

ORDINANCE NO. O24-03

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

WHEREAS, infrastructure is being constructed at various locations throughout the City in conjunction with private development and the City's Capital Improvement Program; and

WHEREAS, these construction projects may require new or extended infrastructure, such as public roadways, water lines, sewer lines, sidewalks and other public utilities; 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 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 deeds and easements, attached hereto as Attachments 1 – 8, 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 23rd day of January, 2024.

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	YAM WESTGATE, LLC
	Development/Project	VILLAGE SHOPS AT WESTGATE
	Location	9141 West Glendale Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
2	Grantor Name	MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT
	Development/Project	TRAFFIC SIGNAL UPDATES AT 61 ST AVENUE & OLIVE
	Location	6000 West Olive Avenue
	Purpose	Sidewalk and Streetlight Easement
	Conveyance Document	Conveyance of Easement
3	Grantor Name	VALERIV KESOV
	Development/Project	GREENWAY AVENUE
	Location	Greenway Road, West of 59 th Avenue
	Purpose	Right-of-Way Dedication, Greenway Road
	Conveyance Document	Special Warranty Deed
4	Grantor Name	LPC OLIVE I, LP.
	Development/Project	OLIVE LOGISTICS CENTER
	Location	NEC 173 rd Avenue & Olive Avenue
	Purpose	Public Utility Easement
	Conveyance Document	Public Utility Easement
5	Grantor Name	GLENDALE INDUSTRIAL LLC
	Development/Project	ORANGEWOOD COMMERCE CENTER
	Location	6550 West Oranewood Avenue
	Purpose	Public Utility Easement
	Conveyance Document	Public Utility Easement

ATTACHMENT 1

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, **YAM WESTGATE, 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 15th day of OCTOBER, 2023.

YAM WESTGATE, LLC., an
Arizona limited liability company


By: DANIEL DAHL
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 18th day of October, 2023
by Dan Dahl is manager, who acknowledged that she executed this instrument
for the purposes therein contained.

My commission expires

3-7-25




Notary Public

9121 W Glendale Ave
Ord _____

**LEGAL DESCRIPTION
WATER EASEMENT
WESTGATE VILLAGE SHOPS
LOT 5D1**



August 24, 2023
Job No. P5717
Page 1 of 3

WATER EASEMENT LOCATED WITHIN, WESTGATE LOT 5D1, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1666 OF MAPS, PAGE 21, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5D1;

THENCE NORTH 01 DEGREES 47 MINUTES 39 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 5D1, A DISTANCE OF 32.00 FEET TO A POINT ON THE NORTH LINE OF AN EXISTING WATER & SEWER EASEMENT RECORDED IN DOCUMENT NUMBER 2021-0694395, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID EXISTING WATER & SEWER EASEMENT, A DISTANCE OF 55.14 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 01 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 10.33 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 26.55 FEET;

THENCE SOUTH 01 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 10.33 FEET TO A **POINT "A"**;

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID EXISTING WATER & SEWER EASEMENT, A DISTANCE OF 26.55 TO THE **POINT OF BEGINNING**.

TOGETHER WITH:

COMMENCING AT SAID **POINT "A"**;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID EXISTING WATER & SEWER EASEMENT, A DISTANCE OF 76.63 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 01 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 9.50 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 01 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 9.50 FEET TO A POINT "B";

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID EXISTING WATER & SEWER EASEMENT, A DISTANCE OF 6.00 TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT SAID POINT "B";

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID EXISTING WATER & SEWER EASEMENT, A DISTANCE OF 55.70 FEET;

THENCE SOUTH 46 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID EXISTING WATER & SEWER EASEMENT, A DISTANCE OF 37.80 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 43 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 29.53 FEET;

THENCE NORTH 01 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 105.83 FEET;

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 5.08 FEET;

THENCE NORTH 01 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 17.08 FEET;

THENCE SOUTH 01 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 40.78 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 44.00 FEET;



THENCE SOUTH 01 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 9.00 FEET;

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 44.00 FEET;

THENCE SOUTH 01 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 67.02 FEET;

THENCE SOUTH 43 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 34.50 FEET;

THENCE NORTH 46 DEGREES 47 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID EXISTING WATER & SEWER EASEMENT, A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING**;

SAID COMBINED EASEMENTS CONTAIN 2,514 SQUARE FEET OR 0.058 ACRES, MORE OR LESS



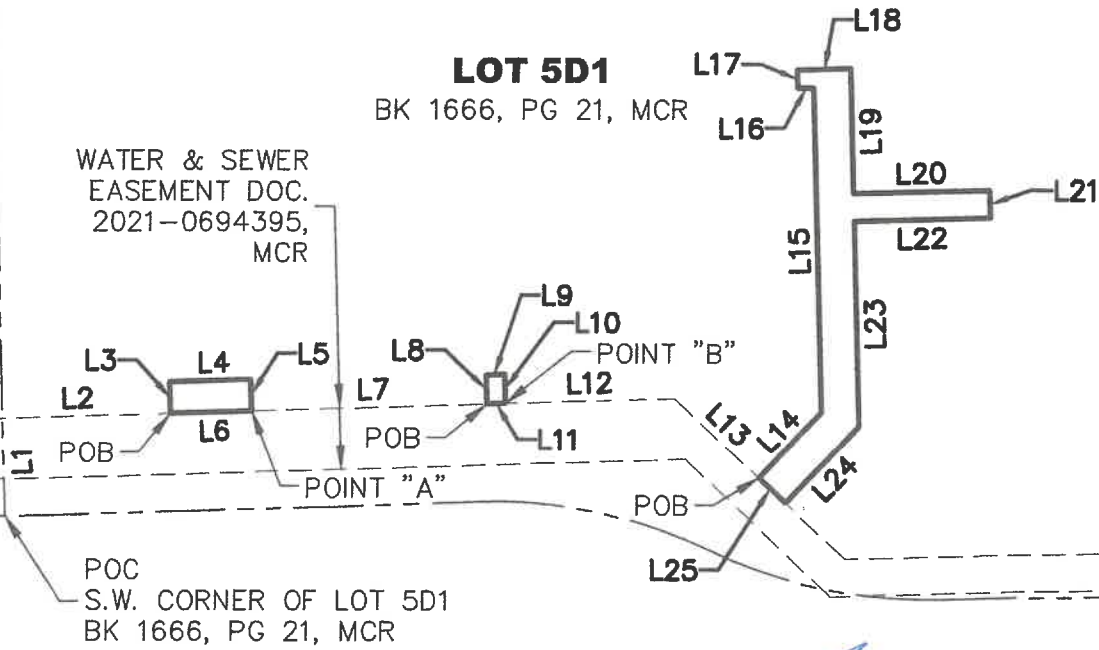
75'
R/W

GLENDALE AVENUE

LOT 5D1

BK 1666, PG 21, MCR

WATER & SEWER
EASEMENT DOC.
2021-0694395,
MCR



2401 W. PEORIA AVE., SUITE #130
PHOENIX, AZ 85029
602.957.3350

rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

WATER EASEMENT WESTGATE VILLAGE SHOPS GLENDALE, ARIZONA

DRAWING: WATER ESMT.DWG			
JOB#	P5717	SCALE: 1"=60'	SHT: 1 OF 2
DRAFTER:	DSR	CHK:	JH DATE: 8/24/23

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N1°47'39"W	32.00'
L2	N88°12'21"E	55.14'
L3	N1°47'39"W	10.33'
L4	N88°12'21"E	26.55'
L5	S1°47'39"E	10.33'
L6	S88°12'21"W	26.55'
L7	N88°12'21"E	76.63'
L8	N1°47'39"W	9.50'
L9	N88°12'21"E	6.00'
L10	S1°47'39"E	9.50'
L11	S88°12'21"W	6.00'
L12	N88°12'21"E	55.70'
L13	S46°47'39"E	37.80'

LINE TABLE		
LINE	DIRECTION	LENGTH
L14	N43°12'21"E	29.53'
L15	N1°47'39"W	105.83'
L16	S88°12'21"W	5.08'
L17	N1°47'39"W	6.00'
L18	N88°12'21"E	17.08'
L19	S1°47'39"E	40.78'
L20	N88°12'21"E	44.00'
L21	S1°47'39"E	9.00'
L22	S88°12'21"W	44.00'
L23	S1°47'39"E	67.02'
L24	S43°12'21"W	34.50'
L25	N46°47'39"W	12.00'



2401 W. PEORIA AVE., SUITE #130
 PHOENIX, AZ 85029
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**WATER EASEMENT
 WESTGATE VILLAGE SHOPS
 GLENDALE, ARIZONA**

DRAWING: WATER ESMT.DWG			
JOB#	P5717	SCALE:	NTS SHT: 2 OF 2
DRAFTER:	DSR	CHK:	JH DATE: 8/24/23

ATTACHMENT 2

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, **MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT** ("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 and street lights 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 24 day of October, 2023.

**MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT**




By: Marie Sullivan

Its: Governing Board President

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

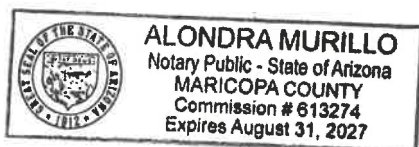
STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 24 day of October, 2023 by Marie Ann Sullivan, who acknowledged that he/she executed this instrument for the purposes therein contained.



Notary Public

My commission expires:



6000 W Olive Ave
Ord _____

EXHIBIT A LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 88°43'54" EAST, A DISTANCE OF 2638.05 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, NORTH 88°43'54" EAST, A DISTANCE OF 97.83 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°16'06" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF OLIVE AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°16'06" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 662.00 FEET;

THENCE NORTH 01°16'06" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 01°16'06" EAST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 453.00 FEET;

THENCE NORTH 01°16'06" WEST, A DISTANCE OF 13.00 FEET;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 112.00 FEET;

THENCE SOUTH 01°16'06" EAST, A DISTANCE OF 13.00 FEET;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 340.00 FEET;

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PH. 602-837-5511
chad.huber@kimley-horn.com

					
7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020			Tel. No. (602) 837-5511		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CWH	CWH	09/14/2023	091910048	1 OF 8

EXHIBIT A LEGAL DESCRIPTION

THENCE SOUTH 01°16'06" EAST, A DISTANCE OF 2.00 FEET TO SAID NORTH RIGHT OF WAY LINE;

THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 88°43'54" WEST, A DISTANCE OF 1617.00 FEET TO THE POINT OF BEGINNING.

SAID PART 1 CONTAINS 4840 SQ. FT. MORE OR LESS.

TOGETHER WITH;

PART 2:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 88°43'54" EAST, A DISTANCE OF 2638.05 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, NORTH 88°43'54" EAST, A DISTANCE OF 1736.18 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°16'06" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF OLIVE AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°16'06" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 01°16'06" EAST, A DISTANCE OF 11.00 FEET;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 215.00 FEET;

THENCE SOUTH 01°16'06" EAST, A DISTANCE OF 7.00 FEET;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 192.00 FEET;

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N/A	CWH	CWH	09/14/2023	091910048	2 OF 8

EXHIBIT A LEGAL DESCRIPTION

THENCE SOUTH 01°16'06" EAST, A DISTANCE OF 2.00 FEET TO SAID NORTH RIGHT OF WAY LINE;

THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 88°43'54" WEST, A DISTANCE OF 427.00 FEET TO THE POINT OF BEGINNING.

SAID PART 2 CONTAINS 2719 SQ. FT. MORE OR LESS.

TOGETHER WITH;

PART 3:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 88°43'54" EAST, A DISTANCE OF 2638.05 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, NORTH 88°43'54" EAST, A DISTANCE OF 2359.70 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°16'06" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF OLIVE AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°16'06" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 50.00 FEET TO SAID RIGHT OF WAY LINE;

THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 01°16'06" EAST, A DISTANCE OF 5.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 88°43'54" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PART 3 CONTAINS 250 SQ. FT. MORE OR LESS.

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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CWH	CWH	09/14/2023	091910048	3 OF 8

EXHIBIT A LEGAL DESCRIPTION

TOGETHER WITH;

PART 4:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 30 BEARS SOUTH 88°43'54" WEST, A DISTANCE OF 2638.05 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, NORTH 00°39'13" EAST, A DISTANCE OF 75.86 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°20'47" WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 20.01 FEET;

THENCE SOUTH 00°39'13" WEST, A DISTANCE OF 6.34 FEET;

THENCE SOUTH 40°08'00" WEST, A DISTANCE OF 28.88 FEET;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF OLIVE AVENUE, SOUTH 88°43'54" WEST, A DISTANCE OF 134.62 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 01°16'06" WEST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 88°43'54" EAST, A DISTANCE OF 90.00 FEET;

THENCE NORTH 64°47'33" EAST, A DISTANCE OF 48.06 FEET TO THE POINT OF BEGINNING.

SAID PART 4 CONTAINS 1915 SQ. FT. MORE OR LESS.

TOTAL COMBINED AREA IS 9724 SQ. FT. MORE OR LESS.



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Kimley»Horn

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Tel. No. (602) 837-5511

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N/A	CWH	CWH	09/14/2023	091910048	4 OF 8

EXHIBIT B

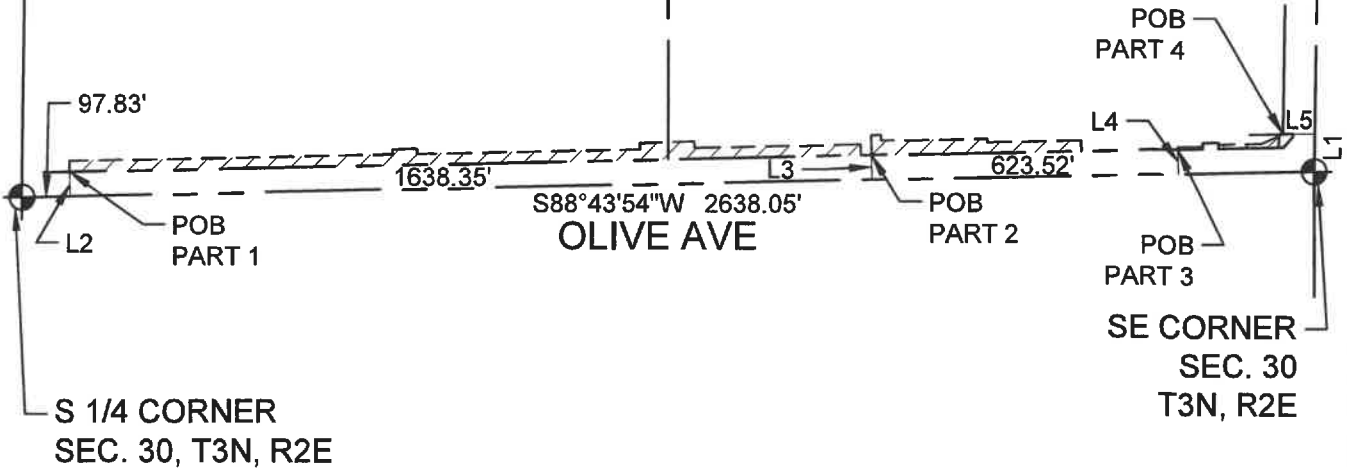


63RD AVE

MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
APN: 143-12-006F


MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
APN: 143-12-006G

59TH AVE



LINE TABLE

L1 = N00°39'13"E	75.86'
L2 = N01°16'06"W	50.00'
L3 = N01°16'06"W	50.00'
L4 = N01°16'06"W	50.00'
L5 = N89°20'47"W	65.00'

 PROPOSED SIDEWALK AND
STREETLIGHT EASEMENT
9,724 SQ.FT. MORE OR LESS

CHAD W. HUBER
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7740 N. 16TH STREET, SUITE 300
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PHOENIX, AZ 85020

