 8.54 FEET;

THENCE NORTH 01° 13' 36" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 88° 50' 29" EAST, A DISTANCE OF 8.55 FEET;

THENCE NORTH 01° 16' 03" EAST, A DISTANCE OF 617.70 FEET;

THENCE SOUTH 88° 44' 09" EAST, A DISTANCE OF 575.13 FEET;

THENCE SOUTH 01° 19' 14" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 88° 44' 09" WEST, A DISTANCE OF 30.80 FEET;

THENCE SOUTH 00° 37' 59" WEST, A DISTANCE OF 9.52 FEET;

THENCE NORTH 88° 47' 16" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00° 37' 59" EAST, A DISTANCE OF 9.53 FEET;

THENCE NORTH 88° 44' 09" WEST, A DISTANCE OF 296.77 FEET;

THENCE SOUTH 00° 37' 59" WEST, A DISTANCE OF 8.64 FEET;

THENCE NORTH 88° 47' 16" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00° 37' 59" EAST, A DISTANCE OF 8.65 FEET;

THENCE NORTH 88° 44' 09" WEST, A DISTANCE OF 207.54 FEET;

THENCE SOUTH 01° 16' 23" WEST, A DISTANCE OF 114.11 FEET;

THENCE SOUTH 88° 44' 05" EAST, A DISTANCE OF 10.02 FEET;

THENCE SOUTH 01° 14' 37" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 88° 44' 05" WEST, A DISTANCE OF 10.03 FEET;

THENCE SOUTH 01° 16' 23" WEST, A DISTANCE OF 133.26 FEET;

THENCE SOUTH 88° 28' 52" EAST, A DISTANCE OF 265.41 FEET;

THENCE NORTH 01° 11' 58" EAST, A DISTANCE OF 62.50 FEET;

THENCE SOUTH 88° 48' 31" EAST, A DISTANCE OF 10.00 FEET;

PAGE 1 OF 6

TITLE: XB01
DATE: 3/3/22
DESC: WATER LINE
EASEMENT

HUNTER
ENGINEERING

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

DWG.NO LGEC286-XB01
PROJ.NO LGEC286-S



EXHIBIT "A"

WATER LINE EASEMENT LEGAL DESCRIPTION

THENCE SOUTH 01° 11' 50" WEST, A DISTANCE OF 62.56 FEET;
THENCE SOUTH 88° 28' 52" EAST, A DISTANCE OF 239.37 FEET;
THENCE NORTH 01° 14' 37" EAST, A DISTANCE 33.12 FEET;
THENCE SOUTH 88° 28' 22" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 01° 14' 37" WEST, A DISTANCE OF 33.11 FEET;
THENCE SOUTH 88° 28' 52" EAST, A DISTANCE OF 20.13 FEET;
THENCE SOUTH 01° 19' 14" WEST, A DISTANCE OF 75.60 FEET;
THENCE NORTH 88° 44' 05" WEST, A DISTANCE OF 20.25 FEET;
THENCE NORTH 01° 14' 24" EAST, A DISTANCE OF 45.10 FEET;
THENCE NORTH 88° 48' 31" W, A DISTANCE OF 8.45 FEET;
THENCE NORTH 01° 11' 50" EAST, A DISTANCE OF 10.56 FEET;
THENCE NORTH 88° 28' 22" WEST, A DISTANCE OF 526.12 FEET;
THENCE SOUTH 01° 17' 02" WEST, A DISTANCE OF 29.72 FEET;
THENCE SOUTH 89° 22' 01" EAST, A DISTANCE OF 10.88 FEET;
THENCE SOUTH 01° 15' 51" WEST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89° 22' 01" WEST, A DISTANCE OF 10.91 FEET;
THENCE SOUTH 01° 15' 55" WEST, A DISTANCE OF 228.62 FEET;
THENCE SOUTH 88° 44' 05" EAST, A DISTANCE OF 9.49 FEET;
THENCE SOUTH 01° 14' 37" WEST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 88° 44' 05" WEST, A DISTANCE OF 9.49 FEET;
THENCE SOUTH 01° 15' 55" WEST, A DISTANCE OF 21.39 FEET;
THENCE SOUTH 88° 59' 39" EAST, A DISTANCE OF 539.96 FEET;
THENCE NORTH 01° 15' 55" EAST, A DISTANCE OF 9.60 FEET;
THENCE SOUTH 88° 44' 05" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 01° 11' 50" WEST, A DISTANCE OF 29.56 FEET;
THENCE NORTH 88° 59' 20" WEST, A DISTANCE OF 299.59 FEET;
THENCE SOUTH 01° 11' 03" WEST, A DISTANCE OF 14.94 FEET;
THENCE NORTH 88° 44' 31" WEST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 01° 11' 24" EAST, A DISTANCE OF 14.90 FEET;
THENCE NORTH 88° 59' 57" WEST, A DISTANCE OF 240.35 FEET;
THENCE SOUTH 01° 16' 03" WEST, A DISTANCE 59.03 FEET;
THENCE SOUTH 88°40'50" WEST, A DISTANCE OF 20.02 FEET TO THE POINT OF
BEGINNING.



