

ORDINANCE NO. O25-25

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 – 15, 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 27th day of May, 2025.

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, Interim City Manager

EXHIBIT 1
DEEDS AND EASEMENTS TABLE
FOR ORDINANCE NO. _____

ATTACHMENT NO.		
1	Grantor Name	KEEFER'S INC
	Development/Project	CIRCLE K, 75 TH AND GLENDALE AVENUE
	Location	6937 North 75 th Avenue
	Purpose	Right-of-Way on 75 th Avenue and Glendale Avenue
	Conveyance Document	Warranty Deed
2	Grantor Name	KEEFER'S INC
	Development/Project	CIRCLE K, 75 TH AND GLENDALE AVENUE
	Location	6937 North 75 th Avenue
	Purpose	Right-of-Way on Glendale Avenue
	Conveyance Document	Warranty Deed
3	Grantor Name	BF FOODS RE GLENDALE LLC
	Development/Project	CIRCLE K, 75 TH AND GLENDALE AVENUE
	Location	6937 North 75 th Avenue
	Purpose	Right-of-Way on Glendale Avenue
	Conveyance Document	Warranty Deed
4	Grantor Name	DREAMFOAM BEDDING LLC
	Development/Project	BROOKLYN BEDDING PHASE 2
	Location	5301 West Bethany Home Road
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
5	Grantor Name	DREAMFOAM BEDDING LLC
	Development/Project	BROOKLYN BEDDING PHASE 2
	Location	5301 West Bethany Home Road
	Purpose	Sidewalk Easement
	Conveyance Document	Conveyance of Easement

ATTACHMENT NO.		
6	Grantor Name	CENTERLINE ON GLENDALE TWO LLC
	Development/Project	CENTERLINE ON GLENDALE
	Location	6661 West Glendale Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
7	Grantor Name	CENTERLINE ON GLENDALE LLC
	Development/Project	CENTERLINE ON GLENDALE
	Location	6775 North 67 th Avenue
	Purpose	Sidewalk Easement
	Conveyance Document	Conveyance of Easement
8	Grantor Name	CENTERLINE ON GLENDALE LLC
	Development/Project	CENTERLINE ON GLENDALE
	Location	6775 North 67 th Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
9	Grantor Name	CITY OF GLENDALE
	Development/Project	FORMER COURT HOUSE SITE, EAST SIDE
	Location	4727 West Glendale Avenue
	Purpose	Waterline Easement
	Conveyance Document	Waterline Easement
10	Grantor Name	SILVER EAGLE PROPERTIES LLC
	Development/Project	ANDREWS REFRIGERATION PHASE 2
	Location	5800 West Missouri Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
11	Grantor Name	ADAMAN IRRIGATION WATER DELIVERY DISTRICT #36
	Development/Project	COMMERCE 303
	Location	Camelback Road between Alsup Avenue & Reems Road
	Purpose	Right-of-way on Camelback Road
	Conveyance Document	Quit Claim Deed

ATTACHMENT NO.		
12	Grantor Name	ARTISAN ROOFING ENTERPRISES LLC
	Development/Project	ARTISAN ROOFING
	Location	10837 W. Northview Avenue
	Purpose	Right-of-way on Northview Avenue
	Conveyance Document	Warranty Deed
13	Grantor Name	Z-MODULAR GLENDALE I, LLC
	Development/Project	COG Lift Station #7
	Location	6255 N. Ballpark Boulevard
	Purpose	Public Utility and Access Easement
	Conveyance Document	Conveyance of Easement
14	Grantor Name	CITY OF GLENDALE
	Development/Project	ORANGEWOOD AVENUE: 69 TH TO 71 ST AVENUES
	Location	Orangewood Avenue – 69 th to 71 st Avenues
	Purpose	Right-of-Way on Orangewood Avenue
	Conveyance Document	Dedication of Public Right-of-Way
15	Grantor Name	CITY OF GLENDALE
	Development/Project	BALLPARK BOULEVARD
	Location	Ballpark Boulevard at 101 st Avenue
	Purpose	Right-of-way on Ballpark Boulevard
	Conveyance Document	Dedication of Public Right-of-Way

ATTACHMENT 1

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

WARRANTY DEED

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

For Ten Dollars and other valuable consideration, I or We, **KEEFER'S INC.**, a California corporation ("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.

[SIGNATURE TO FOLLOW ON NEXT PAGE.]

Dated this 10 day of JANUARY, 2025.

KEEFER'S INC., a California corporation

By: Timothy G Keefe
Name: TIMOTHY G. KEEFER
Its: PRESIDENT

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

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF 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 Monterey

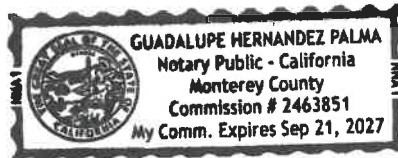
On January 10, 2025 before me Guadalupe Hernandez Palma
Notary, personally appeared

Timothy G Keefe, 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.

Guadalupe Palma
Signature of Notary Public



(Notary Seal)

6937 N 75th Ave
Ord _____

**LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION**

That a portion of the Northwest quarter of Section 12, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at a 4" Maricopa County engineering department brass cap in handhole marking the Northwest corner of said Section 12, from which a 4" Maricopa County Engineering Department brass cap in handhole marking the North quarter corner of said Section 12 bears North 89°53'41" East (Basis of Bearings), a distance of 2,651.45 feet;

Thence North 89°53'41" East, a distance of 253.14 feet along the North line of said Northwest quarter;

Thence South 01°48'39" West, a distance of 65.04 feet to the Northerly Northwest corner of Lot 6, as said lot is shown on the plat entitled "75TH AVENUE & GLENDALE AVENUE" recorded September 13, 2022 in Book 1694, of Maps, Page 44, Official Records of Maricopa County Recorder, and the TRUE POINT OF BEGINNING;

Thence South 89°53'41" West, along a line parallel with, and 65.00 South of said North line of the Northwest quarter of Section 12, a distance of 86.58 feet;

Thence South 00°06'19" East, a distance of 10.00 feet;

Thence South 89°53'41" West, along a line parallel with, and 75.00 South of said North line of the Northwest quarter of Section 12, a distance of 50.00 feet;

Thence North 00°06'19" West, a distance of 10.00 feet;

Thence South 89°53'41" West, along a line parallel with, and 65.00 South of said North line of the Northwest quarter of Section 12, a distance of 12.02 feet;

Thence South 45°51'10" West, a distance of 56.79 feet;

Thence South 01°48'39" West, along a line parallel with, and 65.00 East of said West line of the Northwest quarter of Section 12, a distance of 150.61 feet to the Southerly Northwest corner of said Lot 6;

Thence South 89°53'41" West, a distance of 10.01 feet;

Thence North 01°48'39" East, along a line parallel with, and 55.00 East of the West line of said Northwest quarter of Section 12, a distance of 155.00 feet;

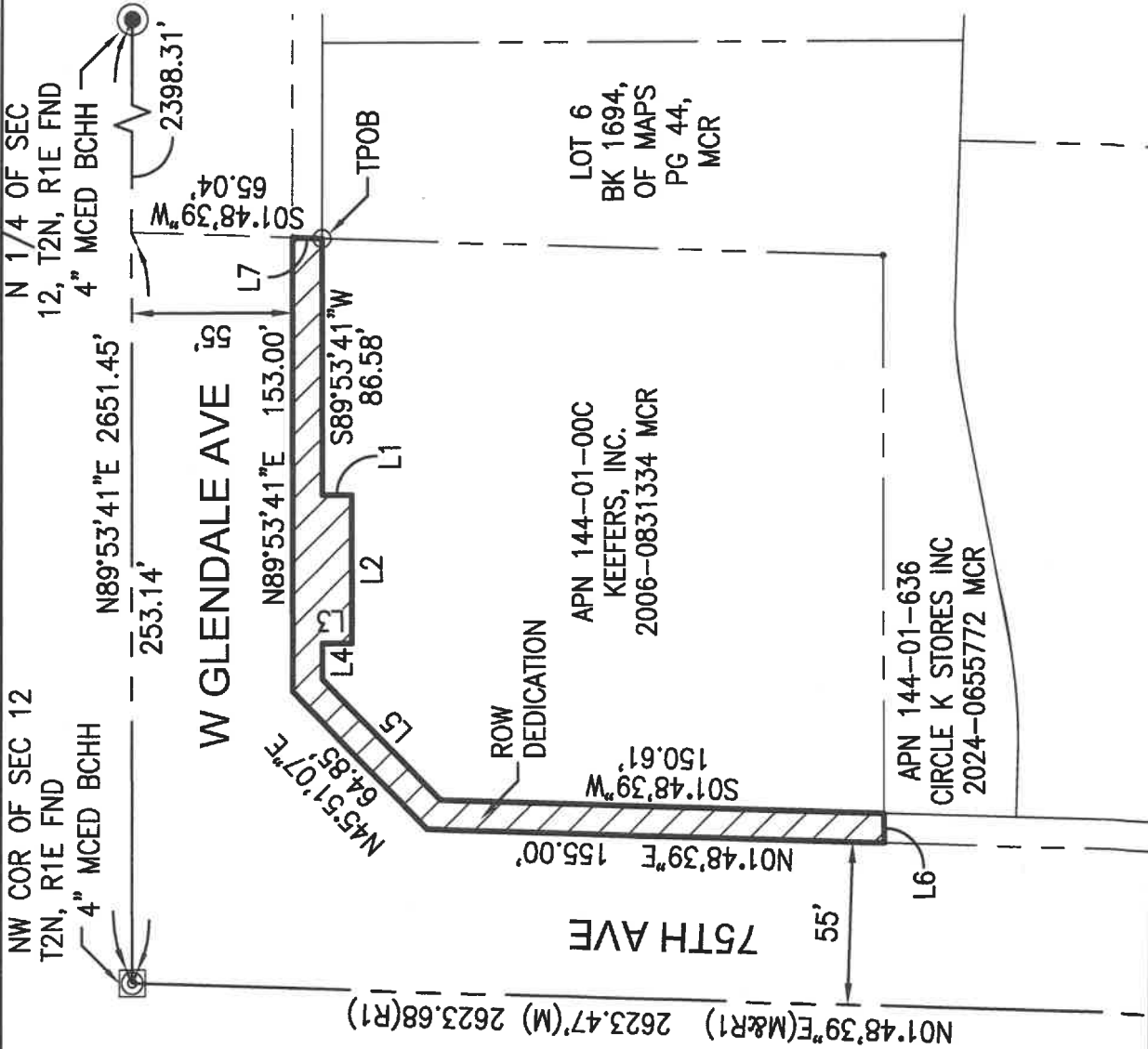
Thence North 45°51'07" East, a distance of 64.85 feet;

Thence North 89°53'41" East, along a line parallel with, and 55.00 South of said North line of the Northwest quarter of Section 12, a distance of 153.00 feet;

Thence South 01°48'39" West, a distance of 10.01 feet to the TRUE POINT OF BEGINNING.

Containing 4,145 square feet, or 0.095 acres of land, more or less.

Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 (ph) 602-788-2616, www.hxeng.com	DRAWN BY: MJT	SHT. NAME EXHIBIT "B" RIGHT OF WAY DEDICATION LEGAL DESCRIPTION	SHT. NO. 1 OF 2
	DATE: JANUARY 1, 2025		
	JOB. NO.: 370.1		
	CHECKED BY: TDS		



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 00°06'19" E	10.00'
L2	S 89°53'41" W	50.00'
L3	N 00°06'19" W	10.00'
L4	N 89°53'41" E	12.02'
L5	S 45°51'10" W	56.79'
L6	S 89°53'41" W	10.01'
L7	S 01°48'39" W	10.01'

1"=60'

REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 25090
 MICHAEL J. THOMPSON
 Date Stated 1/1/25
 ARIZONA U.S.A.
 Expires 09/30/2025

Michael J. Thompson

<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: MJT DATE: JANUARY 1, 2025 JOB. NO.: 587 CHECKED BY: TDS</p>	<p>SHT. NAME EXHIBIT "B" RIGHT OF WAY DEDICATION CIRCLE K 75TH AVENUE & GLENDALE AVENUE</p>
		SHT. NO. 2 OF 2

ATTACHMENT 2

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

WARRANTY DEED

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

For Ten Dollars and other valuable consideration, I or We, **KEEFER'S INC.**, a California corporation ("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.

[SIGNATURE TO FOLLOW ON NEXT PAGE.]

Dated this 10 day of JANUARY, 2025.

KEEFER'S INC., a California corporation

By Timothy G. Keefer
Name: TIMOTHY G. KEEFER
Its: PRESIDENT

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

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF 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

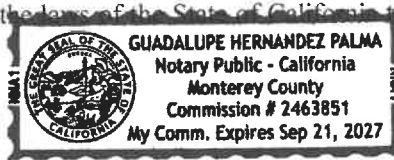
COUNTY OF Monterey

On January 10, 2025 before me Guadalupe Hernandez Palma,
Notary, personally appeared Timothy G. Keefer, 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.

Guadalupe Palma
Signature of Notary Public



(Notary Seal)

6937 N 75th Ave
Ord _____

**75TH AVE & GLENDALE AVE
RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION**

That portion of the Northwest quarter of Section 12, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

COMMENCING at a brass cap in hand hole marking the Northwest corner of said Section 12 from which a brass cap in hand hole marking the North quarter corner of said Section 12 bears North 89°53'41" East (Basis of Bearings), a distance of 2651.45 feet;

Thence North 89°53'41" East, along the North line of said Northwest quarter, a distance of 317.07 feet;

Thence departing said North line, South 00°06'19" East, a distance of 65.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00°06'19" East, along the East property line thereof, a distance of 15.65 feet;

Thence South 89°53'41" West, a distance of 24.99 feet;

Thence North 36°42'22" West, a distance of 19.49 feet to a point on said property line;

Thence North 89°53'41" East, along the Northerly property line thereof, a distance of 36.61 feet to the TRUE POINT OF BEGINNING.

Containing 482 square feet, or 0.011 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	SHEET NAME EXHIBIT "B" RIGHT OF WAY DEDICATION LEGAL DESCRIPTION	SHEET NO. 1 OF 2
	DATE: OCT. 18, 2023		
	JOB. NO.: 587		
	CHECKED BY: TDS		

NORTHWEST CORNER
SECTION 12, T2N, R1E
FOUND 4" MCED
BRASS CAP IN HAND HOLE

N89°53'41"E (BASIS OF BEARINGS) 2651.45'

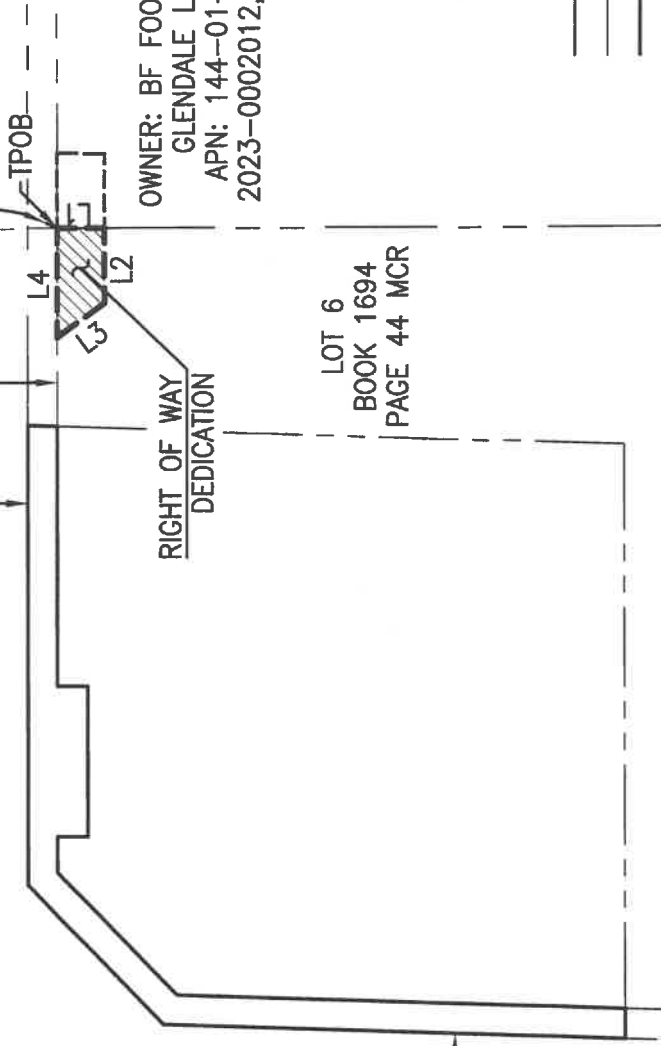
W GLENDALE AVE

75TH AVE
N01°48'39"E 2623.47'

WEST 1/4 CORNER
SECTION 12, T2N, R1E
FOUND BRASS CAP IN HAND HOLE
NO IDENTIFICATION

NORTH 1/4 CORNER
SECTION 12, T2N, R1E
FOUND 4" MCED
BRASS CAP IN HAND HOLE

2334.38
S00°06'19"E 65.00'



OWNER: BF FOODS RE
GLENDALE LLC
APN: 144-01-631
2023-0002012, MCR.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 00°06'19" E	15.65'
L2	S 89°53'41" W	24.99'
L3	N 36°42'22" W	19.49'
L4	N 89°53'41" E	36.61'

LEGEND

- ⊙ POC
- ⊙ TPOB
- R/W
- APN
- MCR
- MCED
- SECTION LINE
- PROPERTY BOUNDARY
- OLD R/W DEDICATION
- TIE
- ⌈ ADJOINED R/W DEDICATION
- ▨ RIGHT OF WAY DEDICATION

<p>Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 (PH) 602-788-2616, www.hxeng.com</p>	<p>SHEET NAME</p> <p>EXHIBIT "B" RIGHT OF WAY DEDICATION GRAPHIC DEPICTION</p>	<p>SHEET NO.</p> <p>2 OF 2</p>
<p>DRAWN BY: JSB DATE: OCT. 18, 2023 JOB. NO.: 587 CHECKED BY: TDS</p>		

ATTACHMENT 3

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, **BF FOODS RE GLENDALE LLC**, a Delaware 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 7th day of February, 2025.

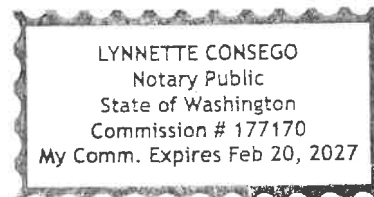
BF FOODS RE GLENDALE LLC, a
Delaware limited liability company

Lee Ann Subelbia / owner

By:
Its:

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

Washington
STATE OF ~~ARIZONA~~ }
County of ~~Maricopa~~ } ss.
King



The foregoing instrument was acknowledged before me this 7th day of February 2025 by LeeAnn Subelbia, a Delaware limited liability company, who acknowledged that she executed this instrument for the purposes therein contained.

Lynnette Consegó
Notary Public

My commission expires: Feb 20, 2027

**75TH AVE & GLENDALE AVE
RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION**

That portion of the Northwest quarter of Section 12, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

COMMENCING at a brass cap in hand hole marking the Northwest corner of said Section 12 from which a brass cap in hand hole marking the North quarter corner of said Section 12 bears North 89°53'41" East (Basis of Bearings), a distance of 2651.45 feet;

Thence North 89°53'41" East, along the North line of said Northwest quarter, a distance of 317.07 feet;

Thence departing said North line, South 00°06'19" East, a distance of 65.00 feet to the TRUE POINT OF BEGINNING;

Thence North 89°53'41 East, along the Northerly property line thereof, a distance of 25.01 feet;

Thence departing said Northerly property line, South 00°06'19" East, a distance of 15.65 feet;

Thence South 89°53'41" West, to a point on the Easterly property line, a distance of 25.01;

Thence North 00°06'19" West, along said Easterly property line, a distance of 15.65 feet to the TRUE POINT OF BEGINNING.