Tel. No. (602) 837-5511

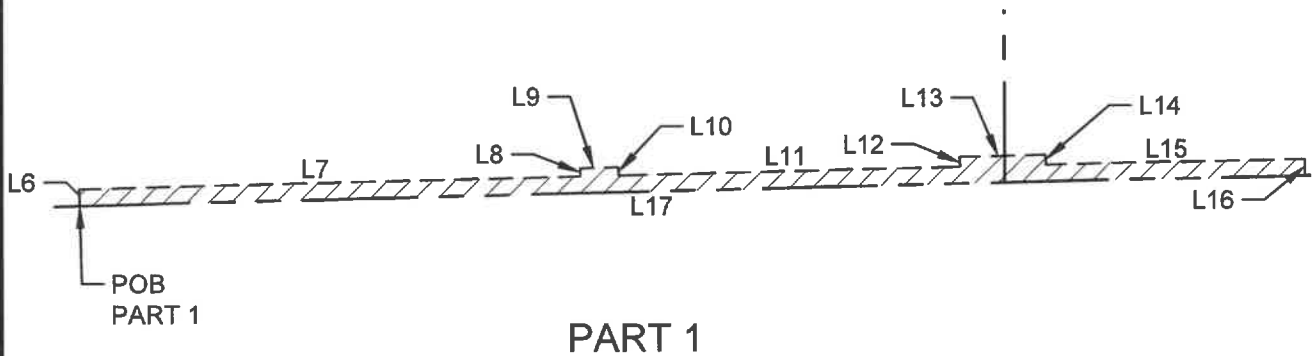
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N.T.S.	CWH	CWH	09/14/2023	091910048	5 OF 8

EXHIBIT B



MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
APN: 143-12-006F

MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
APN: 143-12-006G



LINE TABLE

L6 = N01°16'06"W 2.00'
L7 = N88°43'54"E 662.00'
L8 = N01°16'06"W 3.00'
L9 = N88°43'54"E 50.00'
L10 = S01°16'06"E 3.00'
L11 = N88°43'54"E 453.00'

LINE TABLE

L12 = N01°16'06"W 13.00'
L13 = N88°43'54"E 112.00'
L14 = S01°16'06"E 13.00'
L15 = N88°43'54"E 340.00'
L16 = S01°16'06"E 2.00'
L17 = S88°43'54"W 1617.00'



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 PROPOSED SIDEWALK AND
STREETLIGHT EASEMENT
4,840 SQ.FT. MORE OR LESS

Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

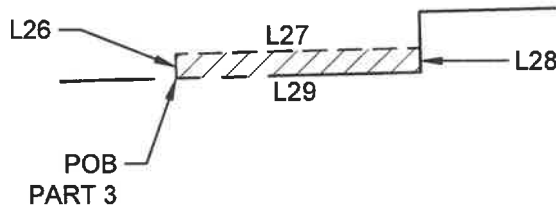
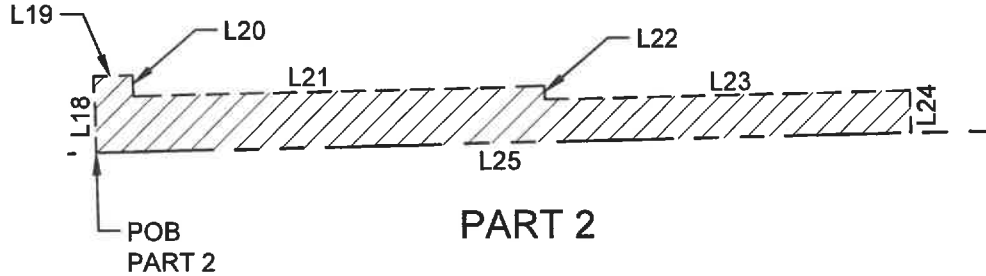
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	09/14/2023	091910048	6 OF 8

EXHIBIT B



MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
APN: 143-12-006G



PART 3

LINE TABLE

L18 = N01°16'06"W	20.00'
L19 = N88°43'54"E	20.00'
L20 = S01°16'06"E	11.00'
L21 = N88°43'54"E	215.00'
L22 = S01°16'06"E	7.00'
L23 = N88°43'54"E	192.00'
L24 = S01°16'06"E	2.00'
L25 = S88°43'54"W	427.00'

LINE TABLE

L26 = N01°16'06"W	5.00'
L27 = N88°43'54"E	50.00'
L28 = S01°16'06"E	5.00'
L29 = S88°43'54"W	50.00'



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

PROPOSED SIDEWALK AND
STREETLIGHT EASEMENT
2,969 SQ.FT. MORE OR LESS

Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

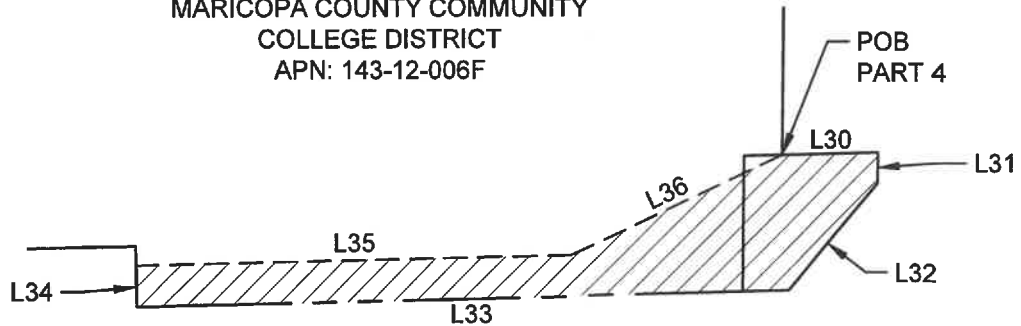
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	09/14/2023	091910048	7 OF 8

EXHIBIT B



MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
APN: 143-12-006F




PART 4

LINE TABLE

L30 = N88°43'54"E	20.01'
L31 = S00°39'13"W	6.34'
L32 = S40°08'00"W	28.88'
L33 = S88°43'54"W	134.62'
L34 = N01°16'06"W	8.50'
L35 = N88°43'54"E	90.00'
L36 = N64°47'33"E	48.06'



 PROPOSED SIDEWALK AND
STREETLIGHT EASEMENT
1,915 SQ.FT. MORE OR LESS

CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn					
<small>7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020</small>					
<small>Tel. No. (602) 837-5511</small>					
<small>Scale</small>	<small>Drawn by</small>	<small>Checked by</small>	<small>Date</small>	<small>Project No.</small>	<small>Sheet No.</small>
N.T.S.	CWH	CWH	09/14/2023	091910048	8 OF 8

ATTACHMENT 3

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

SPECIAL WARRANTY DEED

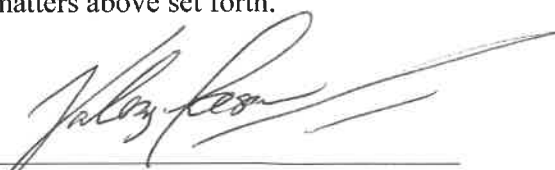
For Ten Dollars and other valuable consideration, I or We, **VALERIY KESOV** (“Grantor”), do hereby convey to **CITY OF GLENDALE**, an Arizona Municipal Corporation (“Grantee”), all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

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.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against actions of Grantor only, subject to the matters above set forth.

Dated this 4th day of DECEMBER, 2023.



By: Valeriy Kesov
Its: Owner

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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On December 4, 2023 before _____ me,
Jay Samuel Roth, Notary Public (insert name and title of the officer) personally appeared **VALERIY KESOV** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



Signature _____

(Seal

Greenway Road west of 59th Avenue Ord _____

Ord _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

THE SOUTH 33 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

EXCEPT THE EAST 50 FEET AND
EXCEPT THE WEST 425.78 FEET.

ASSESSOR'S PARCEL NUMBER 231-02-002A

ATTACHMENT 4

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

PUBLIC UTILITY EASEMENT

LPC OLIVE I, LP, a Delaware limited partnership, hereinafter referred to as GRANTOR, owner of the parcel described in Recorded Document 2023-0413813, 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 _____ day of _____, 2023.