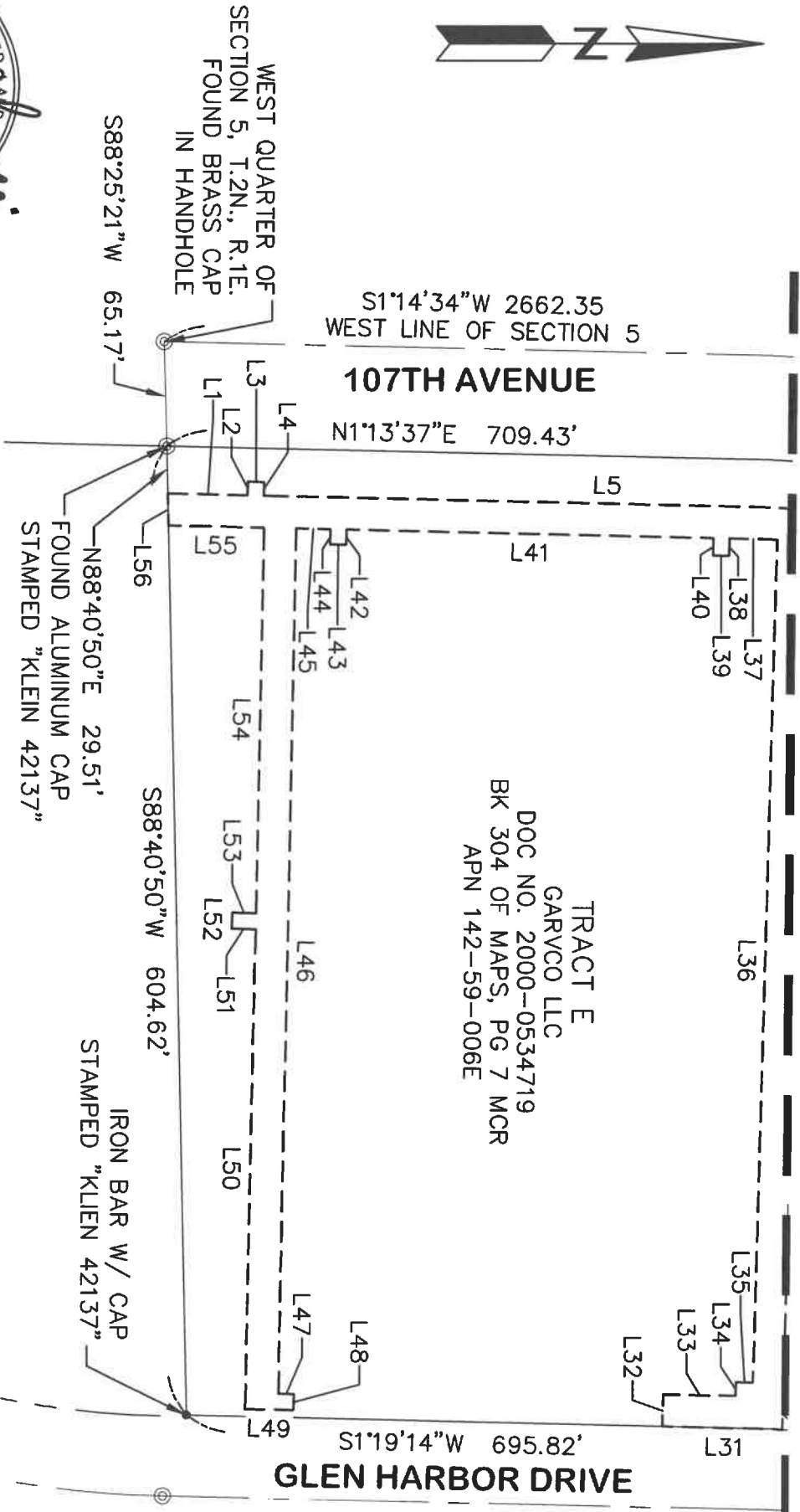
PAGE 2 OF 6

TITLE: XB01
DATE: 3/3/22
DESC: WATER LINE
EASEMENT

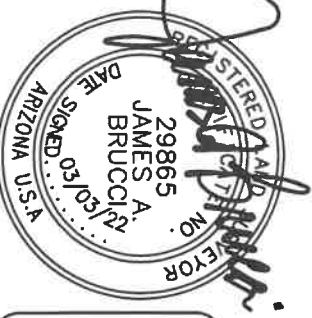
HUNTER ENGINEERING	CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986	DWG.NO LGEC286-XB01 PROJ.NO LGEC286-S