Containing 391 square feet, or 0.008 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: OCT. 18, 2023 JOB. NO.: 587 CHECKED BY: TDS</p>	<p>SHEET NAME EXHIBIT "B" RIGHT OF WAY DEDICATION LEGAL DESCRIPTION</p>	<p>SHEET NO. 1 OF 2</p>
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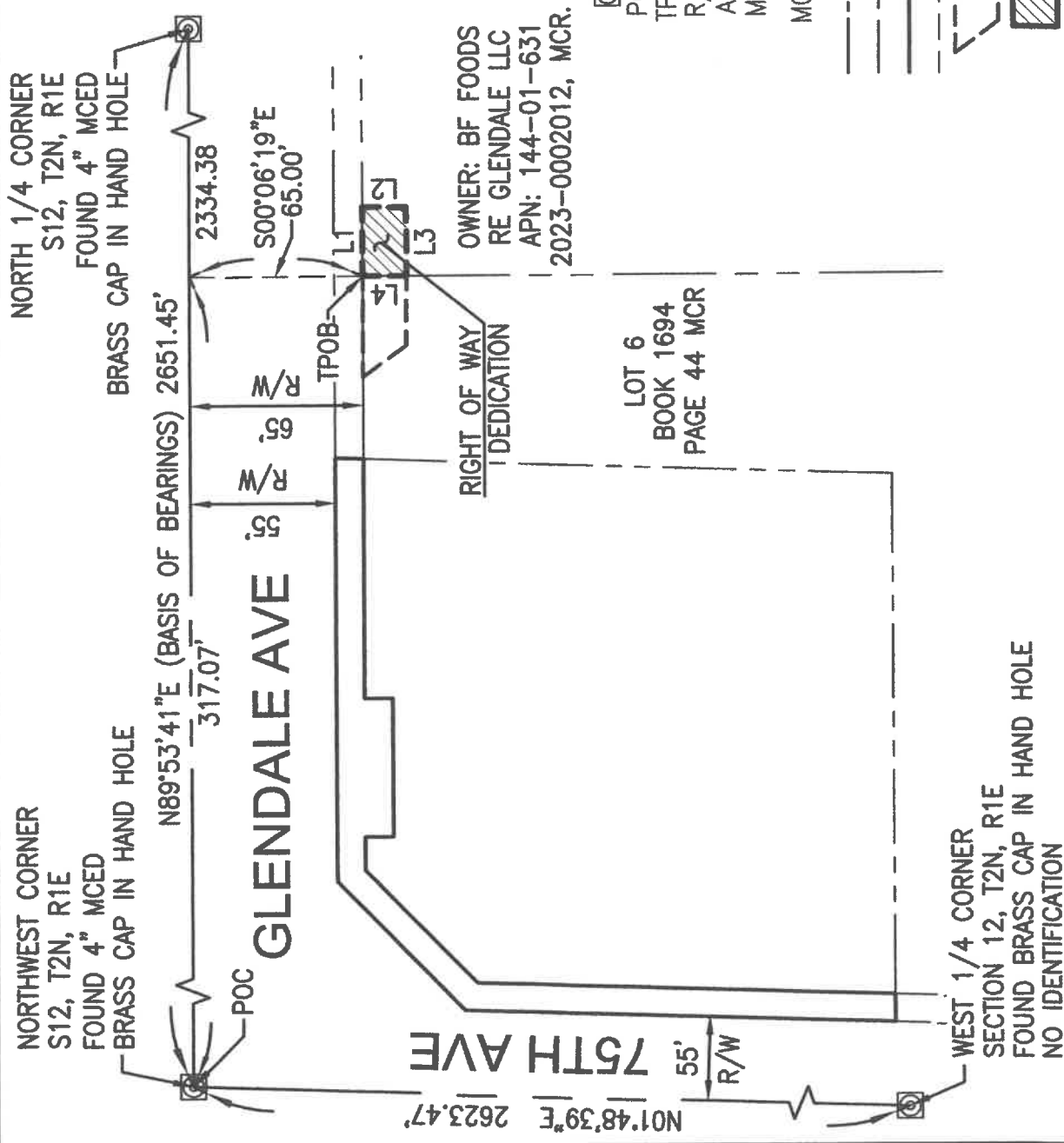
LINE TABLE		
NO.	BEARING	LENGTH
L1	N 89°53'41" E	25.01'
L2	S 00°06'19" E	15.65'
L3	S 89°53'41" W	25.01'
L4	N 00°06'19" W	15.65'



LEGEND

- BRASS CAP IN HAND HOLE
- POINT OF COMMENCEMENT
- TRUE POINT OF BEGINNING
- RIGHT OF WAY
- ASSESSOR'S PARCEL NUMBER
- MARICOPA COUNTY RECORDER
- MARICOPA COUNTY
- ENGINEERING DEPARTMENT
- SECTION LINE
- PROPERTY BOUNDARY
- OLD R/W DEDICATION
- TIE
- ADJOINED R/W DEDICATION
- RIGHT OF WAY DEDICATION

- ⊙ POC
- ⊙ TPOB
- R/W
- APN
- MCR
- MCED



<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: OCT. 18, 2023 JOB. NO.: 587 CHECKED BY: TDS</p>	<p>SHEET NAME EXHIBIT "B" RIGHT OF WAY DEDICATION GRAPHIC DEPICTION</p>
<p>SHEET NO.</p>		<p>2 OF 2</p>

ATTACHMENT 4

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, **DREAMFOAM BEDDING 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", "B", "C", "D", "E"

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 29 day of January, 2025.

DREAMFOAM BEDDING LLC, an
Arizona limited liability company

Rosalie Arck
By: Rosalie Arck
Its: Authorized Signer

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

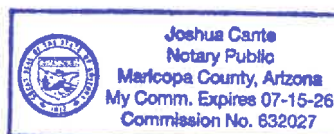
STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 29th day of January, 2025 by Rosalie Arck, Authorized Signer, who acknowledged that she executed this instrument for the purposes therein contained.

Joshua Carte

Notary Public

My commission expires 07-15-2026



5301 W Bethany Home Rd
Ord _____

Exhibit "A"
BROOKLYN BEDDING
NEW WATER LINE EASEMENT

A WATER LINE EASEMENT WITHIN A PORTION OF LOT 1 OF "BROOKLYN BEDDING", A SUBDIVISION RECORDED IN BOOK 1615 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 89°27'28" EAST, 1446.65 FEET THEREOF;

THENCE SOUTH 19°35'03" EAST (TIE), 192.96 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 66°56'22" EAST, 21.66 FEET;

THENCE SOUTH 45°33'51" WEST, 36.24 FEET;

THENCE NORTH 89°26'09" WEST, 22.04 FEET;

THENCE SOUTH 00°33'24" WEST, 99.23 FEET;

THENCE SOUTH 89°49'06" EAST, 16.79 FEET;

THENCE SOUTH 00°33'24" WEST, 12.00 FEET;

THENCE NORTH 89°49'06" WEST, 16.79 FEET;

THENCE SOUTH 00°33'24" WEST, 19.48 FEET;

THENCE SOUTH 21°56'36" EAST, 33.07 FEET;

THENCE SOUTH 00°33'24" WEST, 23.47 FEET;

THENCE NORTH 74°51'03" WEST, 20.67 FEET;

THENCE NORTH 00°33'24" EAST, 14.28 FEET;

THENCE NORTH 21°56'36" WEST, 33.07 FEET;

THENCE NORTH 00°33'24" EAST, 144.46 FEET;

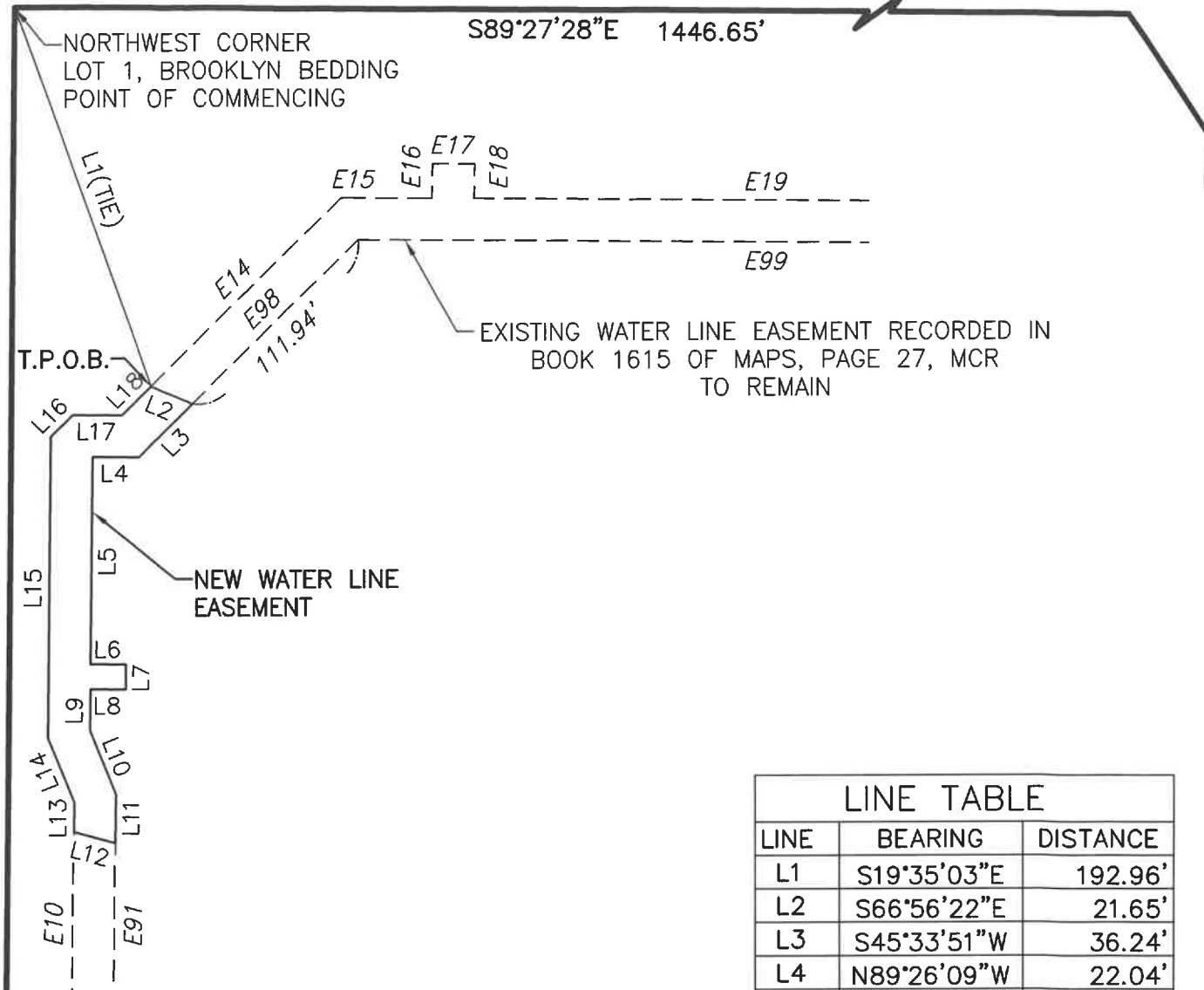
THENCE NORTH 45°33'51" EAST, 14.47 FEET;

THENCE SOUTH 89°26'09" EAST, 23.52 FEET;

THENCE NORTH 45°33'51" EAST, 19.67 FEET TO THE TRUE POINT OF BEGINNING.



EXHIBIT B
BROOKLYN BEDDING
NEW WATER LINE EASEMENT



S89°27'28"E 1446.65'

NORTHWEST CORNER
 LOT 1, BROOKLYN BEDDING
 POINT OF COMMENCING

EXISTING WATER LINE EASEMENT RECORDED IN
 BOOK 1615 OF MAPS, PAGE 27, MCR
 TO REMAIN

NEW WATER LINE
 EASEMENT

T.P.O.B.

LEGEND

- PROPERTY LINE
- RELEASE EASEMENT
- EXISTING EASEMENT

T.P.O.B. TRUE POINT OF BEGINNING
 E# RECORDED PLAT EASEMENT LABELS
 SHOWN FOR CLARITY ONLY



NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°35'03"E	192.96'
L2	S66°56'22"E	21.65'
L3	S45°33'51"W	36.24'
L4	N89°26'09"W	22.04'
L5	S00°33'24"W	99.23'
L6	S89°49'06"E	16.79'
L7	S00°33'24"W	12.00'
L8	N89°49'06"W	16.79'
L9	S00°33'24"W	19.48'
L10	S21°56'36"E	33.07'
L11	S00°33'24"W	23.47'
L12	N74°51'03"W	20.67'
L13	N00°33'24"E	14.28'
L14	N21°56'36"W	33.07'
L15	N00°33'24"E	144.46'
L16	N45°33'51"E	14.47'
L17	S89°26'09"E	23.52'
L18	N45°33'51"E	19.67'

EXHIBIT B
BROOKLYN BEDDING
EASEMENT #2 NEW WATER LINE EASEMENT

A WATER LINE EASEMENT WITHIN A PORTION OF LOT 1 OF "BROOKLYN BEDDING", A SUBDIVISION RECORDED IN BOOK 1615 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 89°26'36" EAST, 1364.21 FEET THEREOF;

THENCE NORTH 81°10'35" EAST (TIE), 200.58 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°34'42" EAST, 20.00 FEET;

THENCE SOUTH 89°26'36" EAST, 1028.56 FEET;

THENCE NORTH 45°33'24" EAST, 3.32 FEET;

THENCE NORTH 23°03'24" EAST, 24.00 FEET;

THENCE NORTH 00°33'24" EAST, 226.41 FEET;

THENCE NORTH 14°34'07" WEST, 70.07 FEET;

THENCE NORTH 00°33'52" EAST, 41.17 FEET;

THENCE SOUTH 89°26'08" EAST, 20.00 FEET;

THENCE SOUTH 00°33'52" WEST, 38.51 FEET;

THENCE SOUTH 14°34'07" EAST, 70.07 FEET;

THENCE SOUTH 89°26'36" EAST, 17.00 FEET;

THENCE SOUTH 00°33'24" WEST, 19.77 FEET;

THENCE NORTH 89°49'06" WEST, 17.00 FEET;

THENCE SOUTH 00°33'24" WEST, 213.16 FEET;

THENCE SOUTH 23°03'24" WEST, 31.96 FEET;

THENCE SOUTH 45°33'24" WEST, 15.58 FEET;



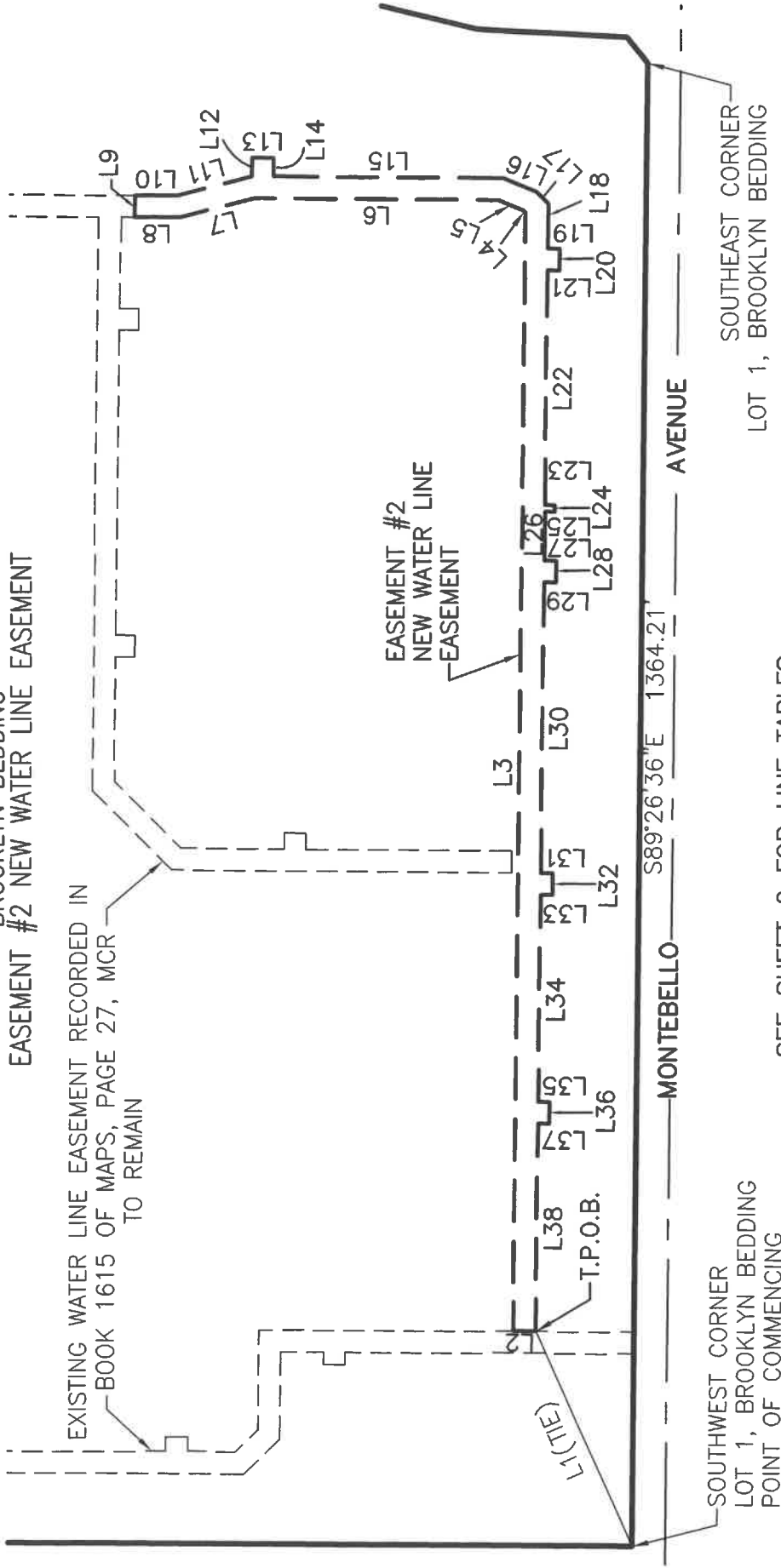
EXHIBIT B
BROOKLYN BEDDING
EASEMENT #2 NEW WATER LINE EASEMENT
CONTINUED

THENCE NORTH 89°26'36" WEST, 41.29 FEET;
THENCE SOUTH 00°33'24" WEST, 10.73 FEET;
THENCE NORTH 89°26'36" WEST, 20.00 FEET;
THENCE NORTH 00°33'24" EAST, 10.73 FEET;
THENCE NORTH 89°26'36" WEST, 215.74 FEET;
THENCE SOUTH 00°33'24" WEST, 8.90 FEET;
THENCE NORTH 89°26'36" WEST, 6.00 FEET;
THENCE NORTH 00°33'24" EAST, 8.90 FEET;
THENCE NORTH 89°26'36" WEST, 45.06 FEET;
THENCE SOUTH 00°33'24" WEST, 10.73 FEET;
THENCE NORTH 89°26'36" WEST, 20.00 FEET;
THENCE NORTH 00°33'24" EAST, 10.73 FEET;
THENCE NORTH 89°26'36" WEST, 267.40 FEET;
THENCE SOUTH 00°33'24" WEST, 10.73 FEET;
THENCE NORTH 89°26'36" WEST, 20.00 FEET;
THENCE NORTH 00°33'24" EAST, 10.73 FEET;
THENCE NORTH 89°26'36" WEST, 190.38 FEET;
THENCE SOUTH 00°33'24" WEST, 10.21 FEET;
THENCE NORTH 89°26'36" WEST, 20.00 FEET;
THENCE NORTH 00°33'24" EAST, 10.21 FEET;
THENCE NORTH 89°26'36" WEST, 190.98 FEET
TO THE TRUE POINT OF BEGINNING.