LPC OLIVE I, LP, a Delaware limited
partnership

By:
Its:

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023
by _____, who acknowledged that he/she executed this instrument for the purposes therein
contained.

Notary Public

My commission expires:

NEC 173rd Ave & Olive Ave
Ord. No. _____

PUBLIC UTILITY EASEMENT LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HANDHOLE STAMPED M.C.D.O.T. MARKING THE SOUTHEAST CORNER OF SAID SECTION 26, FROM WHICH A BRASS CAP IN A HANDHOLE STAMPED M.C.D.O.T. MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 26 BEARS NORTH 89°57'37" WEST, A DISTANCE OF 2659.73 FEET;

THENCE NORTH 89°57'37" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 233.00 FEET;

THENCE NORTH 00°16'39" EAST, A DISTANCE OF 65.00 FEET, TO A POINT ON A LINE 65 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE NORTH 89°27'53" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 578.26 FEET;

THENCE NORTH 89°57'37" WEST, A DISTANCE OF 458.35 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°18'55" AN ARC LENGTH OF 47.29 FEET;

THENCE NORTH 00°21'18" EAST, A DISTANCE OF 1183.93 FEET;

THENCE SOUTH 89°38'42" EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00°21'18" WEST, A DISTANCE OF 1183.93 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 22.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°18'55" AN ARC LENGTH OF 34.68 FEET;

THENCE SOUTH 89°57'37" EAST, A DISTANCE OF 458.38 FEET;

THENCE SOUTH 89°27'53" EAST, A DISTANCE OF 578.26 FEET;

THENCE SOUTH 00°16'39" WEST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 0.415 ACRES±.



TITLE: **XB03**
DATE: 1/10/24
DESC: P.U.E. LEGAL

HUNTER
ENGINEERING

10446 N. 74TH ST., SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PAGE 1 OF 3
CIVIL AND SURVEY

DWG. NO. XB03
PROJ. NO. EISN005

PUBLIC UTILITY EASEMENT EXHIBIT

MOUNTAIN VIEW RD.

N89°59'59"E 1326.30'

③



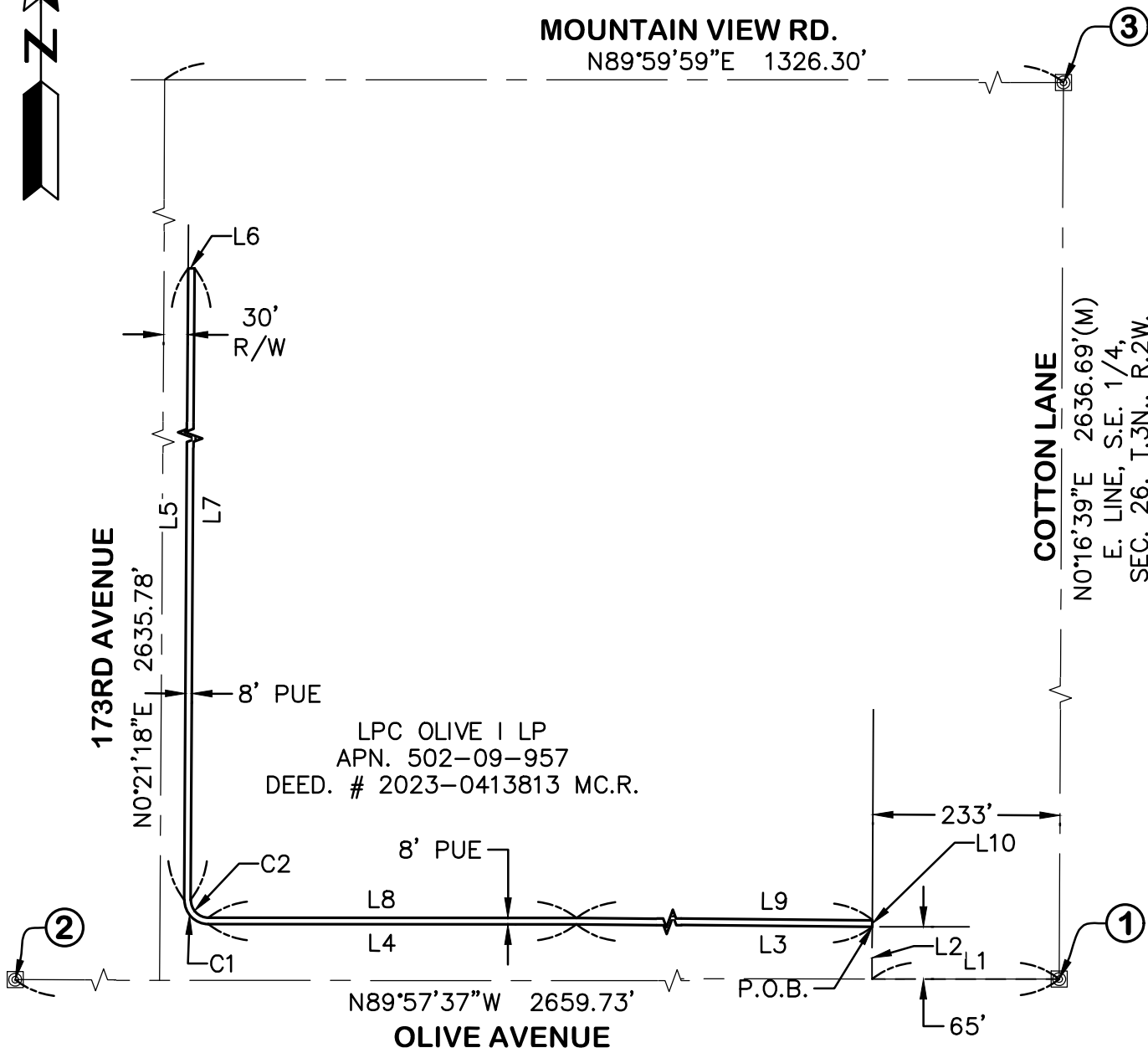
173RD AVENUE

N0°21'18"E 2635.78'

COTTON LANE

N0°16'39"E 2636.69'(M)
E. LINE, S.E. 1/4,
SEC. 26, T.3N., R.2W.

LPC OLIVE I LP
APN. 502-09-957
DEED. # 2023-0413813 MC.R.



TITLE: **XB03**
 SCALE: 1"=200'
 DATE: 1/10/24
 DESC: P.U.E. LEGAL

HUNTER
 ENGINEERING
 10446 N. 74TH ST., SUITE 140
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986

PAGE 2 OF 3
 CIVIL AND SURVEY
 DWG. NO. XB03
 PROJ.NO.EISN005

PUBLIC UTILITY EASEMENT EXHIBIT

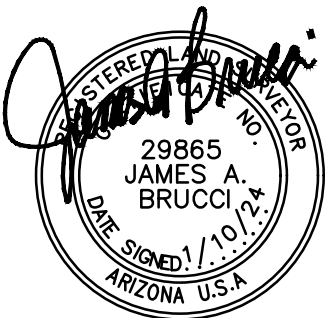
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°57'37"W	233.00'
L2	N00°16'39"E	65.00'
L3	N89°27'53"W	578.26'
L4	N89°57'37"W	458.35'
L5	N00°21'18"E	1183.93'
L6	S89°38'42"E	8.00'
L7	S00°21'18"W	1183.93'
L8	S89°57'37"E	458.38'
L9	S89°27'53"E	578.26'
L10	S00°16'39"W	8.00'

MONUMENTS:

- ① S.E. CORNER SECTION 26, T.3N., R.2W
FD B.C./HH STAMPED "M.C.D.O.T."
POINT OF COMMENCEMENT
- ② S. 1/4 CORNER SECTION 26, T.3N., R.2W
FD BRASS CAP IN HANDHOLE STAMPED
"M.C.D.O.T."
- ③ E. 1/4 CORNER SECTION 26, T.3N., R.2W
FD BC HH STAMPED "M.C.D.O.T."