EXHIBIT "A" WATER LINE EASEMENT

SEE PAGE 2 OF 3



TRACT E
GARVCO LLC
DOC NO. 2000-0534719
BK 304 OF MAPS, PG 7 MCR
APN 142-59-006E

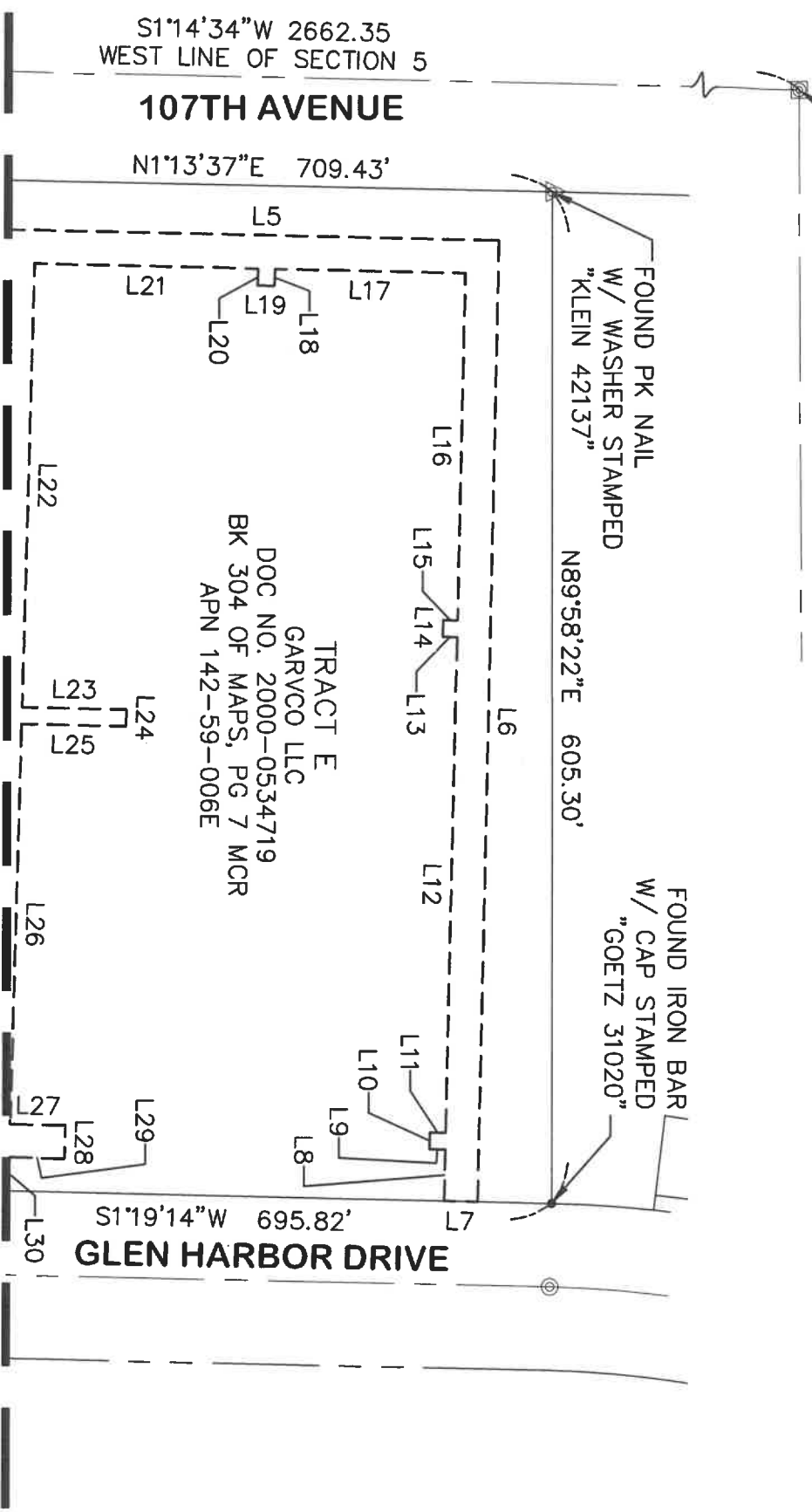


TITLE: **XB01**
SCALE: 1"=100'
DATE: 3/3/22
DESC: WATER LINE EASEMENT

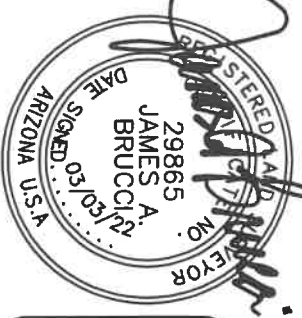
HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY
DWG. NO LGECC286-XB01
PROJ. NO LGECC286-S

NORTHWEST COR SEC 5, T.2N., R.1E.
 FOUND BRASS CAP IN HANDHOLE
 MARKED MCHD

EXHIBIT "A" WATER LINE EASEMENT



SEE PAGE 3 OF 3



TITLE: **XB01**
 SCALE: 1"=100'
 DATE: 3/3/22
 DESC: WATER EASEMENT

HUNTER
 ENGINEERING

10450 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986

CIVIL AND SURVEY

DWG. NO. LGEC286-XB01
 PROJ. NO. LGEC286-S

EXHIBIT "A"

WATER LINE EASEMENT LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°16'03"E	49.32'
L2	N88°50'50"W	8.54'
L3	N01°13'36"E	10.00'