EXHIBIT B

BROOKLYN BEDDING
EASEMENT #2 NEW WATER LINE EASEMENT



SEE SHEET 2 FOR LINE TABLES

LEGEND

- PROPERTY LINE
- - - RELEASE EASEMENT
- - - EXISTING EASEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- E# RECORDED PLAT EASEMENT LABELS SHOWN FOR CLARITY ONLY

NOT TO SCALE



EXHIBIT B
BROOKLYN BEDDING
EASEMENT #2 NEW WATER LINE EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°10'35"E	200.58'
L2	N00°34'42"E	20.00'
L3	S89°26'36"E	1028.56'
L4	N45°33'24"E	3.32'
L5	N23°03'24"E	24.00'
L6	N00°33'24"E	226.41'
L7	N14°34'07"W	70.07'
L8	N00°33'52"E	41.17'
L9	S89°26'08"E	20.00'
L10	S00°33'52"W	38.51'
L11	S14°34'07"E	70.07'
L12	S89°26'36"E	17.00'
L13	S00°33'24"W	19.77'
L14	N89°49'06"W	17.00'
L15	S00°33'24"W	213.16'
L16	S23°03'24"W	31.96'
L17	S45°33'24"W	15.58'
L18	N89°26'36"W	41.29'
L19	S00°33'24"W	10.73'
L20	N89°26'36"W	20.00'
L21	N00°33'24"E	10.73'
L22	N89°26'36"W	215.74'
L23	S00°33'24"W	8.90'
L24	N89°26'36"W	6.00'
L25	N00°33'24"E	8.90'
L26	N89°26'36"W	45.06'
L27	S00°33'24"W	10.73'
L28	N89°26'36"W	20.00'
L29	N00°33'24"E	10.73'
L30	N89°26'36"W	267.40'
L31	S00°33'24"W	10.73'
L32	N89°26'36"W	20.00'
L33	N00°33'24"E	10.73'
L34	N89°26'36"W	190.38'
L35	S00°33'24"W	10.21'
L36	N89°26'36"W	20.00'
L37	N00°33'24"E	10.21'
L38	N89°26'36"W	190.98'



EXHIBIT C
BROOKLYN BEDDING
EASEMENT #3 NEW WATER LINE EASEMENT

A WATER LINE EASEMENT WITHIN A PORTION OF LOT 1 OF "BROOKLYN BEDDING", A SUBDIVISION RECORDED IN BOOK 1615 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 89°26'36" EAST, 1364.21 FEET THEREOF;

THENCE NORTH 61°19'41" EAST (TIE), 869.15 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°26'08" EAST, 20.00 FEET;

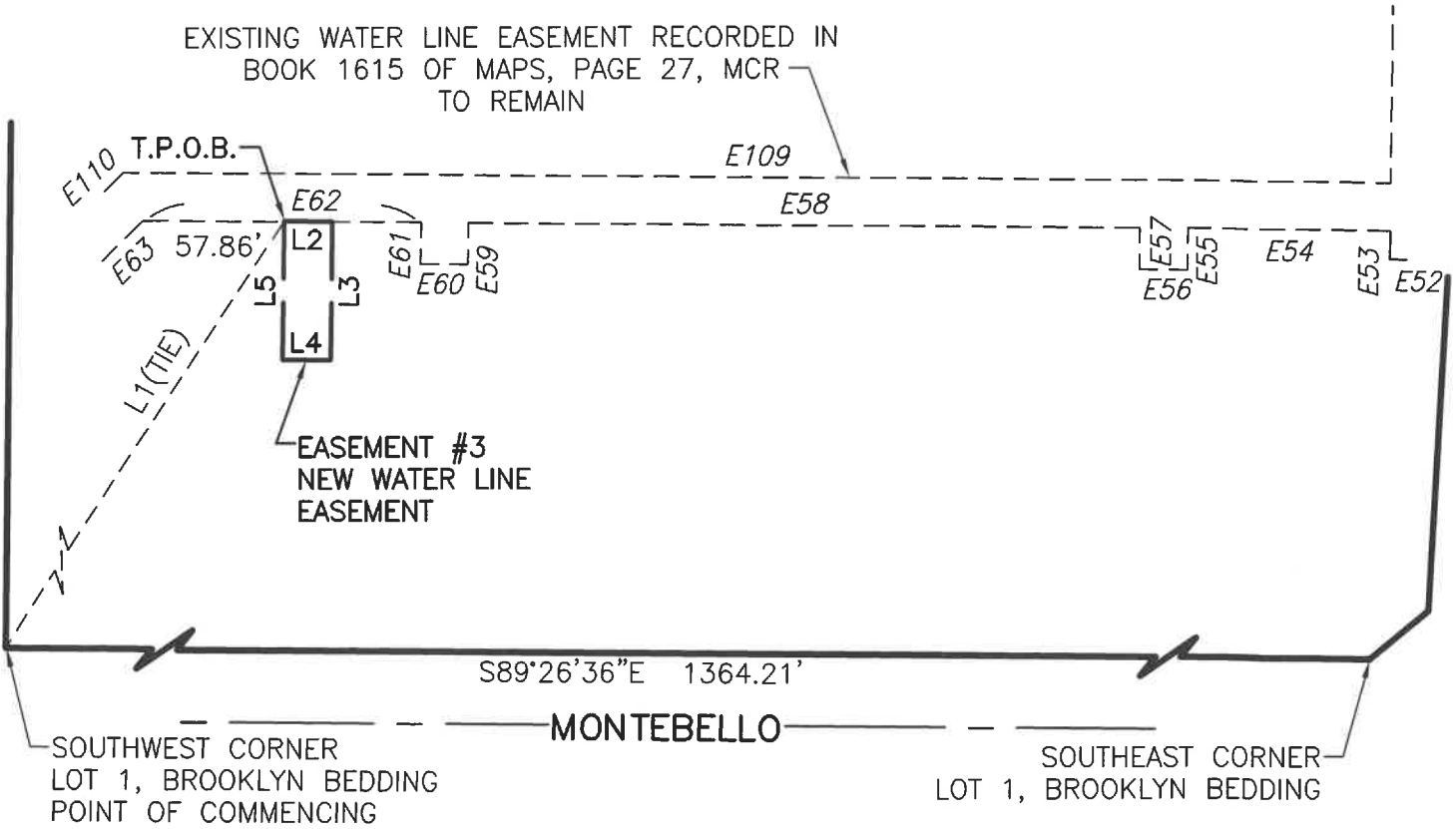
THENCE SOUTH 00°29'55" WEST, 57.97 FEET;

THENCE NORTH 89°30'05" WEST, 20.00 FEET;

THENCE NORTH 00°29'55" EAST, 57.99 FEET TO THE TRUE POINT OF BEGINNING.



EXHIBIT C
BROOKLYN BEDDING
EASEMENT #3 NEW WATER LINE EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N61°19'41\"E	869.15'
L2	S89°26'08\"E	20.00'
L3	S00°29'55\"W	57.97'
L4	N89°30'05\"W	20.00'
L5	N00°29'55\"E	57.99'

LEGEND

- PROPERTY LINE
- RELEASE EASEMENT
- EXISTING EASEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- E# RECORDED PLAT EASEMENT LABELS SHOWN FOR CLARITY ONLY

NOT TO SCALE



EXHIBIT D
BROOKLYN BEDDING
EASEMENT #4 NEW WATER LINE EASEMENT

A WATER LINE EASEMENT WITHIN A PORTION OF LOT 1 OF "BROOKLYN BEDDING", A SUBDIVISION RECORDED IN BOOK 1615 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 89°26'36" EAST, 1364.21 FEET THEREOF;

THENCE NORTH 69°10'29" EAST (TIE), 1163.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°26'08" EAST, 20.00 FEET;

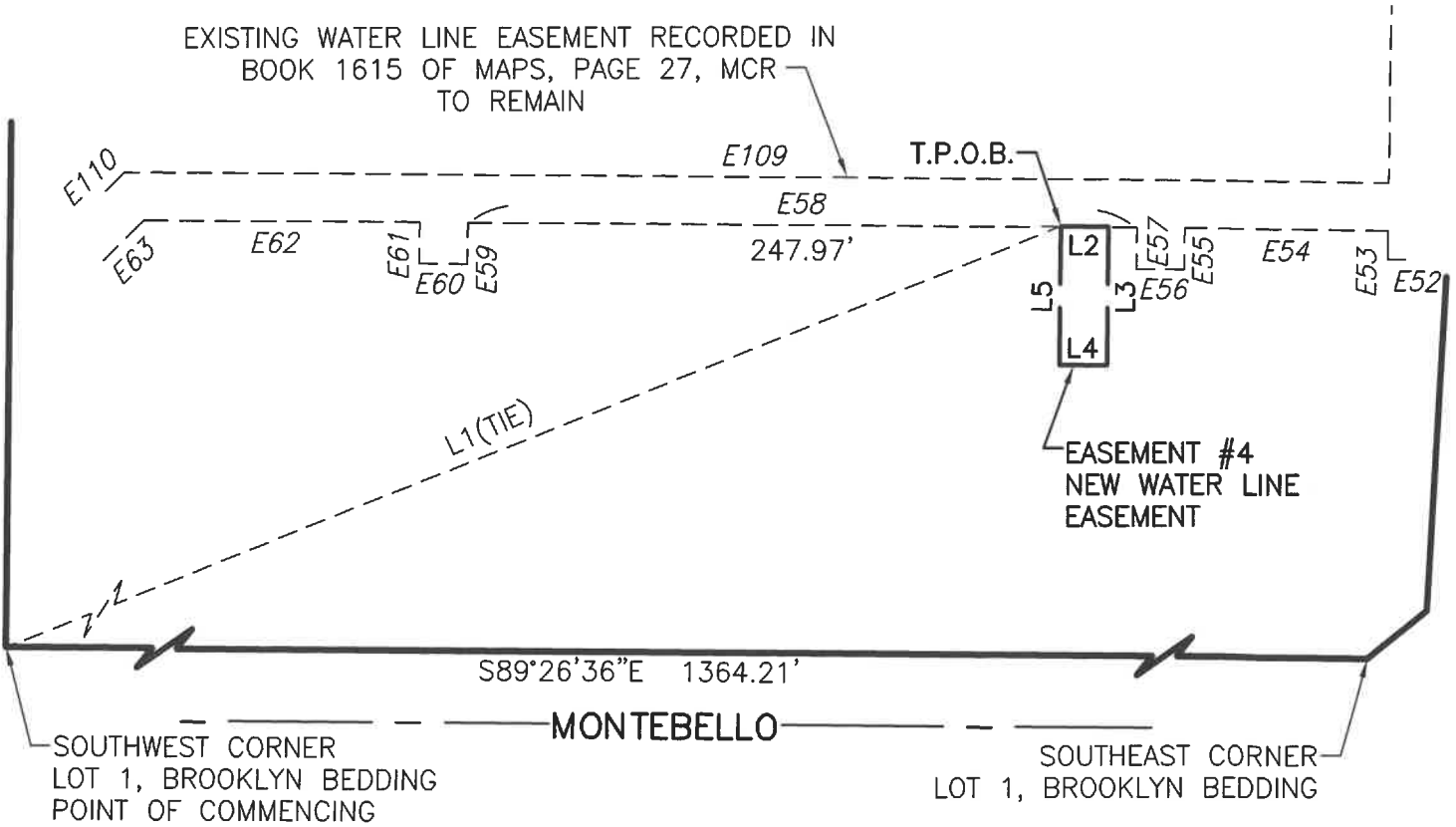
THENCE SOUTH 00°29'55" WEST, 57.97 FEET;

THENCE NORTH 89°30'05" WEST, 20.00 FEET;

THENCE NORTH 00°29'55" EAST, 57.99 FEET TO THE TRUE POINT OF BEGINNING.



EXHIBIT D
BROOKLYN BEDDING
EASEMENT #4 NEW WATER LINE EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N69°10'29"E	1163.95'
L2	S89°26'08"E	20.00'
L3	S00°29'55"W	57.97'
L4	N89°30'05"W	20.00'
L5	N00°29'55"E	57.99'

LEGEND

- PROPERTY LINE
- RELEASE EASEMENT
- EXISTING EASEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- E# RECORDED PLAT EASEMENT LABELS SHOWN FOR CLARITY ONLY



NOT TO SCALE



EXHIBIT E
BROOKLYN BEDDING
EASEMENT #5 NEW WATER LINE EASEMENT

A WATER LINE EASEMENT WITHIN A PORTION OF LOT 1 OF "BROOKLYN BEDDING", A SUBDIVISION RECORDED IN BOOK 1615 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 89°26'36" EAST, 1364.21 FEET THEREOF;

THENCE NORTH 77°47'33" EAST (TIE), 182.40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°26'36" WEST, 11.97 FEET;

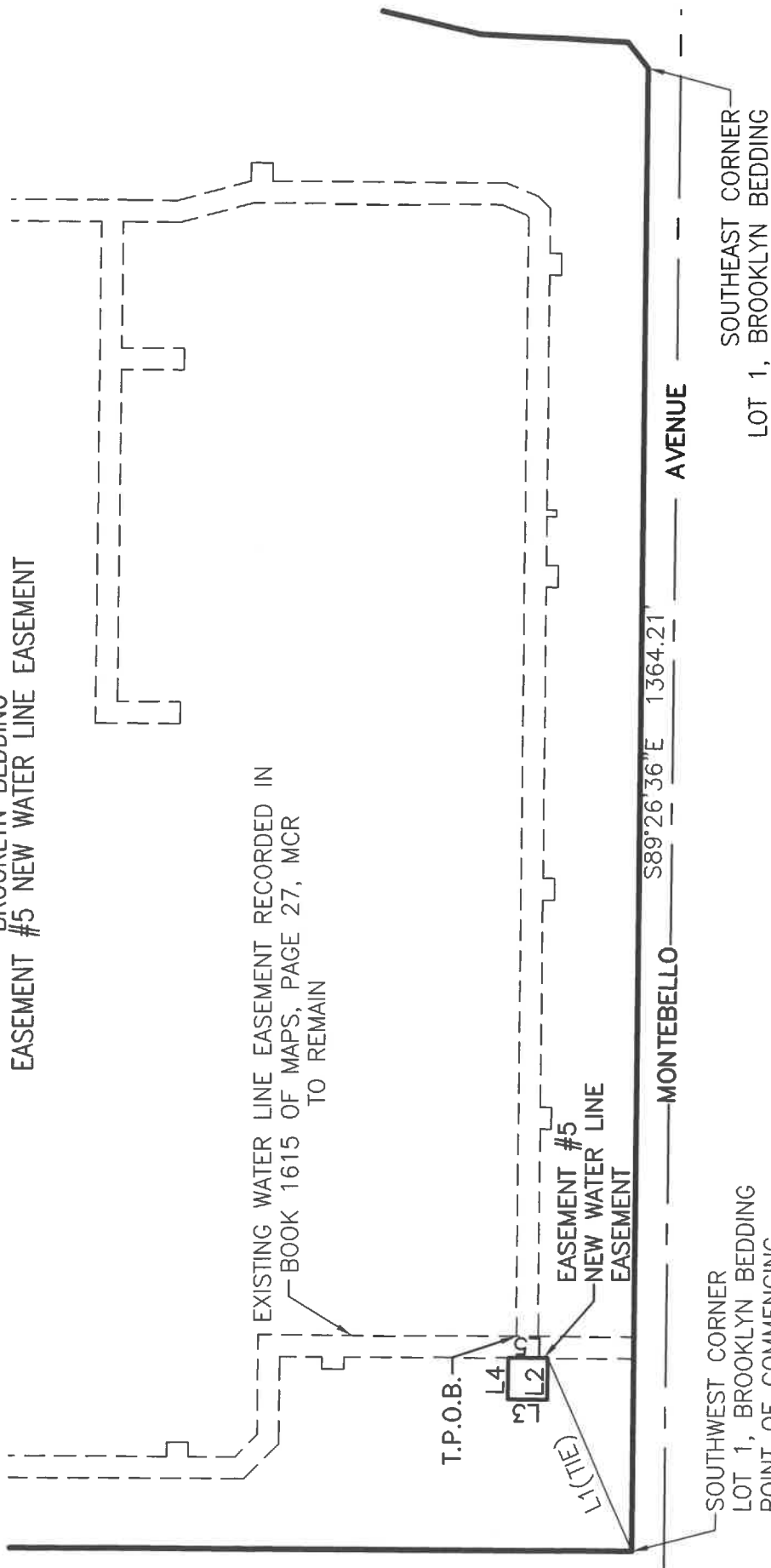
THENCE NORTH 00°33'24" EAST, 11.36 FEET;

THENCE SOUTH 89°26'36" EAST, 11.98 FEET;

THENCE SOUTH 00°34'37" WEST, 11.36 FEET TO THE TRUE POINT OF BEGINNING.



EXHIBIT E
 BROOKLYN BEDDING
 EASEMENT #5 NEW WATER LINE EASEMENT



SEE SHEET 2 FOR LINE TABLES

LEGEND

	PROPERTY LINE
	RELEASE EASEMENT
	EXISTING EASEMENT
	T.P.O.B. TRUE POINT OF BEGINNING
	E# RECORDED PLAT EASEMENT LABELS SHOWN FOR CLARITY ONLY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N77°47'33"E	182.40'
L2	N89°26'36"W	11.97'
L3	N00°33'24"E	11.36'
L4	S89°26'36"E	11.98'
L5	S00°34'37"W	11.36'



NOT TO SCALE

✓

ATTACHMENT 5

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, **DREAMFOAM BEDDING 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 sidewalk 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 29 day of January, 2025.

DREAMFOAM BEDDING LLC, an
Arizona limited liability company

Rosalie Arak
By: Rosalie Arak
Its: Authorized Signer

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

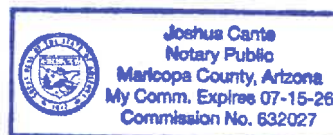
STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 29th day of January, 2025
by Rosalie Arak, Authorized Signer, who acknowledged that she executed this instrument
for the purposes therein contained.

JL

Notary Public

My commission expires: 07/15/2026



5301 W Bethany Home Rd
Ord _____

EXHIBIT A
BROOKLYN BEDDING
SIDEWALK EASEMENTS

SIDEWALK EASEMENT #1

A SIDEWALK EASEMENT LOCATED IN LOT 1 OF "BROOKLYN BEDDING", A SUBDIVISION RECORDED IN BOOK 1615 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 89°26'36" EAST, 1364.21 FEET THEREOF;

THENCE SOUTH 89°26'36" EAST, 141.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 52°02'32" EAST, 36.07 FEET;

THENCE SOUTH 89°25'53" EAST, 56.17 FEET;

THENCE SOUTH 50°55'26" EAST, 36.05 FEET;

THENCE NORTH 89°26'36" WEST, 112.59 FEET TO THE TRUE POINT OF BEGINNING.