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	$\Delta = 90^{\circ}18'55''$	30.00'	47.29'
C2	$\Delta = 90^{\circ}18'55''$	22.00'	34.68'

P.U.E. PUBLIC UTILITY EASEMENT



TITLE: **XB03**
 SCALE:
 DATE: 1/10/24
 DESC: P.U.E. LEGAL

HUNTER
 ENGINEERING
 10446 N. 74TH ST., SUITE 140
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986

PAGE 3 OF 3
 CIVIL AND SURVEY
 DWG. NO. XB03
 PROJ.NO.EISN005

ATTACHMENT 5

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

PUBLIC UTILITY EASEMENT

GLENDALE INDUSTRIAL LLC, a Texas limited liability company, hereinafter referred to as GRANTOR, owner of the parcel described in Recorded Document 2022-0723216, 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 11 day of December, 2023.

GLENDALE INDUSTRIAL LLC, a
Texas limited liability company


By: Julian Hawes, Jr.
Its: Vice President

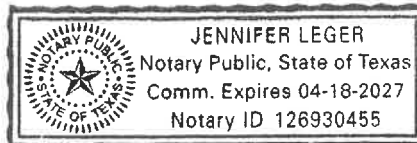
Exempt Pursuant to A.R.S. §11-1134(A)(2),
11-1134(A)(3)

STATE OF ^{Texas} ARIZONA)
County of ^{Dallas} Maricopa) ss.

The foregoing instrument was acknowledged before me this 11 day December, 2023, by Julian Hawes, Jr., the Vice President of Glendale Industrial LLC, a Texas limited liability company, who acknowledged that he/she executed this instrument for the purposes therein contained.


Notary Public

My commission expires: 4-18-27



6550 W Orangewood Ave
Ord. No. _____

PUBLIC UTILITY EASEMENT LEGAL DESCRIPTION

AN EASEMENT WITHIN A PORTION LOT 12, OF MAP OF HADSELL'S ADDITION TO GLENDALE AS RECORDED IN BOOK 2, PAGE 10, MARICOPA COUNTY RECORDERS, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 6, MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE CALCULATED WEST QUARTER CORNER OF SAID SECTION 6, BEARS SOUTH 88°20'54" WEST, A DISTANCE OF 2455.05 FEET;

THENCE SOUTH 88°20'54" WEST, ALONG THE CENTERLINE OF WEST ORANGEWOOD AVENUE, A DISTANCE OF 1888.05 FEET;

THENCE NORTH 00°08'37" WEST, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°08'37" WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 88°20'54" EAST, A DISTANCE OF 564.26 FEET;

THENCE SOUTH 00°15'02" EAST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 88°20'54" WEST, A DISTANCE OF 564.28 FEET TO THE POINT OF BEGINNING.



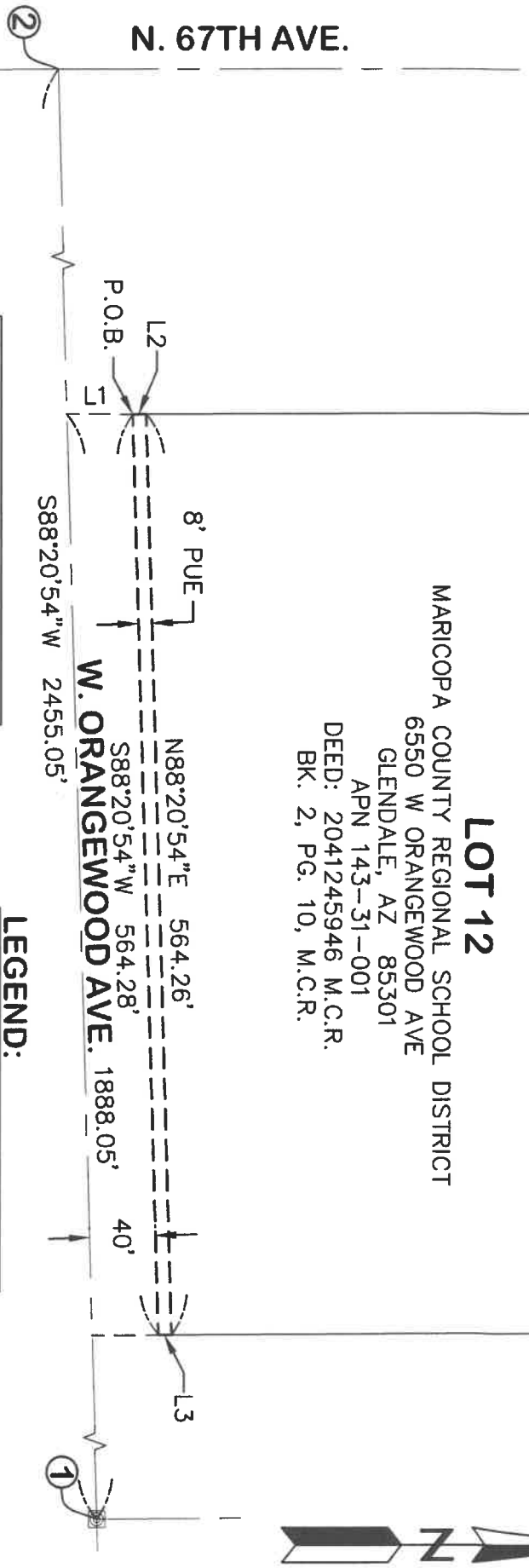
TITLE: XB01
DATE: 09/01/23
DESC: PUBLIC UTILITY EASEMENT

HUNTER ENGINEERING 10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986	PAGE 1 OF 2 CIVIL AND SURVEY DWG.NO.XB01 PROJ.NO.ORNG001-S
--	--

PUBLIC UTILITY EASEMENT EXHIBIT

LOT 12

MARICOPA COUNTY REGIONAL SCHOOL DISTRICT
 6550 W ORANGEWOOD AVE
 GLENDALE, AZ 85301
 APN 143-31-001
 DEED: 2041245946 M.C.R.
 BK. 2, PG. 10, M.C.R.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°08'37"W	40.01'
L2	N00°08'37"W	8.00'
L3	S00°15'02"E	8.00'

LEGEND:
 P.O.B. - POINT OF BEGINNING
MONUMENT DESCRIPTIONS:

- ① CENTER CORNER SECTION 6, T.2N., R2E, FOUND 3" BRASS CAP IN HANDHOLE POINT OF COMMENCEMENT
- ② WEST 1/4 CORNER SECTION 6, T.2N., R2E, CALCULATED POSITION PER BK. 699, PG. 26 MCR.



TITLE: **XB01**
 SCALE: 1"=100'
 DATE: 09/01/23
 DESC: PUBLIC UTILITY EASEMENT

PAGE 2 OF 2

HUNTER
 ENGINEERING
 10450 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986
 CIVIL AND SURVEY
 DWG. NO. XB01
 PROJ. NO. ORNG001-S

ATTACHMENT 6

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

WARRANTY DEED

For Ten Dollars and other valuable consideration, I or We, **GLENDALE INDUSTRIAL LLC**, a Texas 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 11 day of December, 2023.

GLENDALE INDUSTRIAL LLC, a Texas limited liability company


By: Julian Hawes, Jr.
Its: Vice President

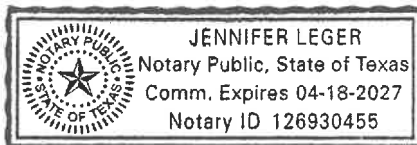
Exempt Pursuant to A.R.S. §11-1134 (A)(3)

STATE OF ^{Texas} ARIZONA)
County of ^{Dallas} ~~Maricopa~~) ss.

The foregoing instrument was acknowledged before me this 11 day December, 2023 by Julian Hawes, Jr., the Vice President of Glendale Industrial LLC, a Texas limited liability company, who acknowledged that he executed this instrument for the purposes therein contained.