L4	S88°50'29"E	8.55'
L5	N01°16'03"E	617.70'
L6	S88°44'09"E	575.13'
L7	S01°19'14"W	20.00'
L8	N88°44'09"W	30.80'
L9	S00°37'59"W	9.52'
L10	N88°47'16"W	10.00'
L11	N00°37'59"E	9.53'
L12	N88°44'09"W	296.77'
L13	S00°37'59"W	8.64'
L14	N88°47'16"W	10.00'
L15	N00°37'59"E	8.65'
L16	N88°44'09"W	207.54'
L17	S01°16'23"W	114.11'
L18	S88°44'05"E	10.02'
L19	S01°14'37"W	10.00'
L20	N88°44'05"W	10.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S01°16'23"W	133.26'
L22	S88°28'52"E	265.41'
L23	N01°11'58"E	62.50'
L24	S88°48'31"E	10.00'
L25	S01°11'50"W	62.56'
L26	S88°28'52"E	239.37'
L27	N01°14'37"E	33.12'
L28	S88°28'22"E	20.00'
L29	S01°14'37"W	33.11'
L30	S88°28'52"E	20.13'
L31	S01°19'14"W	75.60'
L32	N88°44'05"W	20.25'
L33	N01°14'24"E	45.10'
L34	N88°48'31"W	8.45'
L35	N01°11'50"E	10.56'
L36	N88°28'22"W	526.12'
L37	S01°17'02"W	29.72'
L38	S89°22'01"E	10.88'
L39	S01°15'51"W	10.00'
L40	N89°22'01"W	10.91'