SIDEWALK EASEMENT #2

A SIDEWALK EASEMENT LOCATED IN LOT 1 OF "BROOKLYN BEDDING", A SUBDIVISION RECORDED IN BOOK 1615 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 89°26'36" EAST, 1364.21 FEET THEREOF;

THENCE SOUTH 89°26'36" EAST, 1014.59 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 52°02'50" EAST, 38.33 FEET;

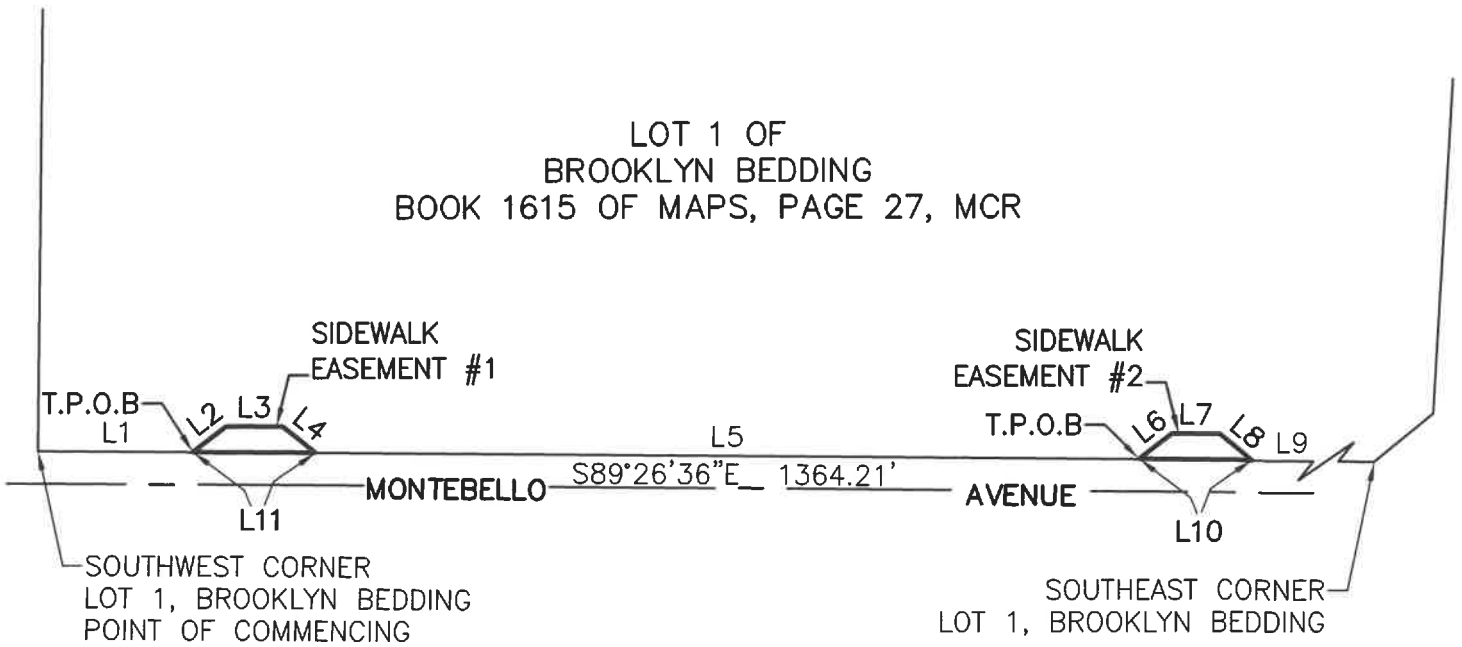
THENCE SOUTH 89°26'15" EAST, 44.40 FEET;

THENCE SOUTH 50°55'06" EAST, 38.31 FEET;

THENCE NORTH 89°26'36" WEST, 104.36 FEET TO THE TRUE POINT OF BEGINNING.



EXHIBIT A
BROOKLYN BEDDING
SIDEWALK EASEMENTS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°26'36"E	141.69'
L2	N52°02'32"E	36.07'
L3	S89°25'53"E	56.17'
L4	S50°55'26"E	36.05'
L5	S89°26'36"E	760.31'
L6	N52°02'50"E	38.33'
L7	S89°26'15"E	44.40'
L8	S50°55'06"E	38.31'
L9	S89°26'36"E	245.25'
L10	N89°26'36"W	104.36'
L11	N89°26'36"W	112.59'

LEGEND

- PROPERTY LINE
- RELEASE EASEMENT
- EXISTING EASEMENT
- T.P.O.B. TRUE POINT OF BEGINNING



NOT TO SCALE



ATTACHMENT 6

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, **CENTERLINE ON GLENDALE TWO 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” and Depiction in “Exhibit B”

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 and the improvements thereto above described.

Dated this 22nd day of January 2025.

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

6661 W Glendale Ave
Ord _____

SIGNATURE PAGE TO CONVEYANCE OF EASEMENT

Centerline on Glendale Two, LLC, a Wisconsin limited liability company

By: Centerline on Glendale Two MM, LLC, a Wisconsin limited liability company, its managing member

By: GEC Centerline on Glendale Two, LLC, a Wisconsin limited liability company, its manager

By: Gorman & Company, LLC, a Wisconsin limited liability company, its manager

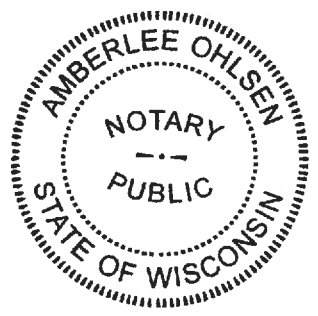
By: *Michael Redman*
Michael Redman, Secretary

State of Wisconsin)
 : SS
Dane County)

This instrument was acknowledged before me on the 22nd day of January 2025, by Michael Redman, Secretary of Gorman & Company, LLC, a Wisconsin limited liability company, manager of GEC Centerline on Glendale Two, LLC, a Wisconsin limited liability company, manager of Centerline on Glendale Two MM, LLC, a Wisconsin limited liability company, managing member of Centerline on Glendale Two, LLC, a Wisconsin limited liability company.

Amberlee Ohlsen

[Seal]



Notary Public, State of Wisconsin
My commission expires on 04/01/2028

6661 W Glendale Ave
Ord _____

EXHIBIT "A"

DESCRIPTION OF WATERLINE EASEMENT

A PORTION OF LOT 2 OF THE MINOR LAND DIVISION FOR "CENTERLINE OF GLENDALE", RECORDED IN BOOK 1721 OF MAPS, PAGE 18, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE (0.40' DOWN) MARKING THE NORTHWEST CORNER OF SAID SECTION 7 FROM WHICH A 3-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE (1.00' DOWN) MARKING THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 01 DEGREES 16 MINUTES 43 SECONDS WEST 2635.06 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE SOUTH 89 DEGREES 57 MINUTES 08 SECONDS EAST 606.63 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;
THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS WEST 55.00 FEET TO THE NORTH LINE OF SAID LOT 2 AND THE POINT OF BEGINNING;
THENCE SOUTH 01 DEGREES 24 MINUTES 14 SECONDS WEST 212.80 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST 3.97 FEET TO THE EAST LINE OF SAID LOT 2;
THENCE SOUTH 01 DEGREES 24 MINUTES 00 SECONDS WEST 10.00 FEET ALONG SAID EAST LINE;
THENCE NORTH 88 DEGREES 35 MINUTES 00 SECONDS WEST 3.97 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 14 SECONDS WEST 282.76 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST 3.99 FEET TO THE EAST LINE OF SAID LOT 2;
THENCE SOUTH 01 DEGREES 24 MINUTES 00 SECONDS WEST 10.00 FEET ALONG SAID EAST LINE;
THENCE NORTH 88 DEGREES 35 MINUTES 00 SECONDS WEST 3.99 FEET;
THENCE SOUTH 01 DEGREES 20 MINUTES 54 SECONDS WEST 234.76 FEET;
THENCE NORTH 88 DEGREES 34 MINUTES 16 SECONDS WEST 108.07 FEET;
THENCE SOUTH 01 DEGREES 20 MINUTES 14 SECONDS WEST 6.28 FEET TO THE SOUTH LINE OF SAID LOT 2;
THENCE NORTH 88 DEGREES 36 MINUTES 44 SECONDS WEST 19.99 FEET ALONG SAID SOUTH LINE;
THENCE NORTH 01 DEGREES 24 MINUTES 13 SECONDS EAST 26.27 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 02 SECONDS EAST 107.82 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 14 SECONDS EAST 98.03 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 47 SECONDS WEST 12.64 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 13 SECONDS EAST 10.00 FEET;

CONTINUING ON PAGE 2 . . .



PAGE 1 OF 2

 SUPERIOR SURVEYING SERVICES, INC.	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 1/9/2025

EXHIBIT "A"

DESCRIPTION OF WATERLINE EASEMENT

CONTINUED FROM PAGE 2 . . .

THENCE SOUTH 88 DEGREES 35 MINUTES 47 SECONDS EAST 12.64 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 14 SECONDS EAST 43.86 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 36 SECONDS WEST 277.51 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 11 SECONDS EAST 22.28 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 49 SECONDS EAST 10.00 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 11 SECONDS WEST 12.28 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 35 SECONDS EAST 267.51 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 14 SECONDS EAST 96.80 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 26 SECONDS WEST 12.65 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 34 SECONDS EAST 10.00 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 26 SECONDS EAST 12.65 FEET;
THENCE NORTH 01 DEGREES 18 MINUTES 50 SECONDS EAST 143.86 FEET;
THENCE NORTH 88 DEGREES 21 MINUTES 53 SECONDS WEST 12.54 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 37 SECONDS EAST 10.00 FEET;
THENCE SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST 12.77 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 14 SECONDS EAST 84.80 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 49 SECONDS WEST 277.49 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 11 SECONDS EAST 40.62 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 49 SECONDS EAST 10.00 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 11 SECONDS WEST 30.62 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 49 SECONDS EAST 267.54 FEET;
THENCE NORTH 01 DEGREES 15 MINUTES 04 SECONDS EAST 117.31 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 46 SECONDS WEST 26.77 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 14 SECONDS EAST 10.00 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 46 SECONDS EAST 26.83 FEET;
THENCE NORTH 01 DEGREES 32 MINUTES 11 SECONDS EAST 85.13 FEET TO THE
NORTH LINE OF SAID LOT 2;
THENCE SOUTH 89 DEGREES 57 MINUTES 08 SECONDS EAST 20.01 FEET ALONG
SAID NORTH LINE TO THE POINT OF BEGINNING.

COMPRISING 24,056 SQUARE FEET MORE OR LESS.



David S. Klein

PAGE 2 OF 2

 SUPERIOR SURVEYING SERVICES, INC.	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 1/9/2025

EXHIBIT "B"

DEPICTION OF
WATERLINE EASEMENT

NORTHWEST CORNER
SECTION 7, T-2N, R-2E
FOUND 3" CITY OF GLENDALE
BRASS CAP IN HANDHOLE
(0.40' DOWN)
POINT OF COMMENCEMENT

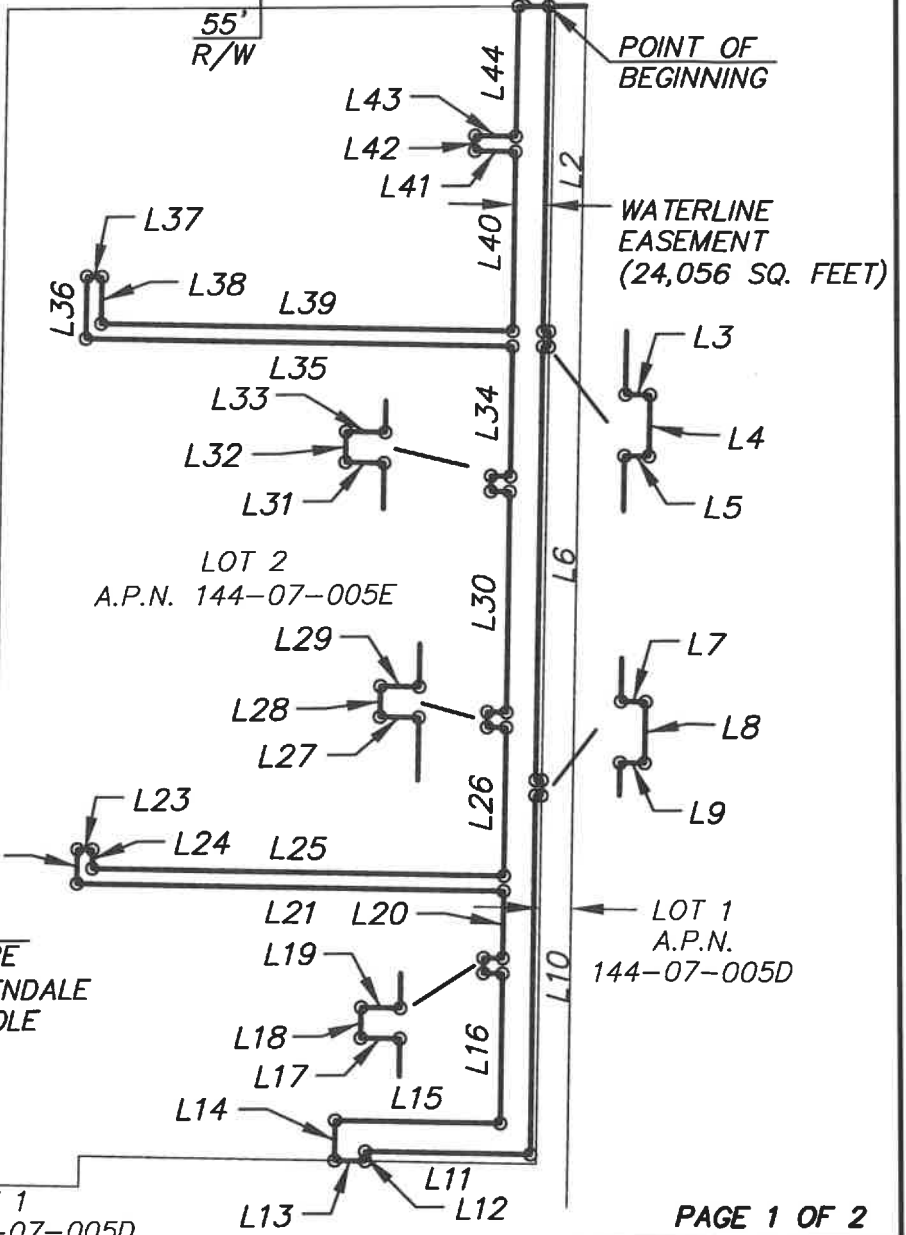
S 89°57'08" E **GLENDALE AVENUE** 606.63'

(BASIS OF BEARINGS)
67TH AVENUE

S 01°16'43" W 2635.06'

NOT TO SCALE

WEST 1/4 CORNER
SECTION 7, T-2N, R-2E
FOUND 3" CITY OF GLENDALE
BRASS CAP IN HANDHOLE
(1.00' DOWN)



POINT OF BEGINNING

WATERLINE EASEMENT
(24,056 SQ. FEET)

LOT 2
A.P.N. 144-07-005E

LOT 1
A.P.N. 144-07-005D

LOT 1
A.P.N. 144-07-005D

PAGE 1 OF 2



David S. Klein

SUPERIOR
SURVEYING SERVICES, INC.

2122 W. Lone Cactus Dr.
Ste. 11, Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 1/9/2025

JOB NO.: 202411064-EX2

EXHIBIT "B"

DEPICTION OF WATERLINE EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°02'52" W	55.00'
L2	S 01°24'14" W	212.80'
L3	S 88°35'00" E	3.97'
L4	S 01°24'00" W	10.00'
L5	N 88°35'00" W	3.97'
L6	S 01°24'14" W	282.76'
L7	S 88°35'00" E	3.99'
L8	S 01°24'00" W	10.00'
L9	N 88°35'00" W	3.99'
L10	S 01°20'54" W	234.76'
L11	N 88°34'16" W	108.07'
L12	S 01°20'14" W	6.28'
L13	N 88°36'44" W	19.99'
L14	N 01°24'13" E	26.27'
L15	S 88°35'02" E	107.82'
L16	N 01°24'14" E	98.03'
L17	N 88°35'47" W	12.64'
L18	N 01°24'13" E	10.00'
L19	S 88°35'47" E	12.64'
L20	N 01°24'14" E	43.86'
L21	N 88°35'36" W	277.51'
L22	N 01°24'11" E	22.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S 88°35'49" E	10.00'
L24	S 01°24'11" W	12.28'
L25	S 88°35'35" E	267.51'
L26	N 01°24'14" E	96.80'
L27	N 88°35'26" W	12.65'
L28	N 01°24'34" E	10.00'
L29	S 88°35'26" E	12.65'
L30	N 01°18'50" E	143.86'
L31	N 88°21'53" W	12.54'
L32	N 01°24'37" E	10.00'
L33	S 88°36'47" E	12.77'
L34	N 01°24'14" E	84.80'
L35	N 88°35'49" W	277.49'
L36	N 01°24'11" E	40.62'
L37	S 88°35'49" E	10.00'
L38	S 01°24'11" W	30.62'
L39	S 88°35'49" E	267.54'
L40	N 01°15'04" E	117.31'
L41	N 88°35'46" W	26.77'
L42	N 01°24'14" E	10.00'
L43	S 88°35'46" E	26.83'
L44	N 01°32'11" E	85.13'
L45	S 89°57'08" E	20.01'



David S. Klein

SUPERIOR
SURVEYING SERVICES, INC.

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Ste. 11, Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 1/9/2025

JOB NO.: 202411064-EX2

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, **CENTERLINE ON GLENDALE 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 sidewalk and appurtenances (“facilities”) upon, over and under the surface of the following described property:

See Attached Description, “Exhibit A” and Depiction in “Exhibit B”

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 and the improvements thereto above described.

Dated this 22nd day of January 2025.

[Signature Page Follows]

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

Ord _____ 6775 N 67th Ave

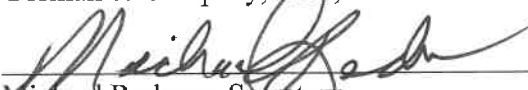
SIGNATURE PAGE TO CONVEYANCE OF EASEMENT

Centerline on Glendale, LLC, a Wisconsin limited liability company

By: Centerline on Glendale MM, LLC, a Wisconsin limited liability company, its managing member

By: GEC Centerline on Glendale, LLC, a Wisconsin limited liability company, its manager

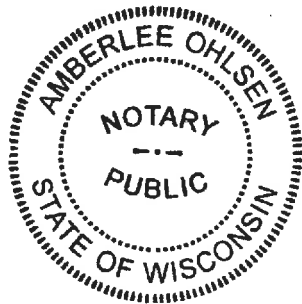
By: Gorman & Company, LLC, a Wisconsin limited liability company, its manager

By: 
Michael Redman, Secretary

State of Wisconsin)
 : SS
Dane County)

This instrument was acknowledged before me on the 22nd day of January 2025, by Michael Redman, Secretary of Gorman & Company, LLC, a Wisconsin limited liability company, manager of GEC Centerline on Glendale, LLC, a Wisconsin limited liability company, manager of Centerline on Glendale MM, LLC, a Wisconsin limited liability company, managing member of Centerline on Glendale, LLC, a Wisconsin limited liability company.

[Seal]



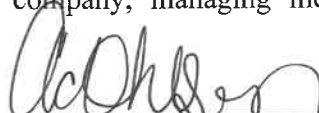

Notary Public, State of Wisconsin
My commission expires on 01/01/2028

EXHIBIT "A"

DESCRIPTION OF SIDEWALK EASEMENT IN PUBLIC RIGHT-OF-WAY FOR CENTERLINE PHASE I & II, GLENDALE AVENUE & 67TH AVENUE

THAT PORTION OF LOT 1 PER THE MINOR LAND DIVISION FOR "CENTERLINE ON GLENDALE", RECORDED IN BOOK 1721 OF MAPS, PAGE 18, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SAID SECTION 7, BEING MARKED BY A 3-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE (0.40' DOWN), FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 7, BEING MARKED BY A 3-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE (1.0' DOWN) BEARS SOUTH 01 DEGREES 16 MINUTES 43 SECONDS WEST 2635.06 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 01 DEGREES 16 MINUTES 43 SECONDS WEST 1284.83 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7 TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 89 DEGREES 59 MINUTES 54 SECONDS EAST 65.02 FEET ALONG SAID WESTERLY PROLONGATION TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 16 MINUTES 43 SECONDS EAST 4.04 FEET ALONG THE WEST LINE OF SAID LOT 1;

THENCE NORTH 68 DEGREES 33 MINUTES 28 SECONDS EAST 4.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 13.00 FEET, WITH A CHORD BEARING OF NORTH 79 DEGREES 16 MINUTES 41 SECONDS EAST 4.84 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 26 MINUTES 26 SECONDS, AN ARC LENGTH OF 4.86 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 54 SECONDS EAST 15.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET, WITH A CHORD BEARING OF SOUTH 80 DEGREES 56 MINUTES 57 SECONDS EAST 1.57 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 06 MINUTES 18 SECONDS, AN ARC LENGTH OF 1.58 FEET;

DESCRIPTION CONTINUES ON SHEET 2 . . .