Notary Public

My commission expires: 4-18-27



6550 W Oranewood Ave
Ord _____

**EXHIBIT A
RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION**

A PORTION LOT 12, OF MAPS OF HADSELL'S ADDITION TO GLENDALE AS RECORDED IN BOOK 2, PAGE 10, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 6, MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE CALCULATED WEST QUARTER CORNER OF SAID SECTION 6, BEARS SOUTH 88°20'54" WEST, A DISTANCE OF 2455.05 FEET;

THENCE SOUTH 88°20'54" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1888.05 FEET;

THENCE NORTH 00°08'37" WEST, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 33.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING, NORTH 00°08'37" WEST, A DISTANCE OF 7.00 FEET;

THENCE NORTH 88°20'54" EAST, A DISTANCE OF 564.28 FEET;

THENCE SOUTH 00°15'02" EAST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 88°20'54" WEST, A DISTANCE OF 564.29 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 3,949 S.F.±



TITLE: XB03
DATE: 9/01/23
DESC: RIGHT OF WAY DEDICATION

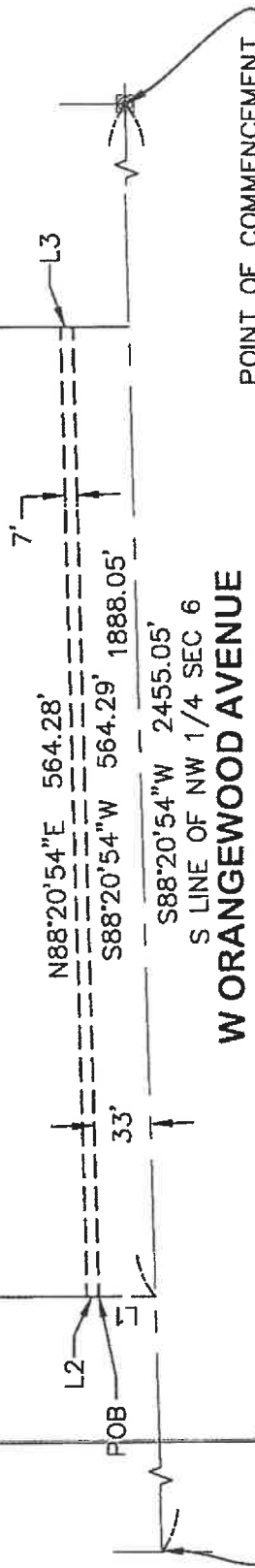
HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PAGE 1 OF 2
CIVIL AND SURVEY
DWG. NO. XB03
PROJ. NO. ORNG001-S

EXHIBIT A RIGHT OF WAY

LOT 12

MARICOPA COUNTY REGIONAL SCHOOL
DISTRICT
6550 W ORANGEWOOD AVE
GLENDALE, AZ 85301
APN 143-31-001
DEED: 2041245946 M.C.R.
BK. 2, PG. 10, M.C.R.



POINT OF COMMENCEMENT
CENTER CORNER SECTION 6,
T.2N., R2E, FOUND 3" BRASS
CAP IN HANDHOLE

W ORANGEWOOD AVENUE

WEST 1/4 CORNER SECTION 6,
T.2N., R2E, CALCULATED POSITION
PER BK 699, PG. 26 MCR.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°08'37"W	33.01'
L2	N00°08'37"W	7.00'
L3	S00°15'02"E	7.00'



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

PAGE 2 OF 2
CIVIL AND SURVEY
DWG. NO. XB03
PROJ. NO. ORNG001-S

TITLE: XB03
SCALE: 1" = 100'
DATE: 9/01/23
DESC: RIGHT OF WAY
DEDICATION

ATTACHMENT 7

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, NNN REIT, LP, a Delaware limited partnership formerly known as NATIONAL RETAIL PROPERTIES, LP, (“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 21st day of September, 2023.

NNN REIT, LP, *mk* *N* *RCS*
a Delaware limited partnership

By: NNN GP Corp., a Delaware corporation,
as general partner

By: *K. B. Habicht*
Name: Kevin B. Habicht
Title: Executive Vice President

**99th & MARYLAND
WATERLINE EASEMENT
LEGAL DESCRIPTION**

That portion of the Southwest quarter of Section 9, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at a brass cap flush marking the Southwest corner of said Section 9 from which a brass cap flush marking the West quarter corner of said Section 9 bears North 00°04'52" East (Basis of Bearings), a distance of 2596.66 feet;

Thence North 00°04'52" East, along the West line of said Southwest quarter of Section 9, a distance of 1891.04 feet;

Thence North 89°49'46" East, a distance of 65.50 feet to the TRUE POINT OF BEGINNING.

Thence continuing North 89°49'46" East, a distance of 718.60 feet;

Thence South 45°17'14" East, a distance of 50.77 feet;

Thence South 00°24'14" East, a distance of 90.40 feet;

Thence North 89°49'46" East, a distance of 19.84 feet;

Thence South 00°10'14" East, a distance of 10.00 feet;

Thence South 89°49'46" West, a distance of 19.80 feet;

Thence South 00°24'14" East, a distance of 76.40 feet;

Thence North 89°35'46" East, a distance of 14.07 feet;

Thence South 00°24'14" East, a distance of 8.25 feet;

Thence South 89°35'46" West, a distance of 14.07 feet;

Thence South 00°24'14" East, a distance of 92.78 feet;

Thence North 89°35'46" East, a distance of 21.54 feet;

Thence South 00°24'14" East, a distance of 33.36 feet;

Thence South 89°35'46" West, a distance of 10.00 feet;

Thence North 00°24'14" West, a distance of 23.36 feet;

Thence South 89°35'46" West, a distance of 11.54 feet;



Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com	DRAWN BY: JSB	SHT. NAME: WATERLINE EASEMENT LEGAL DESCRIPTION	SHT. NO. 1 OF 5
	DATE: JULY 14, 2023		
	JOB. NO.: 654		
	CHECKED BY: MJT		

Thence South 00°24'14" East, a distance of 107.36 feet;
 Thence South 44°28'40" West, a distance of 29.52 feet;
 Thence South 89°21'33" West, a distance of 208.54 feet;
 Thence South 00°10'14" East, a distance of 12.29 feet;
 Thence South 89°49'46" West, a distance of 10.00 feet;
 Thence North 00°10'14" West, a distance of 12.21 feet;
 Thence South 89°21'33" West, a distance of 115.77 feet;
 Thence North 45°20'45" West, a distance of 29.45 feet;
 Thence North 00°03'03" West, a distance of 129.90 feet;
 Thence North 45°01'45" West, a distance of 12.94 feet;
 Thence South 89°59'34" West, a distance of 4.59 feet;
 Thence South 00°10'14" East, a distance of 9.12 feet;
 Thence South 89°49'46" West, a distance of 10.00 feet;
 Thence North 00°10'14" West, a distance of 9.15 feet;
 Thence South 89°59'34" West, a distance of 252.42 feet;
 Thence South 00°10'14" West, a distance of 9.60 feet;
 Thence South 89°49'46" West, a distance of 10.00 feet;
 Thence North 00°10'14" West, a distance of 9.63 feet;
 Thence South 89°59'34" West, a distance of 95.69 feet;
 Thence North 00°04'52" East, a distance of 20.00 feet;
 Thence North 89°59'34" East, a distance of 380.94 feet;
 Thence South 45°01'45" East, a distance of 29.50 feet;
 Thence South 00°03'03" East, a distance of 129.84 feet;
 Thence South 45°20'45" East, a distance of 12.76 feet;



<p>Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com</p>	<p>DRAWN BY: JSB DATE: JULY 14, 2023 JOB. NO.: 654 CHECKED BY: MJT</p>	<p>SHT. NAME EXHIBIT "B" WATERLINE EASEMENT LEGAL DESCRIPTION CONTINUED</p>	<p>SHT. NO. 2 OF 5</p>
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Thence North 89°21'33" East, a distance of 317.71 feet;
 Thence North 44°28'40" East, a distance of 13.00 feet;
 Thence North 00°24'14" West, a distance of 378.67 feet;
 Thence North 45°17'14" West, a distance of 34.25 feet;
 Thence South 89°49'46" West, a distance of 309.68 feet;
 Thence South 00°10'14" East, a distance of 99.73 feet;
 Thence South 89°28'04" West, a distance of 26.05 feet;
 Thence North 00°10'14" West, a distance of 10.00 feet;
 Thence North 89°28'04" East, a distance of 6.05 feet;
 Thence North 00°10'14" West, a distance of 89.86 feet;
 Thence South 89°49'46" West, a distance of 192.47 feet;
 Thence South 00°10'14" East, a distance of 11.22 feet;
 Thence South 89°49'46" West, a distance of 10.00 feet;
 Thence North 00°10'14" West, a distance of 11.22 feet;
 Thence South 89°49'46" West, a distance of 178.29 feet;
 Thence North 00°04'52" East, along a line parallel with and 65.00 feet east of said West line of the Southwest quarter, a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

Containing 44,047 square feet, or 1.011 acres of land, more or less.