PAGE 5 OF 6

TITLE: **XB01**
 DATE: **3/3/22**
 DESC: **WATER LINE
EASEMENT**

<p>HUNTER ENGINEERING</p> <p>10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986</p>	<p>CIVIL AND SURVEY</p> <p>DWG.NO LGEC286-XB01 PROJ.NO LGEC286-S</p>
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EXHIBIT "A"

WATER LINE EASEMENT LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S01°15'55"W	228.62'
L42	S88°44'05"E	9.49'
L43	S01°14'37"W	10.00'
L44	N88°44'05"W	9.49'
L45	S01°15'55"W	21.39'
L46	S88°59'39"E	539.96'
L47	N01°15'55"E	9.60'
L48	S88°44'05"E	10.00'
L49	S01°11'50"W	29.56'
L50	N88°59'20"W	299.59'
L51	S01°11'03"W	14.94'
L52	N88°44'31"W	10.00'
L53	N01°11'24"E	14.90'
L54	N88°59'57"W	240.35'
L55	S01°16'03"W	59.03'
L56	S88°40'50"W	20.02'



PAGE 6 OF 6

TITLE: **XB01**
 DATE: **3/3/22**
 DESC: **WATER LINE
EASEMENT**

<p>HUNTER ENGINEERING</p> <p>10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986</p>	<p>CIVIL AND SURVEY</p> <p>DWG.NO LGEC286-XB01 PROJ.NO LGEC286-S</p>
---	--

ATTACHMENT 9

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, **HARBOR PARK PARTNERS, LLC**, a Georgia limited liability company ("Grantor"), does hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a sidewalk ("facilities") upon, over and under the surface of the following described property:

See Attached Description, "Exhibit A"

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 22nd day of March, 2022.

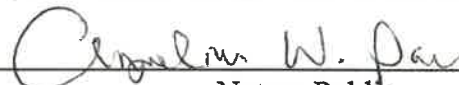
HARBOR PARK PARTNERS, LLC,
a Georgia limited liability company


By: Lane B. Moore
Its: Managing Member

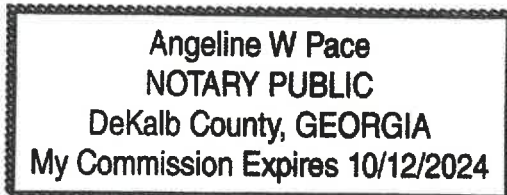
**Exempt Pursuant to A.R.S. §11-1134(A)(2),
11-1134(A)(3)**

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 22nd day of MARCH, 2022
by LANE B. MOORE, who acknowledged that he executed this instrument
for the purposes therein contained.


Notary Public

My commission expires:



7676 N Glen Harbor Blvd
Ord _____

EXHIBIT "A"

SIDEWALK EASEMENT

LEGAL DESCRIPTION

AN EASEMENT WITHIN A PORTION OF TRACT "E" OF "GLEN-HARBOR AIR BUSINESS PARK", AS RECORDED IN BOOK 304 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 5 FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 01°14'34" EAST, A DISTANCE OF 2662.35 FEET;

THENCE NORTH 88°25'21" EAST, A DISTANCE OF 65.17 FEET TO A FOUND AL. CAP #42137;

THENCE NORTH 88°40'50" EAST, A DISTANCE OF 604.62 FEET;

THENCE NORTH 01°19'14" EAST, A DISTANCE OF 14.81 FEET TO THE POINT OF BEGINNING OF EASEMENT 1;