SHEET 1 OF 2

 SUPERIOR SURVEYING SERVICES, INC.	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 1/9/2025

EXHIBIT "A"

DESCRIPTION OF SIDEWALK EASEMENT IN PUBLIC RIGHT-OF-WAY
FOR CENTERLINE PHASE I & II, GLENDALE AVENUE & 67TH AVENUE

DESCRIPTION CONTINUED FROM SHEET 1 . . .

THENCE SOUTH 71 DEGREES 53 MINUTES 48 SECONDS EAST 6.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 32.00 FEET, WITH A CHORD BEARING OF SOUTH 80 DEGREES 56 MINUTES 57 SECONDS EAST 10.07 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 06 MINUTES 18 SECONDS, AN ARC LENGTH OF 10.11 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 54 SECONDS EAST 493.41 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF SOUTH 78 DEGREES 13 MINUTES 24 SECONDS EAST 12.25 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 33 MINUTES 23 SECONDS, AN ARC LENGTH OF 12.33 FEET TO THE SOUTH LINE OF SAID LOT 1 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1 BEARS NORTH 89 DEGREES 59 MINUTES 54 SECONDS EAST 17.31 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 54 SECONDS WEST 547.40 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

COMPRISING 1,474 SQUARE FEET MORE OR LESS.

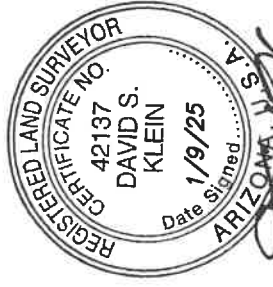
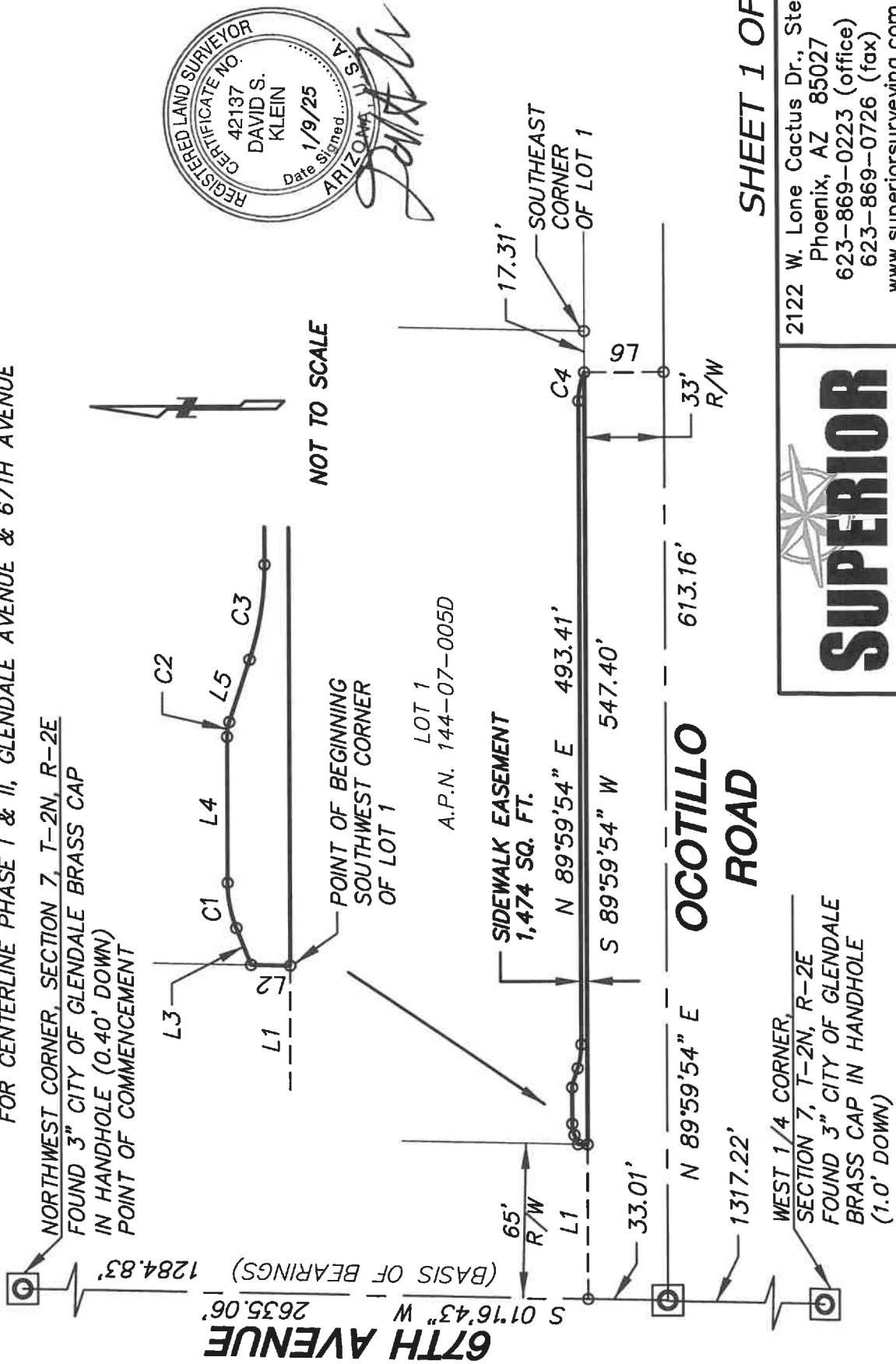


SHEET 2 OF 2

 SUPERIOR SURVEYING SERVICES, INC.	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 1/9/2025

EXHIBIT "B"

DEPICTION OF SIDEWALK EASEMENT IN PUBLIC RIGHT-OF-WAY
FOR CENTERLINE PHASE I & II, GLENDALE AVENUE & 67TH AVENUE



ARIZONA S.A.S.
Date Signed 1/9/25
DAVID S. KLEIN
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 42137

SHEET 1 OF 2



2122 W. Lone Cactus Dr., Ste. 11
Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 1/9/2025

JOB NO.: 202411064R-SW

EXHIBIT "B"

DEPICTION OF SIDEWALK EASEMENT IN PUBLIC RIGHT-OF-WAY
FOR CENTERLINE PHASE I & II, GLENDALE AVENUE & 67TH AVENUE

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°59'54" E	65.02'
L2	N 01°16'43" E	4.04'
L3	N 68°33'28" E	4.15'
L4	N 89°59'54" E	15.29'
L5	S 71°53'48" E	6.85'
L6	S 00°00'06" E	33.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	13.00'	4.86'	21°26'26"	N 79°16'41" E	4.84'
C2	5.00'	1.58'	18°06'18"	S 80°56'57" E	1.57'
C3	32.00'	10.11'	18°06'18"	S 80°56'57" E	10.07'
C4	30.00'	12.33'	23°33'23"	S 78°13'24" E	12.25'



David S. Klein

SHEET 2 OF 2



SUPERIOR
SURVEYING SERVICES, INC.

2122 W. Lone Cactus Dr., Ste. 11
Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 1/9/2025

JOB NO.: 202411064R-SW

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, **CENTERLINE ON GLENDALE 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” and Depiction in “Exhibit B”

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 and the improvements thereto above described.

Dated this 22nd day of January 2025.

[Signature Page Follows]

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

6775 N 67th Ave.
Ord _____

SIGNATURE PAGE TO CONVEYANCE OF EASEMENT

Centerline on Glendale, LLC, a Wisconsin limited liability company

By: Centerline on Glendale MM, LLC, a Wisconsin limited liability company, its managing member

By: GEC Centerline on Glendale, LLC, a Wisconsin limited liability company, its manager

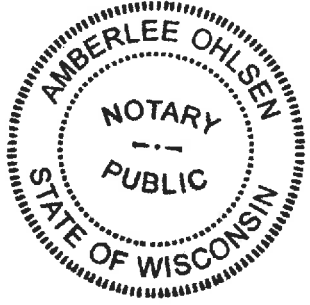
By: Gorman & Company, LLC, a Wisconsin limited liability company, its manager

By: *Michael Redman*
Michael Redman, Secretary

State of Wisconsin)
 : SS
Dane County)

This instrument was acknowledged before me on the 22nd day of December 2025, by Michael Redman, Secretary of Gorman & Company, LLC, a Wisconsin limited liability company, manager of GEC Centerline on Glendale, LLC, a Wisconsin limited liability company, manager of Centerline on Glendale MM, LLC, a Wisconsin limited liability company, managing member of Centerline on Glendale, LLC, a Wisconsin limited liability company.

[Seal]



Amberlee Ohlsen
Notary Public, State of Wisconsin
My commission expires on 01/01/2028

EXHIBIT "A"

DESCRIPTION OF WATERLINE EASEMENT

PART 1:

A PORTION OF LOT 1 OF THE MINOR LAND DIVISION FOR "CENTERLINE OF GLENDALE", RECORDED IN BOOK 1721 OF MAPS, PAGE 18, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE (0.40' DOWN) MARKING THE NORTHWEST CORNER OF SAID SECTION 7 FROM WHICH A 3-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE (1.00' DOWN) MARKING THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 01 DEGREES 16 MINUTES 43 SECONDS WEST 2635.06 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 01 DEGREES 16 MINUTES 43 SECONDS WEST 943.84 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 88 DEGREES 36 MINUTES 00 SECONDS EAST 65.00 FEET TO THE EAST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 36 MINUTES 00 SECONDS EAST 120.35 FEET;
THENCE NORTH 01 DEGREES 34 MINUTES 43 SECONDS EAST 84.08 FEET;
THENCE NORTH 88 DEGREES 46 MINUTES 25 SECONDS WEST 8.96 FEET;
THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST 10.00 FEET;
THENCE SOUTH 88 DEGREES 46 MINUTES 25 SECONDS EAST 8.99 FEET;
THENCE NORTH 01 DEGREES 25 MINUTES 07 SECONDS EAST 9.44 FEET;
THENCE SOUTH 88 DEGREES 40 MINUTES 31 SECONDS EAST 22.52 FEET;
THENCE NORTH 01 DEGREES 19 MINUTES 29 SECONDS EAST 10.63 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 49 SECONDS EAST 10.00 FEET;
THENCE SOUTH 01 DEGREES 19 MINUTES 29 SECONDS WEST 10.62 FEET;
THENCE SOUTH 88 DEGREES 40 MINUTES 31 SECONDS EAST 259.75 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 13 SECONDS EAST 42.72 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE SOUTH 88 DEGREES 36 MINUTES 44 SECONDS EAST 19.99 FEET ALONG SAID NORTH LINE TO A POINT HEREINAFTER REFERRED TO AS POINT "A";
THENCE SOUTH 01 DEGREES 20 MINUTES 14 SECONDS WEST 7.06 FEET;
THENCE SOUTH 88 DEGREES 45 MINUTES 21 SECONDS EAST 12.17 FEET;
THENCE SOUTH 01 DEGREES 14 MINUTES 39 SECONDS WEST 10.00 FEET;

CONTINUING ON PAGE 2 . . .



PAGE 1 OF 4

	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 1/9/2025

EXHIBIT "A"

DESCRIPTION OF WATERLINE EASEMENT

CONTINUED FROM PAGE 1 . . .

THENCE NORTH 88 DEGREES 45 MINUTES 21 SECONDS WEST 12.20 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 13 SECONDS WEST 256.31 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 47 SECONDS EAST 8.92 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 13 SECONDS WEST 10.00 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 47 SECONDS WEST 8.92 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 13 SECONDS WEST 83.79 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 02 SECONDS WEST 129.76 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 58 SECONDS WEST 7.97 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 57 SECONDS WEST 10.00 FEET;
THENCE NORTH 01 DEGREES 24 MINUTES 58 SECONDS EAST 7.98 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 02 SECONDS WEST 172.59 FEET;
THENCE NORTH 01 DEGREES 25 MINUTES 07 SECONDS EAST 21.61 FEET;
THENCE NORTH 88 DEGREES 34 MINUTES 52 SECONDS WEST 31.66 FEET;
THENCE NORTH 01 DEGREES 25 MINUTES 08 SECONDS EAST 10.00 FEET;
THENCE SOUTH 88 DEGREES 34 MINUTES 52 SECONDS EAST 31.66 FEET;
THENCE NORTH 01 DEGREES 20 MINUTES 20 SECONDS EAST 168.85 FEET TO A
POINT HEREINAFTER REFERRED TO AS POINT "B";
THENCE NORTH 88 DEGREES 36 MINUTES 00 SECONDS WEST 120.30 FEET TO THE
WEST LINE OF SAID LOT 1;
THENCE NORTH 01 DEGREES 16 MINUTES 43 SECONDS EAST 20.00 FEET ALONG
SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE PREVIOUSLY DESCRIBED POINT "B";
THENCE SOUTH 79 DEGREES 28 MINUTES 05 SECONDS EAST 20.49 FEET TO THE
POINT OF BEGINNING OF SAID EXCEPTION;
THENCE SOUTH 88 DEGREES 28 MINUTES 12 SECONDS EAST 15.89 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 10.05 FEET;
THENCE NORTH 88 DEGREES 38 MINUTES 51 SECONDS WEST 15.65 FEET;
THENCE NORTH 01 DEGREES 25 MINUTES 07 SECONDS EAST 96.80 FEET;
THENCE SOUTH 88 DEGREES 40 MINUTES 31 SECONDS EAST 272.27 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 13 SECONDS WEST 190.20 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 47 SECONDS WEST 11.26 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 13 SECONDS WEST 10.00 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 47 SECONDS EAST 11.26 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 13 SECONDS WEST 84.24 FEET;

CONTINUING ON PAGE 3 . . .



PAGE 2 OF 4

 SUPERIOR SURVEYING SERVICES, INC.	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 1/9/2025

EXHIBIT "A"

DESCRIPTION OF WATERLINE EASEMENT

CONTINUED FROM PAGE 2 . . .

THENCE NORTH 88 DEGREES 35 MINUTES 02 SECONDS WEST 272.34 FEET;
THENCE NORTH 01 DEGREES 25 MINUTES 07 SECONDS EAST 14.83 FEET;
THENCE SOUTH 88 DEGREES 34 MINUTES 53 SECONDS EAST 12.92 FEET;
THENCE NORTH 01 DEGREES 25 MINUTES 07 SECONDS EAST 10.00 FEET;
THENCE NORTH 88 DEGREES 34 MINUTES 53 SECONDS WEST 12.92 FEET;
THENCE NORTH 01 DEGREES 25 MINUTES 07 SECONDS EAST 152.38 FEET TO THE
POINT OF BEGINNING.

PART 2:

A PORTION OF LOT 1 THE MINOR LAND DIVISION FOR "CENTERLINE OF GLENDALE",
BOOK 1721 OF MAPS, PAGE 18, OFFICIAL RECORDS OF MARICOPA COUNTY,
ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PREVIOUSLY DESCRIBED POINT "A" AS DESCRIBED IN PART 1;
THENCE SOUTH 88 DEGREES 36 MINUTES 44 SECONDS EAST 111.84 FEET ALONG
THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1;
THENCE NORTH 01 DEGREES 24 MINUTES 00 SECONDS EAST 240.96 FEET ALONG
SAID WEST LINE TO THE POINT OF BEGINNING OF SAID PART 2;
THENCE CONTINUING ALONG SAID WEST LINE NORTH 01 DEGREES 24 MINUTES 00
SECONDS EAST 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C";
THENCE SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST 8.88 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 14 SECONDS WEST 10.00 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 00 SECONDS WEST 8.88 FEET TO THE
WEST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING.

PART 3:

A PORTION OF LOT 1 THE MINOR LAND DIVISION FOR "CENTERLINE OF GLENDALE",
BOOK 1721 OF MAPS, PAGE 18, OFFICIAL RECORDS OF MARICOPA COUNTY,
ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUING ON PAGE 4 . . .



PAGE 3 OF 4

 SUPERIOR SURVEYING SERVICES, INC.	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 1/9/2025

EXHIBIT "A"

DESCRIPTION OF WATERLINE EASEMENT

CONTINUED FROM PAGE 3 . . .

COMMENCING AT THE PREVIOUSLY DESCRIBED POINT "C" AS DESCRIBED IN PART 2;
THENCE NORTH 01 DEGREES 24 MINUTES 00 SECONDS EAST 282.76 FEET ALONG
THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE NORTH 01 DEGREES 24 MINUTES 00
SECONDS EAST 10.00 FEET;
THENCE SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST 9.05 FEET;
THENCE SOUTH 01 DEGREES 24 MINUTES 14 SECONDS WEST 10.00 FEET;
THENCE NORTH 88 DEGREES 35 MINUTES 00 SECONDS WEST 9.05 FEET TO THE
SAID WEST LINE TO THE POINT OF BEGINNING.

COMPRISING 28,539 SQUARE FEET MORE OR LESS.



David S. Klein

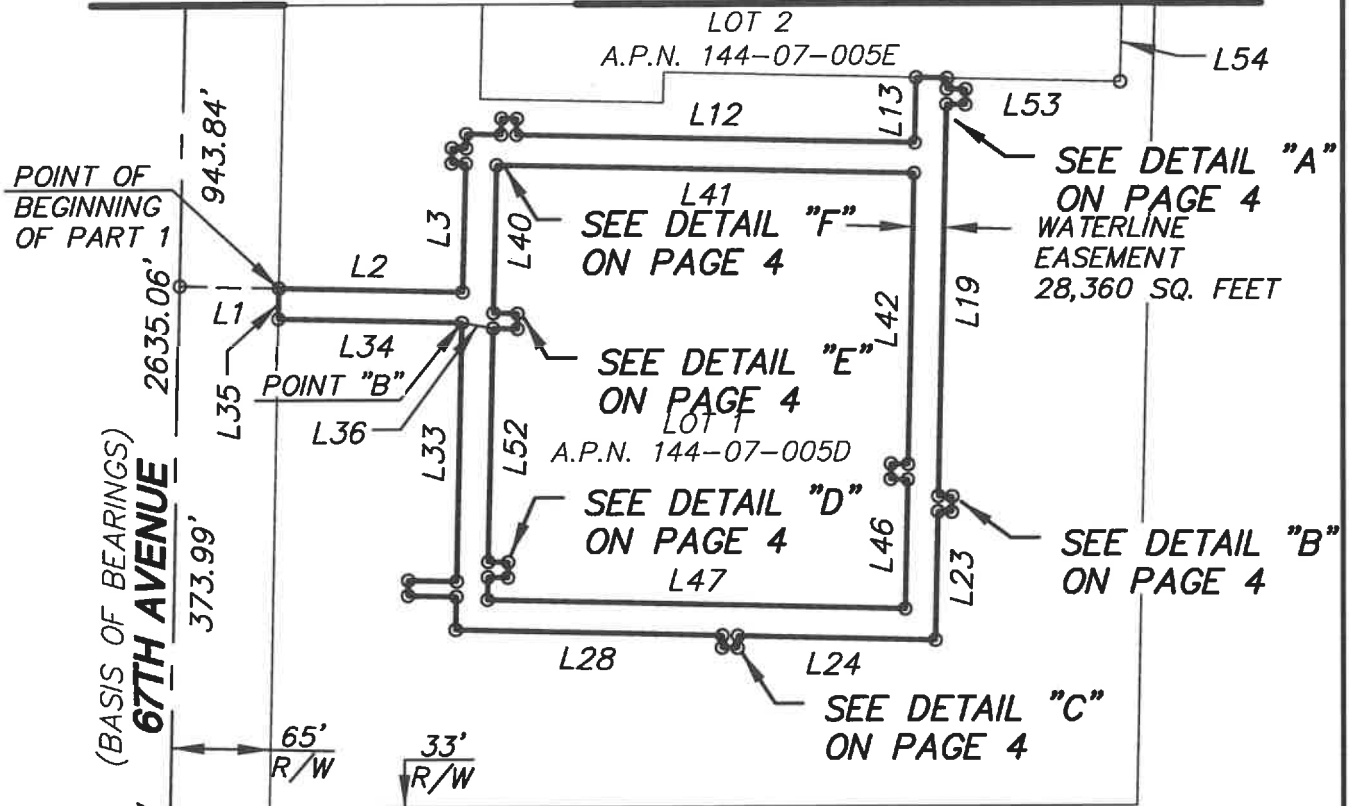
PAGE 4 OF 4

 <p>SUPERIOR SURVEYING SERVICES, INC.</p>	<p>2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com</p>
<p>DATE: 1/9/2025</p>	<p>JOB NO.: 202411064-EX1</p>