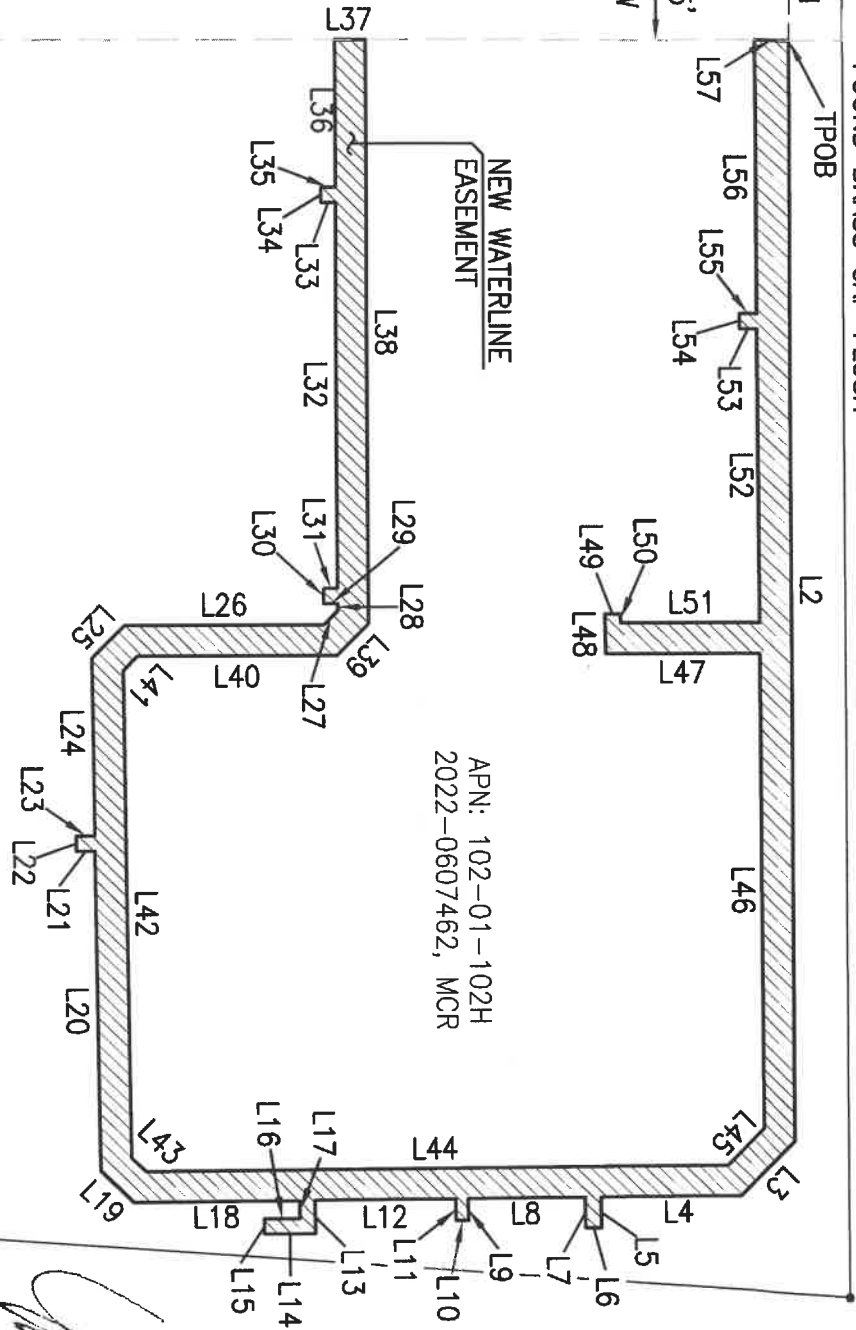
<p>Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com</p>	<p>DRAWN BY: JSB DATE: JULY 14, 2023 JOB. NO.: 654 CHECKED BY: MJT</p>	<p>SHT. NAME EXHIBIT "B" WATERLINE EASEMENT LEGAL DESCRIPTION CONTINUED</p>	<p>SHT. NO. 3 OF 5</p>
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WEST QUARTER CORNER
SECTION 9, T2N, R1E
FOUND BRASS CAP FLUSH

N00°04'52"E 2596.66'(BOB)
N 99TH AVE

1891.04'
65.5'
R/W

SOUTHWEST CORNER
SECTION 9, T2N, R1E
FOUND BRASS CAP FLUSH



APN: 102-01-102H
2022-0607462, MCR

1"=120'



REGISTERED LAND SURVEYOR
CERTIFICATE NO. 25090
MICHAEL J. THOMPSON
Date Signed 7/14/23
ARIZONA U.S.A.
Expires 09/30/2025

[Signature]

Helix Engineering, LLC

Engineering / Surveying / Consulting
3240 E Union Hills, Suite 113, Phoenix, AZ 85050
PH 602-788-2616, www.hxeng.com

DRAWN BY: JSB
DATE: JULY 14, 2023
JOB. NO.: 654
CHECKED BY: MJT

SHT. NAME

EXHIBIT "B"
WATERLINE EASEMENT
GRAPHIC DEPICTION

SHT. NO.

4 OF 5

LINE TABLE

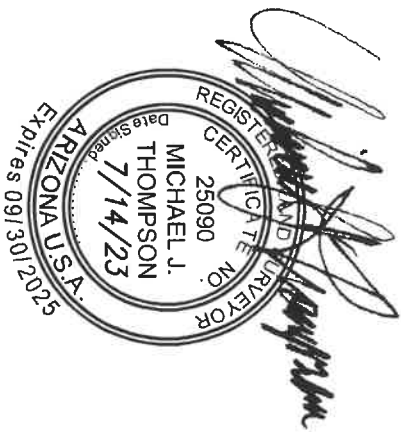
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N 89°49'46" E	65.50'	L21	S 00°10'14" E	12.29'	L41	S 45°20'45" E	12.76'
L2	N 89°49'46" E	718.60'	L22	S 89°49'46" W	10.00'	L42	N 89°21'33" E	317.71'
L3	S 45°17'14" E	50.77'	L23	N 00°10'14" W	12.21'	L43	N 44°28'40" E	13.00'
L4	S 00°24'14" E	90.40'	L24	S 89°21'33" W	115.77'	L44	N 00°24'14" W	378.67'
L5	N 89°49'46" E	19.84'	L25	N 45°20'45" W	29.45'	L45	N 45°17'14" W	34.25'
L6	S 00°10'14" E	10.00'	L26	N 00°03'03" W	129.90'	L46	S 89°49'46" W	309.68'
L7	S 89°49'46" W	19.80'	L27	N 45°01'45" W	12.94'	L47	S 00°10'14" E	99.73'
L8	S 00°24'14" E	76.40'	L28	S 89°59'34" W	4.59'	L48	S 89°28'04" W	26.05'
L9	N 89°35'46" E	14.07'	L29	S 00°10'14" E	9.12'	L49	N 00°10'14" W	10.00'
L10	S 00°24'14" E	8.25'	L30	S 89°49'46" W	10.00'	L50	N 89°28'04" E	6.05'
L11	S 89°35'46" W	14.07'	L31	N 00°10'14" W	9.15'	L51	N 00°10'14" W	89.86'
L12	S 00°24'14" E	92.78'	L32	S 89°59'34" W	252.42'	L52	S 89°49'46" W	192.47'
L13	N 89°35'46" E	21.54'	L33	S 00°10'14" E	9.60'	L53	S 00°10'14" E	11.22'
L14	S 00°24'14" E	33.36'	L34	S 89°49'46" W	10.00'	L54	S 89°49'46" W	10.00'
L15	S 89°35'46" W	10.00'	L35	N 00°10'14" W	9.63'	L55	N 00°10'14" W	11.22'
L16	N 00°24'14" W	23.36'	L36	S 89°59'34" W	95.69'	L56	S 89°49'46" W	178.29'
L17	S 89°35'46" W	11.54'	L37	N 00°04'52" E	20.00'	L57	N 00°04'52" E	20.00'
L18	S 00°24'14" E	107.36'	L38	N 89°59'34" E	380.94'			
L19	S 44°28'40" W	29.52'	L39	S 45°01'45" E	29.50'			
L20	S 89°21'33" W	208.54'	L40	S 00°03'03" E	129.84'			