THENCE SOUTH 88° 40' 22" WEST FOR A DISTANCE OF 18.33 FEET;

THENCE NORTH 01° 14' 34" EAST. A DISTANCE OF 70.76 FEET;

THENCE NORTH 32° 55' 41" EAST, A DISTANCE OF 35.12 FEET TO A REFERENCE POINT "A";

THENCE SOUTH 01°19'14" WEST, A DISTANCE OF 99.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT REFERENCE POINT "A", THENCE NORTH 01°19'14" EAST, A DISTANCE OF 29.06 FEET TO THE POINT OF BEGINNING OF EASEMENT 2;

THENCE NORTH 33° 00' 00" WEST, A DISTANCE OF 23.86 FEET;

THENCE NORTH 01° 19' 16" EAST, A DISTANCE OF 34.74 FEET;

THENCE NORTH 35° 00' 00" EAST, A DISTANCE OF 24.26 FEET TO A REFERENCE POINT "B";

THENCE SOUTH 01° 19' 14" WEST, A DISTANCE OF 74.64 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

COMMENCING AT REFERENCE POINT "B", THENCE NORTH 01°19'14" EAST, A DISTANCE OF 79.50 FEET TO THE POINT OF BEGINNING OF EASEMENT 3;



PAGE 1 OF 5

TITLE: XB02
DATE: 3/3/22
DESC: SIDEWALK
EASEMENT

HUNTER ENGINEERING	CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986	DWG.NO LGEC286-XB02 PROJ.NO LGEC286-S

EXHIBIT "A" SIDEWALK EASEMENT LEGAL DESCRIPTION

THENCE NORTH 35° 00' 00" WEST, A DISTANCE OF 30.89 FEET TO A POINT;
THENCE NORTH 01° 14' 34" EAST, A DISTANCE OF 128.88 FEET;
THENCE NORTH 34° 21' 53" EAST, A DISTANCE OF 33.88 FEET TO A REFERENCE
POINT "C";
THENCE SOUTH 01° 19' 14" WEST, A DISTANCE OF 182.17 FEET TO THE POINT OF
BEGINNING;

TOGETHER WITH:

COMMENCING AT REFERENCE POINT "C", THENCE NORTH 01°19'14" EAST, A DISTANCE
OF 43.84 FEET TO THE POINT OF BEGINNING OF EASEMENT 4;

THENCE NORTH 34° 29' 55" WEST, A DISTANCE OF 28.52 FEET;
THENCE NORTH 01° 19' 16" EAST, A DISTANCE OF 67.95 FEET;
THENCE NORTH 34° 32' 15" EAST, A DISTANCE OF 30.47 FEET;
THENCE SOUTH 01° 19' 14" WEST, A DISTANCE OF 116.57 FEET TO THE POINT OF
BEGINNING.

PAGE 2 OF 5

TITLE: XB02
DATE: 3/3/22
DESC: SIDEWALK
EASEMENT

HUNTER ENGINEERING	CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986	DWG.NO LGEC286-XB02 PROJ.NO LGEC286-S



EXHIBIT "A" SIDEWALK EASEMENT

SEE PAGE 4 OF 5



S1°14'34"W 2662.35
WEST LINE OF SECTION 5

107TH AVENUE

N1°13'37"E 709.43'