EXHIBIT "B"

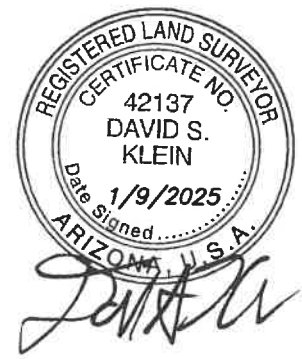
DEPICTION OF
WATERLINE EASEMENT

MATCH LINE SEE PAGE 2



WEST 1/4 CORNER
SECTION 7, T-2N, R-2E
FOUND 3" CITY OF GLENDALE
BRASS CAP IN HANDHOLE
(1.00' DOWN)

NOT TO SCALE



PAGE 1 OF 4

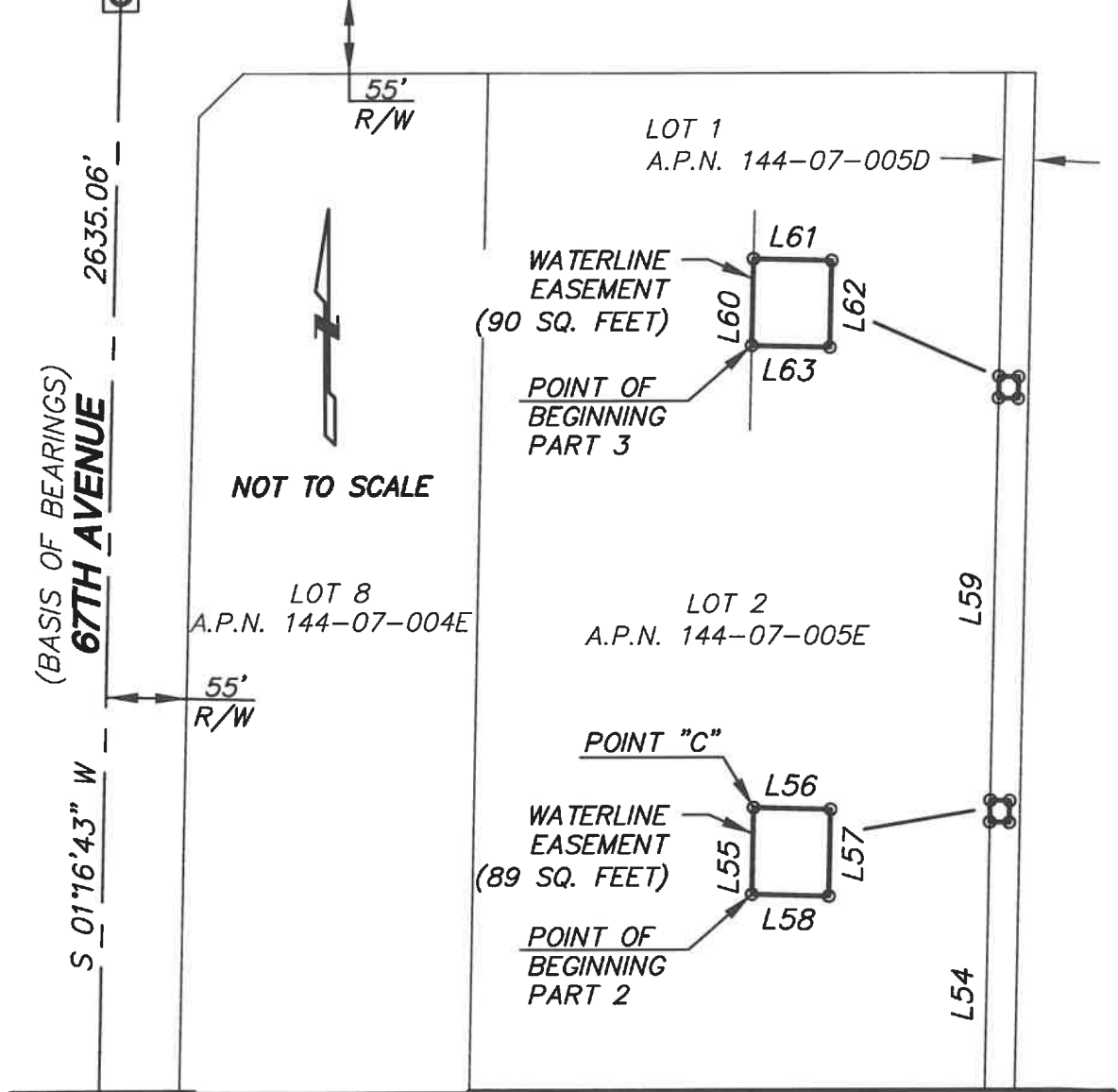
<p>SUPERIOR SURVEYING SERVICES, INC.</p>	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 1/9/2025

EXHIBIT "B"

DEPICTION OF
WATERLINE EASEMENT

NORTHWEST CORNER
SECTION 7, T-2N, R-2E
FOUND 3" CITY OF GLENDALE
BRASS CAP IN HANDHOLE
(0.40' DOWN)
POINT OF COMMENCEMENT

GLENDALE AVENUE

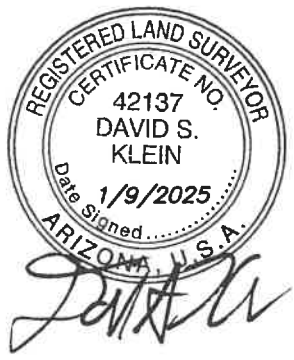


(BASIS OF BEARINGS)
67TH AVENUE

S 01°16'43" W

NOT TO SCALE

MATCH LINE SEE PAGE 1



PAGE 2 OF 4

<p>SUPERIOR SURVEYING SERVICES, INC.</p>	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 1/9/2025

EXHIBIT "B"

DEPICTION OF WATERLINE EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°36'00" E	65.00'
L2	S 88°36'00" E	120.35'
L3	N 01°34'43" E	84.08'
L4	N 88°46'25" W	8.96'
L5	N 01°13'35" E	10.00'
L6	S 88°46'25" E	8.99'
L7	N 01°25'07" E	9.44'
L8	S 88°40'31" E	22.52'
L9	N 01°19'29" E	10.63'
L10	S 88°35'49" E	10.00'
L11	S 01°19'29" W	10.62'
L12	S 88°40'31" E	259.75'
L13	N 01°24'13" E	42.72'
L14	S 88°36'44" E	19.99'
L15	S 01°20'14" W	7.06'
L16	S 88°45'21" E	12.17'
L17	S 01°14'39" W	10.00'
L18	N 88°45'21" W	12.20'
L19	S 01°24'13" W	256.31'
L20	S 88°35'47" E	8.92'
L21	S 01°24'13" W	10.00'
L22	N 88°35'47" W	8.92'
L23	S 01°24'13" W	83.79'
L24	N 88°35'02" W	129.76'
L25	S 01°24'58" W	7.97'
L26	N 88°35'57" W	10.00'
L27	N 01°24'58" E	7.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N 88°35'02" W	172.59'
L29	N 01°25'07" E	21.61'
L30	N 88°34'52" W	31.66'
L31	N 01°25'08" E	10.00'
L32	S 88°34'52" E	31.66'
L33	N 01°20'20" E	168.85'
L34	N 88°36'00" W	120.30'
L35	N 01°16'43" E	20.00'
L36	S 79°28'05" E	20.49'
L37	S 88°28'12" E	15.89'
L38	N 00°00'00" W	10.05'
L39	N 88°38'51" W	15.65'
L40	N 01°25'07" E	96.80'
L41	S 88°40'31" E	272.27'
L42	S 01°24'13" W	190.20'
L43	N 88°35'47" W	11.26'
L44	S 01°24'13" W	10.00'
L45	S 88°35'47" E	11.26'
L46	S 01°24'13" W	84.24'
L47	N 88°35'02" W	272.34'
L48	N 01°25'07" E	14.83'
L49	S 88°34'53" E	12.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L50	N 01°25'07" E	10.00'
L51	N 88°34'53" W	12.92'
L52	N 01°25'07" E	152.38'
L53	S 88°36'44" E	111.84'
L54	N 01°24'00" E	240.96'
L55	N 01°24'00" E	10.00'
L56	S 88°35'00" E	8.88'
L57	S 01°24'14" W	10.00'
L58	N 88°35'00" W	8.88'
L59	N 01°24'00" E	282.76'
L60	N 01°24'00" E	10.00'
L61	S 88°35'00" E	9.05'
L62	S 01°24'14" W	10.00'
L63	N 88°35'00" W	9.05'



PAGE 3 OF 4



SUPERIOR
SURVEYING SERVICES, INC.

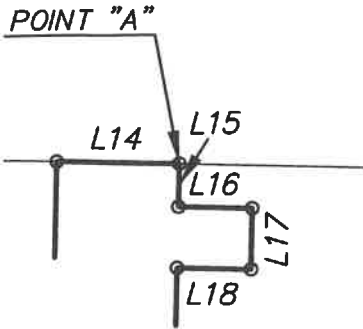
2122 W. Lone Cactus Dr., Ste. 11
Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 12/18/2024

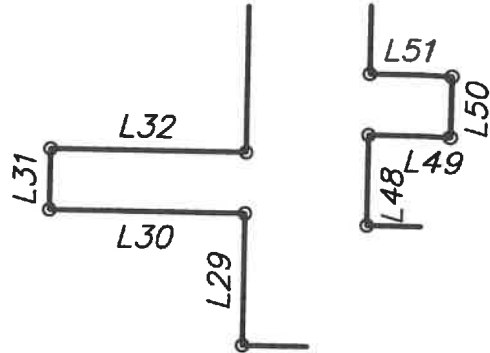
JOB NO.: 202411064R-SW

EXHIBIT "B"

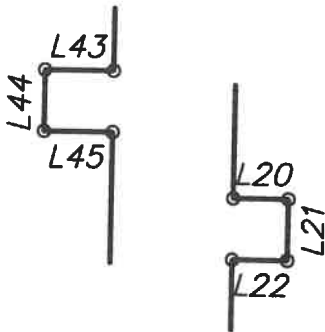
DEPICTION OF
WATERLINE EASEMENT



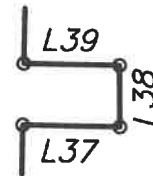
DETAIL "A"
NOT TO SCALE



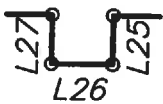
DETAIL "D"
NOT TO SCALE



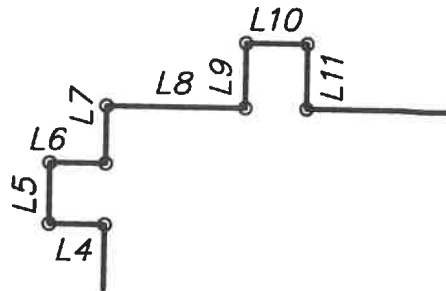
DETAIL "B"
NOT TO SCALE



DETAIL "E"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "F"
NOT TO SCALE



 SUPERIOR SURVEYING SERVICES, INC.	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 1/9/2025 JOB NO.: 202411064-EX1

ATTACHMENT 9

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

WATERLINE EASEMENT

The City of Glendale, an Arizona municipal corporation, as owner of that real property described in Exhibit "A", attached, not in its capacity as a public infrastructure operator, hereby declares the following real property is dedicated as an easement for purposes of installing, operating, maintaining, repairing and, if necessary, replacing a waterline and all appurtenances thereto.

Pursuant to this easement, the City retains the right of ingress and egress to, from, across and along the Property, 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 and to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that may interfere with the construction, operation or maintenance of said facilities.

Dated this ____ day of _____, 2025.

By: Kevin R. Phelps
Its: City Manager

ATTEST:

Julie K. Bower, City Clerk (Seal)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

**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 _____, 2025 by Kevin R. Phelps, City Manager, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

4727 W Glendale Ave
Ord. _____



EXHIBIT "A"
CITY OF GLENDALE
WATER LINE EASEMENT
CITY OF GLENDALE, ARIZONA

Job No. 22-0882

October 9, 2024

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN (G&SRM), MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 9, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, 2614.50 FEET (**BASIS OF BEARINGS**), AS DEPICTED IN THAT UNRECORDED "MINOR LAND DIVISION - LOT SPLIT FOR TWG DEVELOPMENT, 4705 WEST GLENDALE AVE, GLENDALE, AZ" PREPARED BY AZTEC ENGINEERING GROUP, INC. DATED 02-23-21, JOB NUMBER "AZSVY2103";

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, 400.72 FEET;

THENCE, SOUTH 0 DEGREES 08 MINUTES 17 SECONDS WEST, 351.07 FEET TO THE **POINT OF BEGINNING**;

THENCE, SOUTH 89 DEGREES 34 MINUTES 54 SECONDS EAST, 359.69 FEET TO A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 0 DEGREES 18 MINUTES 21 SECONDS WEST, 16.00 FEET;

THENCE, NORTH 89 DEGREES 34 MINUTES 54 SECONDS WEST, 359.69 FEET;

THENCE, NORTH 0 DEGREES 18 MINUTES 20 SECONDS EAST, 16.00 FEET TO THE **POINT OF BEGINNING**.

SAID OVERALL PORTION OF LAND CONTAINS 5,755 SQUARE FEET, OR 0.1321 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2022\22-0882\Land Survey\Legals\22-0882 LD04 - WtrEase - Id.docx



THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2022\22-0882\Land Survey\Legals\22-0882 LD04 - WtrEase - ld.docx

EXHIBIT "A"

LINE TABLE

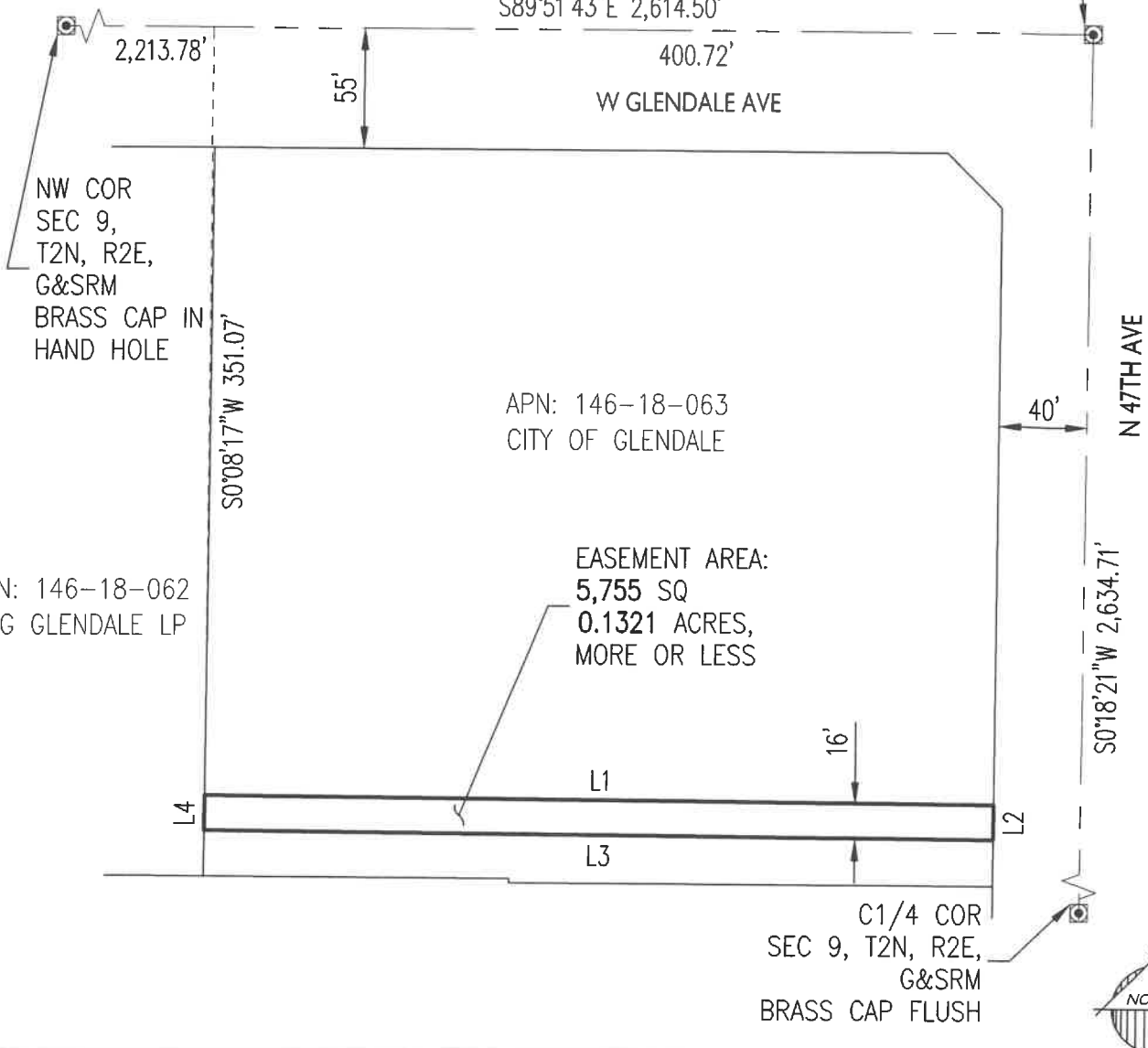
LINE	BEARING	LENGTH
L1	S89°34'54"E	359.69'
L2	S00°18'21"W	16.00'
L3	N89°34'54"W	359.69'
L4	N00°18'20"E	16.00'



POINT OF COMMENCEMENT
 N1/4 COR
 SEC 9, T2N, R2E,
 G&SRM
 BRASS CAP FLUSH

(BASIS OF BEARINGS)
 S89°51'43"E 2,614.50'

Oct 09, 2024 4:16pm S:\Projects\2022\22-0882\Land Survey\Legals\22-0882 LD04 - WtrEase - ex.dwg
 cjimenez



22-0882	Drawn by: CAJ	Reviewed by: RAJ	Sheet Scale: 1" = 80'	Sheet No: of
	CITY OF GLENDALE WATER LINE EASEMENT			
	EXHIBIT "A"			

1130 N. Alma School Rd.
 Ste. 120 Mesa, AZ 85201
 T: 480.503.2250 | F: 480.503.2258
 www.epsgroupinc.com

ATTACHMENT 10

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, **SILVER EAGLE PROPERTIES, 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 14 day of February, 2025.

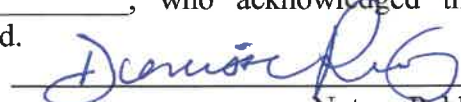
SILVER EAGLE PROPERTIES, LLC,
an Arizona limited liability company


By: Jon Phillips
As: CEO

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

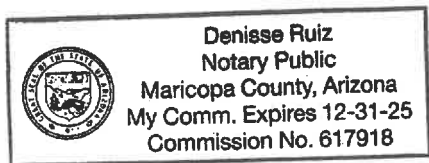
STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 14th day of February, 2025
by Jon Phillips, _____, who acknowledged that he/she executed this
instrument for the purposes therein contained.