LEGEND

POC POINT OF COMMENCEMENT
 TPOB TRUE POINT OF BEGINNING
 R/W RIGHT OF WAY
 BOB BASIS OF BEARINGS
 FOUND BRASS CAP FLUSH



EASEMENT BOUNDARY
 SECTION LINE
 PROPERTY BOUNDARY
 NEW RIGHT OF WAY DEDICATION
 WATERLINE EASEMENT



Helix Engineering, LLC

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 DATE: JULY 14, 2023
 JOB NO.: 654
 CHECKED BY: MJT

SHT. NAME

EXHIBIT "B"
 WATERLINE EASEMENT
 LEGEND AND LINE TABLE

SHT. NO.

ATTACHMENT 8

When recorded, mail to:

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

SPECIAL WARRANTY DEED

For Ten Dollars and other valuable consideration, I or We, NNN REIT, LP, a Delaware limited partnership, formerly known as, **NATIONAL RETAIL PROPERTIES, LP**, (“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 lawfully claiming by through or under Grantor, but against no other, subject only to those encumbrances or liens of record, or as above set forth, if any.

Dated this 21st day of September, 2023.

NNN REIT, LP, KK
a Delaware limited partnership KV KB

By: NNN GP Corp., a Delaware corporation,
as general partner

By: Kevin B. Habicht
Name: Kevin B. Habicht
Title: Executive Vice President

**99th & MARYLAND
RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION**

That portion of the Southwest quarter of Section 9, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at a brass cap flush marking the Southwest corner of said Section 9 from which a brass cap flush marking the West quarter corner of said Section 9 bears North 00°04'52" East (Basis of Bearings), a distance of 2596.66 feet;

Thence North 00°04'52" East, along the West line of said Southwest quarter of Section 9, a distance of 1298.34 feet;

Thence North 87°26'32" East, a distance of 33.04 feet to the Southwest corner of the property described under Special Warranty Deed 2022-0607462, Official Records Maricopa County Recorder and the TRUE POINT OF BEGINNING;

Thence North 00°04'52" East, along a line parallel with, and 33.00 feet East of said West line of the Southwest quarter of Section 9, a distance of 627.82 feet;

Thence North 89°51'37" East, along the Northerly lot line, a distance of 32.50 feet;

Thence South 00°04'52" West, along a line parallel with and 65.50 feet East of said West line of the Southwest quarter of Section 9, a distance of 626.44 feet;

Thence South 87°26'32" West, along the Southerly lot line, a distance of 32.53 feet to the TRUE POINT OF BEGINNING.

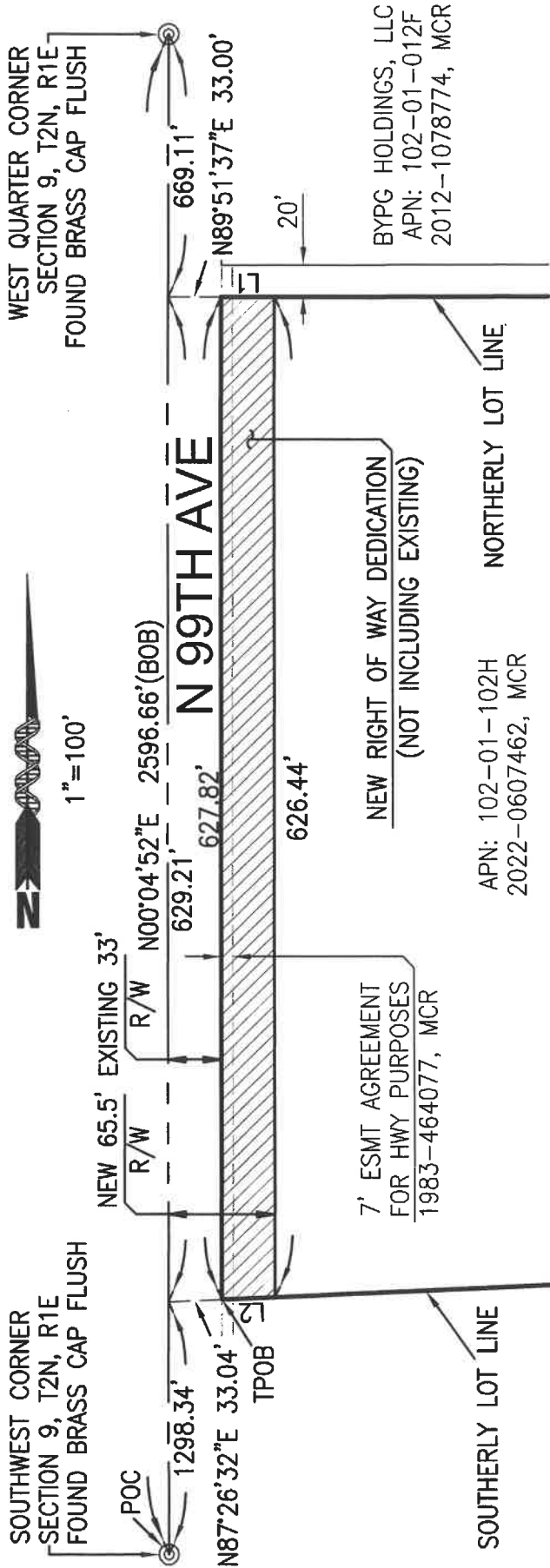
Containing 20,382 square feet, or 0.468 acres of land, more or less.



Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com	DRAWN BY: JSB	SHT. NAME RIGHT OF WAY DEDICATION LEGAL DESCRIPTION	SHT. NO. 1 OF 2
	DATE: JULY 14, 2023		
	JOB. NO.: 654		
	CHECKED BY: MJT		



1"=100'



BYPG HOLDINGS, LLC
APN: 102-01-012F
2012-1078774, MCR

APN: 102-01-102H
2022-0607462, MCR

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 89°51'37" E	32.50'
L2	S 87°26'32" W	32.53'

LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSOR PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDER
- R/W RIGHT OF WAY
- BOB BASIS OF BEARINGS
- FOUND BRASS CAP FLUSH
- EASEMENT BOUNDARY
- SECTION LINE
- PROPERTY BOUNDARY
- NEIGHBORING PROPERTY BOUNDARY
- EASEMENT FOR HIGHWAY PURPOSES
- NEW RIGHT OF WAY DEDICATION

Michael J. Thompson

Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com	DRAWN BY: JSB DATE: JULY 14, 2023 JOB. NO.: 654 CHECKED BY: MJT	SHT. NAME EXHIBIT "B" RIGHT OF WAY DEDICATION GRAPHIC DEPICTION	SHT. NO. 2 OF 2
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