TRACT E
GARVCO LLC
DOC NO. 2000-0534719
BK 304 OF MAPS, PG 7 MCR
APN 142-59-006E

WEST QUARTER
OF SECTION 5,
T.2N., R.1E.
FOUND BRASS CAP
IN HANDHOLE

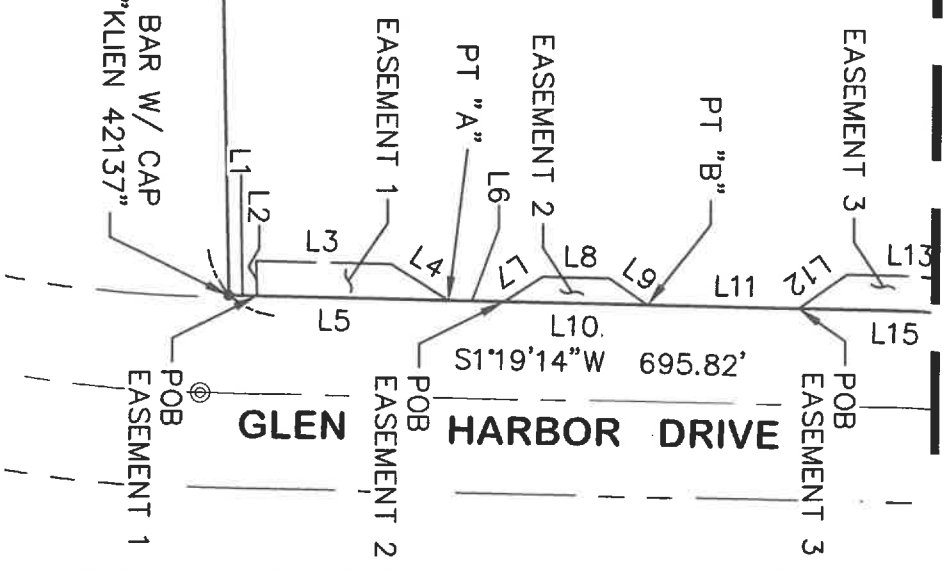
S88°25'21"W 65.17'

FOUND ALUMINUM CAP
STAMPED "KLEIN 42137"

S88°40'50"W 604.62'

IRON BAR W/ CAP
STAMPED "KLEIN 42137"