Notary Public

My commission expires: 12/31/2025



5800 W Missouri
Ord _____

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17 FROM WHENCE THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LIES SOUTH 89 DEGREES 47 MINUTES 0 SECONDS EAST, A DISTANCE OF 1340.36 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, SOUTH 89 DEGREES 47 MINUTES 0 SECONDS EAST, A DISTANCE OF 366.00 FEET;

THENCE DEPARTING SAID LINE, NORTH 0 DEGREES 01 MINUTE 34 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT THAT IS COINCIDENT WITH THE NORTH LINE OF THE ROADWAY EASEMENT ON FILE IN THE OFFICE OF THE MARICOPA COUNTY ARIZONA RECORDER , IN DOCKET 3513, PAGE 103;

THENCE ALONG SAID LINE, SOUTH 89 DEGREES 47 MINUTES 0 SECONDS EAST, A DISTANCE OF 131.46 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID LINE, NORTH 0 DEGREES 13 MINUTES 0 SECONDS EAST, A DISTANCE OF 18.13 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 0 SECONDS EAST, A DISTANCE OF 23.10 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 0 SECONDS WEST, A DISTANCE OF 10.27 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 0 SECONDS EAST, A DISTANCE OF 33.13 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 0 SECONDS WEST, A DISTANCE OF 7.86 FEET TO A POINT THAT IS COINCIDENT WITH THE NORTH LINE OF SAID ROADWAY EASEMENT;

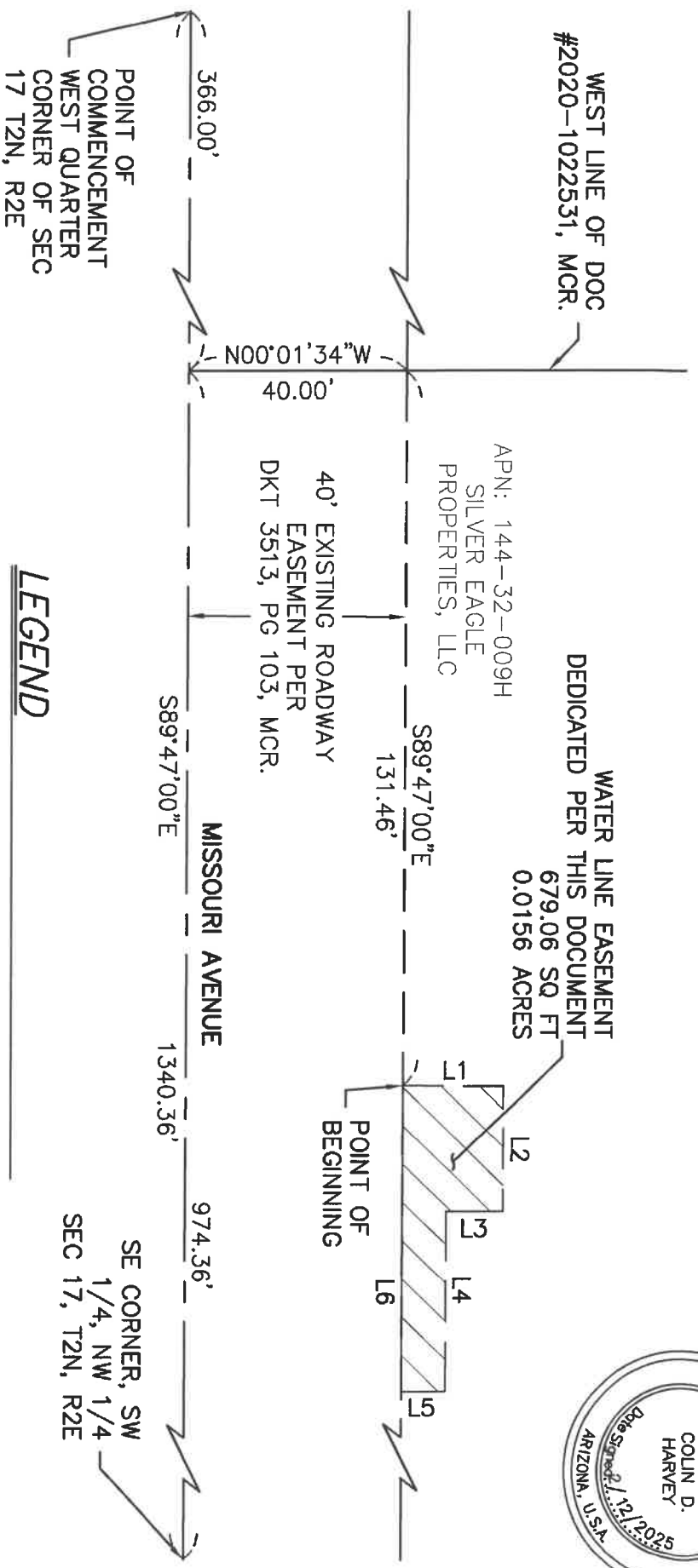
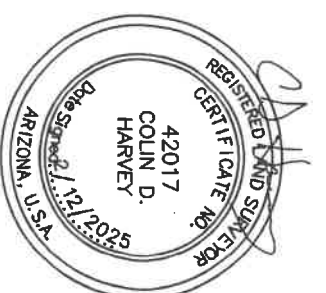
THENCE ALONG SAID LINE, NORTH 89 DEGREES 47 MINUTES 0 SECONDS WEST, A DISTANCE OF 56.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 679.06 SQUARE FEET OR 0.0156 ACRES, MORE OR LESS.

END OF DESCRIPTION.



EXHIBIT B
WATER LINE EASEMENT
SOUTHWEST QUARTER OF NORTHWEST
QUARTER OF SEC 17, T2N, R2E



LEGEND

	SECTION LINE
	MONUMENT LINE
	PROPERTY LINE
	EASEMENT
	BEARINGS/DISTANCES PER RECORDED PLAT

NOT TO SCALE

SEE SHEET 2 FOR TABLE

SHEET 1 OF 2
 DATE: FEBRUARY 12, 2025

HARVEY LAND SURVEYING, INC.
 PO BOX 10772
 CASA GRANDE, ARIZONA 85130
 (520) 876-4786

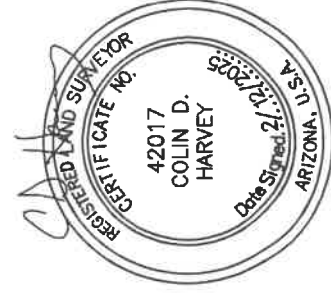
EXHIBIT B
WATER LINE EASEMENT
SOUTHWEST QUARTER OF NORTHWEST
QUARTER OF SEC 17, T2N R2E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.13'	N00°13'00"E
L2	23.10'	S89°47'00"E
L3	10.27'	S00°13'00"W
L4	33.13'	S89°47'00"E
L5	7.86'	S00°13'00"W
L6	56.23'	N89°47'00"W



NOT TO SCALE

SEE SHEET 1 FOR EXHIBIT
 AND LEGEND



HARVEY LAND SURVEYING, INC.
PO BOX 10772
CASA GRANDE, ARIZONA 85130
(520) 876-4786

SHEET 2 OF 2
 DATE: FEBRUARY 12, 2025

ATTACHMENT 11

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

c219632A-6-1-1--
HoyP

Cox Castle & Nicholson LLP
50 California Street, 32nd Floor
San Francisco, California 94111
Attention: Richard H. Rosenthal, Esq.

(Space above for Recorder's Use Only)

QUIT CLAIM DEED

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ADAMAN IRRIGATION WATER DELIVERY DISTRICT #36**, a political subdivision of the State of Arizona (the "Grantor"), does hereby quitclaim to **THE CITY OF GLENDALE**, all of Grantor's right, title and interest in and to that certain real property situated in Maricopa County, Arizona legally described on Exhibit "A" attached hereto and incorporated herein by this reference, and any improvements thereon, without representation or warranty of any kind, together with all rights and privileges appurtenant thereto, including any and all rights in any remnant ditches described in Docket 1180, Page 517, that may be located on that real property.

The recording of this deed is exempt from the affidavit of value requirement pursuant to A.R.S. § 11-1134(A)(3).

[SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE]

EXECUTED this 3rd day of April, 2025.

GRANTOR:

ADAMAN IRRIGATION WATER DELIVERY DISTRICT #36, a municipal corporation and political subdivision of the State of Arizona

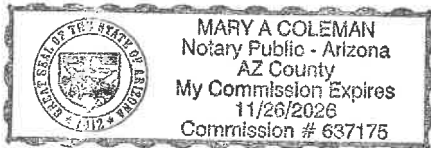
By: Scott Schfield

Its: General Manager

STATE OF ARIZONA)
) ss
County of Maricopa)

On this 3rd day of April, 2025, before me, the undersigned Notary Public, personally appeared Scott Schfield, known to me to be the General Manager of **ADAMAN IRRIGATION WATER DELIVERY DISTRICT #36**, a political subdivision of the State of Arizona, and he, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Mary A Coleman
Notary Public

**EXHIBIT "A"
TO
QUIT CLAIM DEED**

Legal Description

(Attached)

Exhibit A

EXISTING ADAMAN PROPERTY LEGAL DESCRIPTION

A PORTION OF A 45 FOOT WIDE STRIP OF LAND AS DESCRIBED IN DOCKET 1180, PAGE 528-530, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 45.00 FEET OF THE SOUTH 78.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 33.00 FEET THEREOF.

EXCEPTING AND RESERVING ALL ORES AND MINERALS AND ALL OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES BENEATH THE SURFACE OF THE ABOVE DESCRIBED PREMISES WITH THE RIGHT TO EXPLORE AND TEST FOR, LOCATE, MINE, DRILL FOR, EXTRACT, AND PUMP THE SAME AS SET FORTH IN QUIT-CLAIM DEED RECORDED IN DOCKET 1180, PAGE 528, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.



PAGE 1 OF 3

TITLE: XB08R

DATE: 7/07/21

DESC: EXIST ADAMAN
PROPERTY

HUNTER

ENGINEERING

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

CIVIL AND SURVEY

DWG. # XB08R
PROJ. # STEL001



WEST LINE OF THE SOUTH HALF
OF THE SOUTHEAST QUARTER
OF SECTION 18,
T2N, R1W

N0°06'30"W 1320.18' (M)

ALSUP ROAD

NORTH LINE OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 18, T2N, R1W
N89°59'58"E 2640.55' (C)

NW CORNER OF
THE SOUTH HALF
OF THE SOUTHEAST
QUARTER OF
SECTION 18, T2N,
R1W FND ALUMINUM
CAP"ILLEGIBLE.

EXISTING ADAMAN PROPERTY EXHIBIT

7' PERMANENT
EASEMENT & RIGHT OF WAY
DKT.14394, PG.42 MCR

SOUTH 1/4 CORNER OF
SECTION 18, T2N,R1W
FND. C.O.P. BC IN POTHOLE

45' NEW
ADAMAN
PROPERTY

45' EXISTING
ADAMAN
PROPERTY

**CAMELBACK
ROAD**

33'
COUNTY
ROADWAY

N89°59'56"W 2640.54' (M)
S. LINE OF THE
SOUTHEAST QUARTER
OF SECTION 18, T2N,R1W

MATCH LINE



PAGE 2 OF 3

TITLE: XB08R
SCALE: 1"=200'
DATE: 7/07/21
DESC: EXIST ADAMAN
PROPERTY

HUNTER

ENGINEERING

CIVIL AND SURVEY

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

DWG. # XB08R
PROJ. # STEL001

EXISTING ADAMAN PROPERTY EXHIBIT

N89°59'58"E 2640.55'

NE CORNER OF
THE SOUTH HALF
OF THE SOUTHEAST
QUARTER OF
SECTION 18,
T2N,R1W



7' PERMANENT
EASEMENT & RIGHT OF WAY
DKT.14394, PG.42 MCR

45' NEW
ADAMAN
PROPERTY

45' EXISTING
ADAMAN
PROPERTY

78'

78.00'

33.00'

N00°06'28W, 1320.25'
E LINE, SE1/4,
SEC.18,T.2N.,R.1W

CAMELBACK ROAD

SOUTHEAST CORNER OF
SECTION 18, T2N,R1W
FND. CITY OF PHOENIX
BC IN HH

33' COUNTY
ROADWAY

MATCH LINE

PAGE 3 OF 3

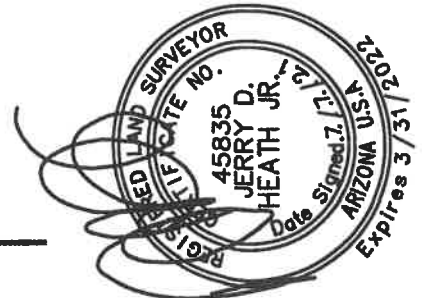
TITLE: XB08R
SCALE: 1"=200'
DATE: 7/07/21
DESC: EXIST ADAMAN
PROPERTY

HUNTER
ENGINEERING

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

CIVIL AND SURVEY

DWG. # XB08R
PROJ. # STEL001



ATTACHMENT 12

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, **ARTISAN ROOFING ENTERPRISES 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 21 day of February, 2025.

ARTISAN ROOFING ENTERPRISES LLC,
an Arizona limited liability company

By: Daryl Charles
Its: President

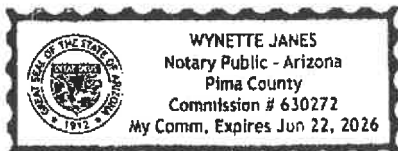
Exempt Pursuant to A.R.S. §11-1134 (A)(3)

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 21st day of FEBRUARY, 2025 by ARTISAN ROOFING ENT., an Arizona limited liability company, who acknowledged that he/she executed this instrument for the purposes therein contained.

Notary Public

My commission expires:



10837 W Northview Ave
Ord _____

EXHIBIT A

DEDICATION EASEMENT

LEGAL DESCRIPTION

A PORTION OF LOT 2. MINOR LAND DIVISION—LOT SPLIT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 1270, PAGE 20, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, 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 POINT, SAID POINT BEING A FOUND BRASS CAP HANDHOLE LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, ON THE GLENDALE AVENUE MONUMENT LINE WHICH BEARS SOUTH 89°00'39" EAST (BASIS OF BEARING), A DISTANCE OF 2,640.01 FEET TO A FOUND BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID QUARTER CORNER, SOUTH 89°00'39" EAST, ALONG THE SOUTH LINE OF SECTION 6, AND ALONG SAID GLENDALE AVENUE, A DISTANCE OF 1,301.23 FEET TO A FOUND BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF GLENDALE AVENUE AND GLEN HARBOR BOULEVARD;

THENCE LEAVING GLENDALE AVENUE MONUMENT LINE, NORTH 0°54'14" EAST, ALONG GLEN HARBOR BOULEVARD MONUMENT LINE, A DISTANCE OF 886.23 FEET TO A POINT OF TANGENCY, POINT BEING A FOUND BC FLUSH;

THENCE CONTINUE ALONG GLEN HARBOR BOULEVARD MONUMENT LINE, BEING A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 771.00 FEET, AN ARC LENGTH OF 908.40 FEET, A CHORD OF NORTH 34°39'26" EAST, A CHORD DISTANCE OF 856.76 FEET AND A CENTRAL ANGLE OF 67°30'23" TO A POINT OF TANGENCY, POINT BEING A FOUND BC FLUSH;

THENCE CONTINUE ALONG GLEN HARBOR BOULEVARD MONUMENT LINE, NORTH 68°24'37" EAST, A DISTANCE OF 130.01 FEET TO THE INTERSECTION OF GLEN HARBOR BOULEVARD AND NORTHVIEW AVENUE, POINT BEING A FOUND BC FLUSH;

PROJECT #: 7024024



ARTISAN ROOFING
ROW DEDICATION EASEMENT

DATE:
04/16/25

LEGAL DESCRIPTION

SHEET OF
1 5

EXH A



EXHIBIT A

DEDICATION EASEMENT

LEGAL DESCRIPTION (CONTINUED)

THENCE LEAVING GLEN HARBOR BOULEVARD AND NORTHVIEW AVENUE INTERSECTION, NORTH 21°36'05" WEST (R), A DISTANCE OF 202.50 FEET (R) ALONG NORTHVIEW AVENUE MONUMENT LINE TO A POINT OF TANGENCY, POINT BEING A FOUND BC FLUSH;

THENCE CONTINUE ALONG NORTHVIEW AVENUE MONUMENT LINE, BEING A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 132.61 FEET, A CHORD OF NORTH 30°14'08" WEST, A CHORD DISTANCE OF 132.11 FEET AND A CENTRAL ANGLE OF 17°16'05" TO A POINT REFEREED TO AS POINT 'A' AND BEING THE START OF AREA 1 DESCRIPTION;

THENCE LEAVING NORTHVIEW AVENUE MONUMENT LINE, SOUTH 51°07'50" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF NORTHVIEW AVENUE;

THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 7.37 FEET, A CHORD OF NORTH 39°23'04" WEST, A CHORD DISTANCE OF 7.37 FEET AND A CENTRAL ANGLE OF 1°01'47" TO THE POINT OF BEGINNING 1;

THENCE LEAVING SAID RIGHT OF WAY, NORTH 74°34'00" WEST, A DISTANCE OF 6.57 FEET;

THENCE NORTH 45°17'14" WEST, A DISTANCE OF 54.73 FEET;

THENCE NORTH 14°32'01" WEST, D DISTANCE OF 7.91 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 67.34 FEET, A CHORD OF SOUTH 44°34'35" EAST, A CHORD DISTANCE OF 67.27 FEET AND A CENTRAL ANGLE OF 9°24'38" TO THE POINT OF BEGINNING 1.

CONTAINS 283 SQUARE FEET (0.007 ACRES) OF LAND MORE OR LESS.



	PROJECT #: 7024024		
	ARTISAN ROOFING ROW DEDICATION EASEMENT		
	LEGAL DESCRIPTION	SHEET OF 2 5	EXH A

EXHIBIT A

DEDICATION EASEMENT

LEGAL DESCRIPTION (CONTINUED)

THENCE RETURNING TO PONT 'A', CONTINUE NORTHWESTERLY ALONG NORTHVIEW AVENUE MONUMENT LINE, BEING A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 385.80 FEET, A CHORD OF NORTH 63°59'19" WEST, A CHORD DISTANCE OF 373.56 FEET AND A CENTRAL ANGLE OF 50°14'17" TO A POINT BEING THE START OF AREA 2 DESCRIPTION;

THENCE LEAVING NORTHVIEW AVENUE MONUMENT LINE, SOUTH 00°53'33" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF NORTHVIEW AVENUE;

THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY BEING A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 3.41 FEET (C), A CHORD OF SOUTH 88°52'07" EAST, A CHORD DISTANCE OF 3.41 FEET AND A CENTRAL ANGLE OF 0°28'36" (C) TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 15.67 FEET, A CHORD OF SOUTH 87°32'24" EAST, A CHORD DISTANCE OF 15.57 FEET AND A CENTRAL ANGLE OF 2°11'24" TO THE POINT OF BEGINNING 2;


THENCE LEAVING SAID RIGHT OF WAY, SOUTH 05°09'16" EAST, A DISTANCE OF 4.42 FEET;

THENCE SOUTH 84°03'13" EAST, A DISTANCE OF 38.47 FEET;

THENCE NORTH 73°27'13" EAST, D DISTANCE OF 9.26 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, BEING A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 47.91 FEET, A CHORD OF NORTH 83°06'14" WEST, A CHORD DISTANCE OF 47.88 FEET AND A CENTRAL ANGLE OF 6°41'43" TO THE POINT OF BEGINNING 2.

CONTAINS 194 SQUARE FEET (0.005 ACRES) OF LAND MORE OR LESS.

	ARTISAN ROOFING ROW DEDICATION EASEMENT		PROJECT #: 7024024	Registered Professional Engineer (Civil) CERTIFICATE NO. 60764 LUIS AYALA Date Signed 04/16/2025 ARIZONA, U.S.A. EXP: 12/31/2027
	LEGAL DESCRIPTION	SHEET OF 3 5	DATE: 04/16/25	
				EXH A

MATCH LINE - SHEET 4

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	132.61'	440.00	17°16'05"
C2	7.37'	410.00	1°01'47"
C3	67.34'	410.00	9°24'38"
C4	385.80'	440.00	50°14'17"
C5	3.41'(C)	410.00	0°28'36"(C)
C6	15.67'	410.00	2°11'24"
C7	47.91'	410.00	6°41'43"

CURVE TABLE (CONT.)		
CURVE#	CHORD BEARING	CHORD LENGTH
C1	N30°14'08"W	132.11'
C2	N39°23'04"W	7.37'
C3	S44°34'35"E	67.27'
C4	N63°59'19"W	373.56'
C5	S88°52'07"E	3.41'
C6	S87°32'24"E	15.57'
C7	N83°06'14"W	47.88'



S 1/4 COR. SEC. 6
T.2N., R.1E.
FND. BCHH
POINT OF
COMMENCING

1301.23'
GLENDALE AVENUE

S89°00'39"E 2640.01'
BASIS OF BEARING

N0°54'14"E
886.23'

SE COR. SEC. 6
T.2N., R.1E.
FND. BC FLUSH

FND. BCHH
1338.78'

L=908.40' R=771.00' D=67°30'23"
C=N34°39'26"E 856.76'

GLEN HARBOR
BLVD.