S1°19'14"W 695.82'
GLEN HARBOR DRIVE

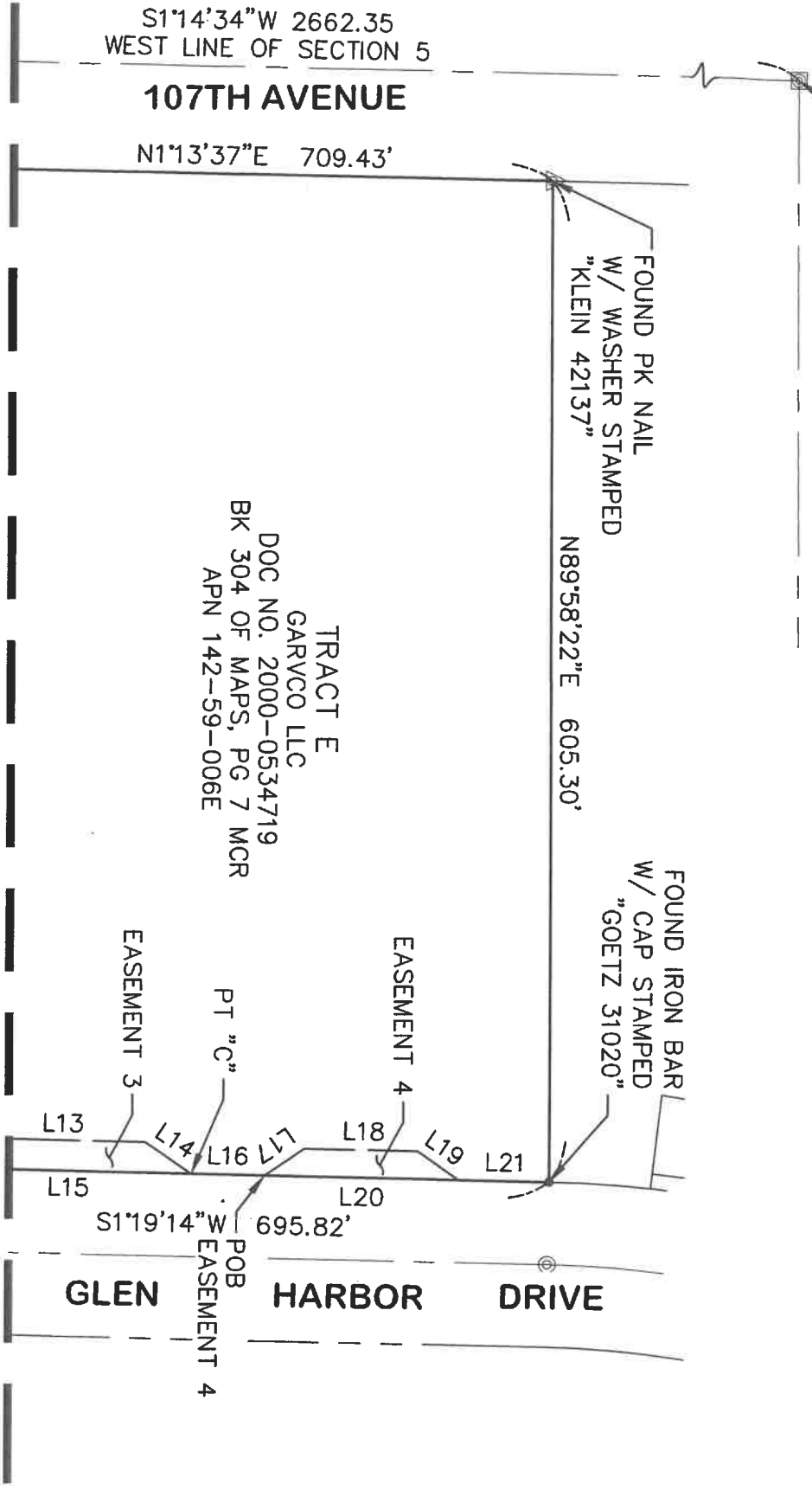


TITLE: **XB02**
SCALE: 1"=100'
DATE: 3/3/22
DESC: SIDEWALK
EASEMENT

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY
DWG. NO. LGEC286--XB02
PROJ. NO. LGEC286-S

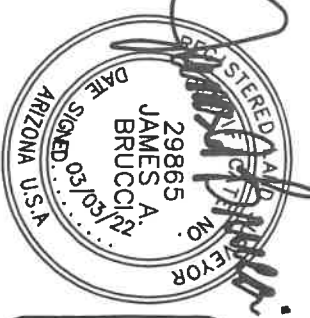
NORTHWEST COR SEC 5, T.2N., R.1E.
 FOUND BRASS CAP IN HANDHOLE
 MARKED MCHD

EXHIBIT "A" SIDEWALK EASEMENT



TRACT E
 GARVCO LLC
 DOC NO. 2000-0534719
 BK 304 OF MAPS, PG 7 MCR
 APN 142-59-006E

SEE PAGE 3 OF 5



TITLE: **XB02**
 SCALE: 1"=100'
 DATE: 3/3/22
 DESC: SIDEWALK EASEMENT

HUNTER
 ENGINEERING
 10450 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986

CIVIL AND SURVEY
 DWG. NO. LGEC286-XB02
 PROJ. NO. LGEC286-S

EXHIBIT "A"

SIDEWALK EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°19'14"E	14.81'
L2	N88°40'22"E	18.33'
L3	N01°14'34"E	70.76'
L4	N32°55'41"E	35.12'
L5	S01°19'14"W	99.82'
L6	N01°19'14"E	29.06'
L7	N33°00'00"W	23.86'
L8	N01°19'16"E	34.74'
L9	N35°00'00"E	24.26'
L10	S01°19'14"W	74.64'
L11	N01°19'14"E	79.50'
L12	N35°00'00"W	30.89'
L13	N01°14'34"E	128.88'
L14	N34°21'53"E	33.88'
L15	S01°19'14"W	182.17'
L16	N01°19'14"E	43.84'
L17	N34°29'55"W	28.52'
L18	N01°19'16"E	67.95'
L19	N34°32'15"E	30.47'
L20	S01°19'14"W	116.57'
L21	N01°19'14"E	55.41'

PAGE 5 OF 5



TITLE: **XB02**
 DATE: **3/3/22**
 DESC: **SIDEWALK EASEMENT**

<p>HUNTER ENGINEERING</p> <p>10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986</p>	<p>CIVIL AND SURVEY</p> <p>DWG.NO LGEC286-XB02 PROJ.NO LGEC286-S</p>
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