FND. BC FLUSH



PROJECT #: 7024024

DATE:
04/16/25



ARTISAN ROOFING
ROW DEDICATION EASEMENT

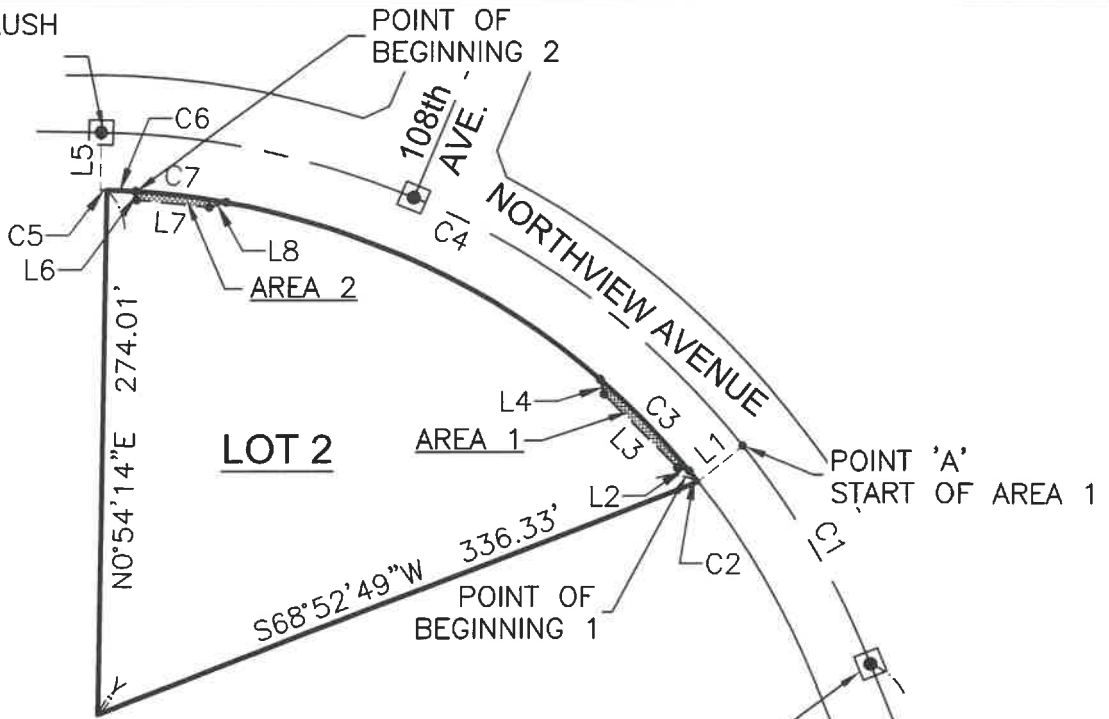
LEGAL DESCRIPTION

SHEET OF
4 5

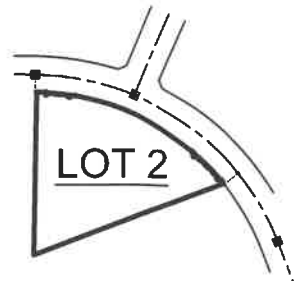
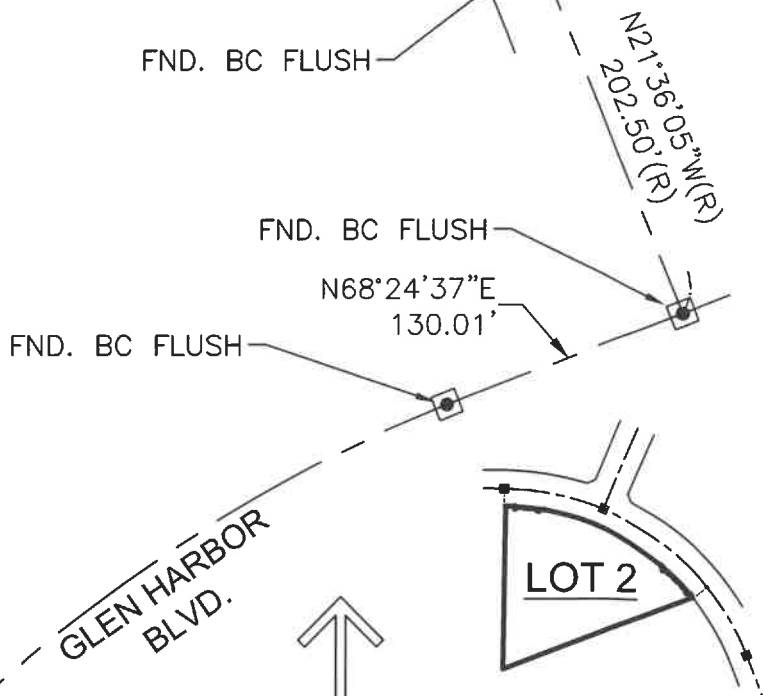
EXH A

EXP: 12/31/2027

FND. BC FLUSH
START OF
AREA 2



LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	30.00'	S51°07'50"W
L2	6.57'	N74°34'00"W
L3	54.73'	N45°17'14"W
L4	7.91'	N14°32'01"W
L5	30.00'	S00°53'33"W
L6	4.42'	S05°09'16"E
L7	38.47'	S84°03'13"E
L8	9.26'	N73°27'13"E



MATCH LINE - SHEET 3

NORTH
N.T.S.

SITE MAP

PROJECT #: 7024024



ARTISAN ROOFING
ROW DEDICATION EASEMENT

DATE:
04/16/25

LEGAL DESCRIPTION

SHEET OF
5 5

EXH A



ATTACHMENT 13

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

CONVEYANCE OF PUBLIC UTILITY AND ACCESS EASEMENT

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

For Ten Dollars and other valuable consideration, **Z-MODULAR GLENDALE I, LLC, a Delaware limited liability company** ("Grantor"), and being the sole owner in fee simple of the following Maricopa County Assessor's parcel numbers APN 102-60-017F and APN 102-60-016H, does hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), a Public Utility Easement to install, repair, operate, maintain and remove underground public utilities and appurtenances ("facilities") upon, over and under the surface of the following described property:

See Attached Descriptions, "Exhibit A", "Exhibit B1" and "Exhibit B2"

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands no greater than thirty (30) feet from and 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 April, 2025.

GRANTORS: Z-MODULAR GLENDALE I, LLC, a Delaware limited liability company

Thomas A. Wilczek
BY:

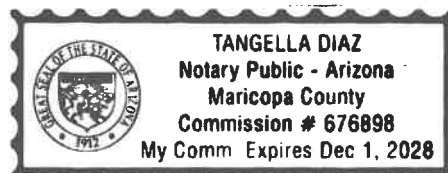
CORPORATE COUNSEL
ITS:

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 21st day of April, 2025, by Thomas A. Wilczek its Corporate Counsel of Z-Modular Glendale I, LLC, a Delaware limited liability company, on behalf of the company.

Tangella Diaz
Notary Public

My commission expires:
Dec 1, 2028



6255 N. Ballpark Boulevard
Ord. _____

IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused this Conveyance of Easement to be executed by its duly authorized representative, this ____ day of _____, 2025.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower, City Clerk (Seal)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2025 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires:

EXHIBIT A LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER OF SAID SECTION 8, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°44'24" WEST, A DISTANCE OF 2670.69 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, NORTH 89°44'24" WEST, A DISTANCE OF 64.07 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 45°32'52" EAST, A DISTANCE OF 56.76 FEET;

THENCE SOUTH 89°50'52" EAST, A DISTANCE OF 64.07 FEET;

THENCE SOUTH 45°27'35" WEST, A DISTANCE OF 56.85 FEET TO THE POINT OF BEGINNING.

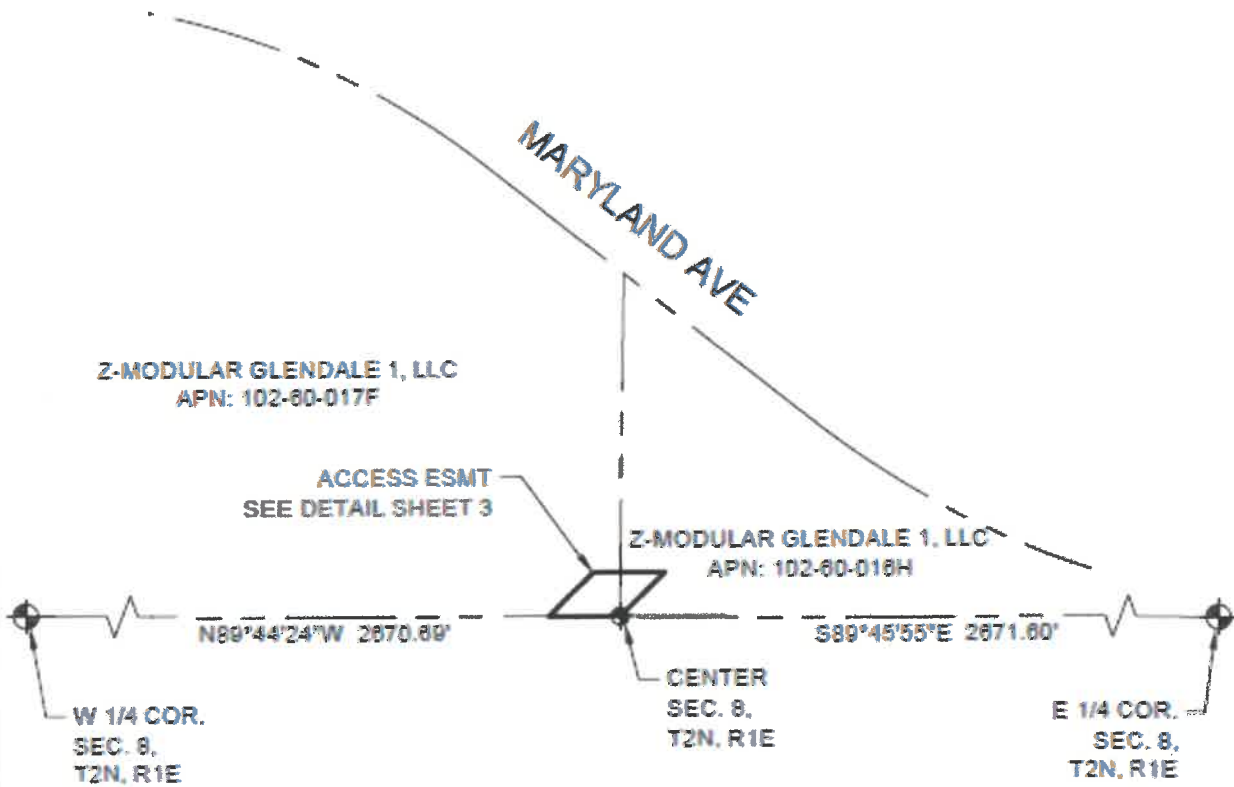
CONTAINING 2,560 SQ.FT OR 0.059 ACRES MORE OR LESS.



CHAD W. HUBER
RLS 35316

Kimley»Horn		1883 E. Camelback Rd., Suite 400 PHOENIX, AZ 85016		Tel No. (602) 937-0011	
Name	Company	Registration	Date	Project No.	Sheet No.
NA	CHW	CHW	04/10/2025	28180000	1 OF 3

EXHIBIT B/



CHAD W. HUBER
RLS 35316

Kimley»Horn

3801 E. Camelback Rd., Suite 400
 PHOENIX, AZ 85018 Tel No. (602) 937-8811

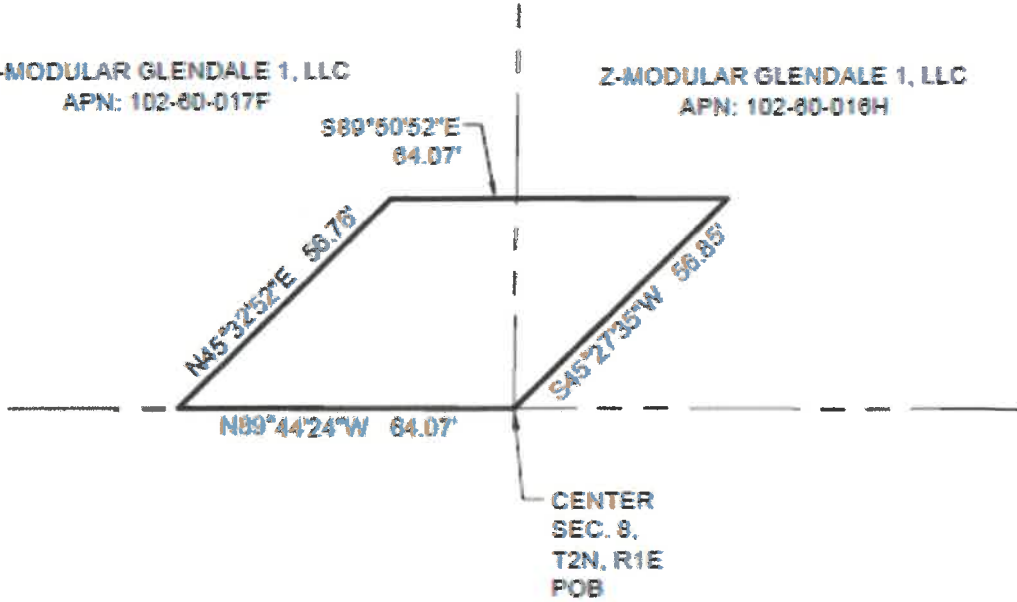
Book	Drawn by	Checked by	Date	Project No.	Sheet No.
N T S.	CWH	CWH	04/10/2025	25182000	2 OF 3

EXHIBIT B2



Z-MODULAR GLENDALE 1, LLC
APN: 102-60-017F

Z-MODULAR GLENDALE 1, LLC
APN: 102-60-016H



CHAD W. HUBER
RLS 35316

Kimley»Horn

1981 E. Coville Rd., Suite 400
Phoenix, AZ 85024

Tel No. (602) 637-6611

Name	Position	Signature	Date	Project No.	Sheet No.
CWH	CAH	CWH	04/10/2025	281620000	3 OF 3

ATTACHMENT 14

When recorded, mail to
City of Glendale
Engineering Department
5850 W. Glendale Ave, Suite 315
Glendale, Arizona 86301

DEDICATION OF PUBLIC RIGHT-OF-WAY

The City of Glendale, an Arizona municipal corporation, hereby declares the following real property to be dedicated as public right-of-way as the City of Glendale deems necessary or useful in its best interests.

See attached legal and exhibit description, **Exhibit "A"**

Dated this ___ day of _____, 2025.

City of Glendale, an Arizona municipal corporation

BY: _____
Kevin R. Phelps
ITS: City Manager

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

STATE OF ARIZONA)
) ss.
County of MARICOPA)

This instrument was acknowledged before me this _____ day of _____, 2025 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

101st Avenue & Ballpark Boulevard
ORD _____

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF PARCEL NO. 3 DESCRIBED IN DOCUMENT NO. 2006-0964236, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8;

THENCE S00°48'09"W, ALONG THE WEST LINE OF SAID PARCEL NO. 3, A DISTANCE OF 1238.16 FEET TO THE CENTER OF SAID SECTION 8;

THENCE S89°45'55"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 154.55 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PART;

THENCE, DEPARTING FROM SAID SOUTH LINE, N31°37'05"E A DISTANCE OF 3.51 FEET;

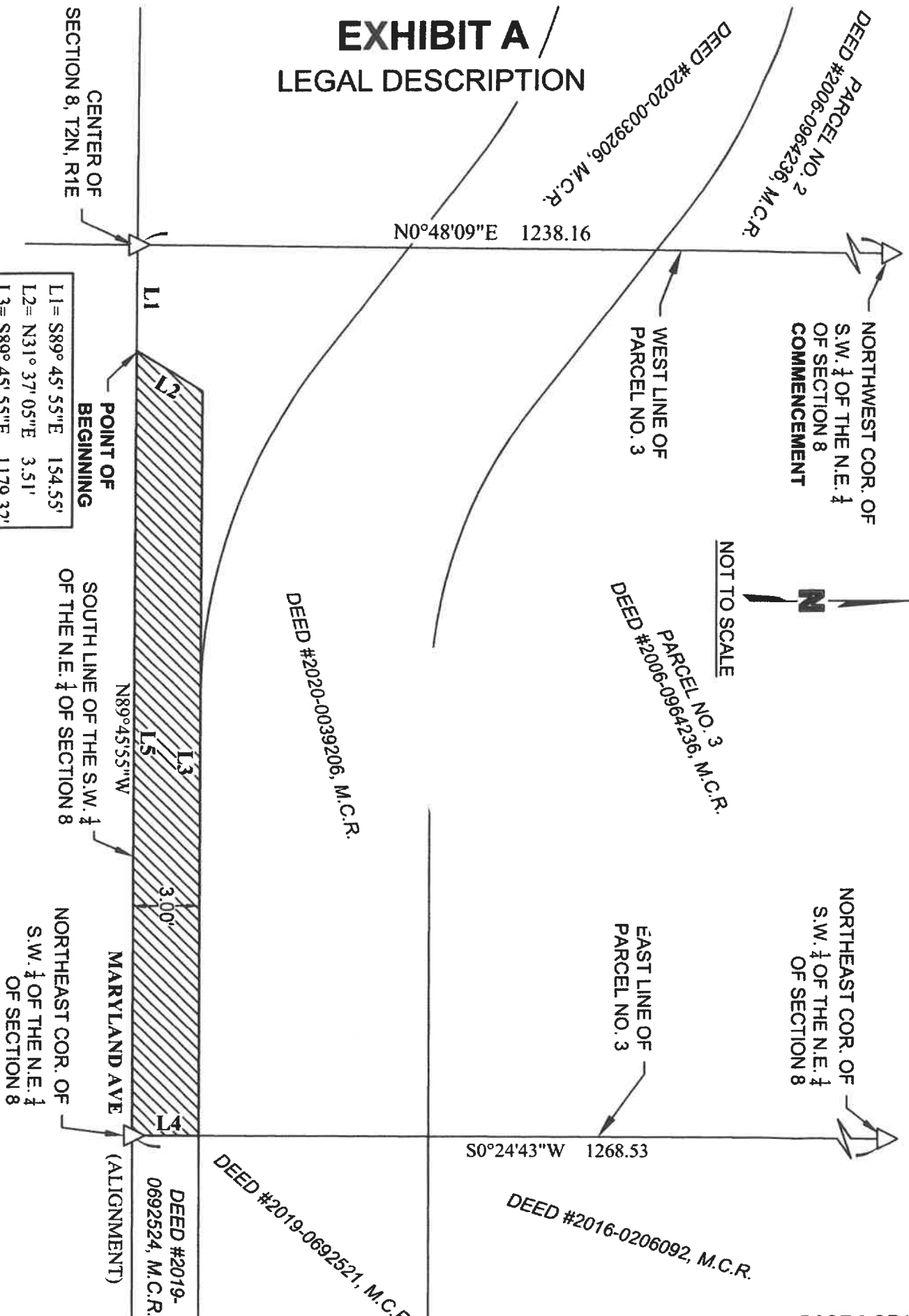
THENCE S89°45'55"E, ALONG A LINE BEING PARALLEL WITH AND 3.00 FEET NORTHERLY OF SAID SOUTH LINE, A DISTANCE OF 1179.32 FEET TO THE EAST LINE OF SAID PARCEL NO. 3;

THENCE S00°24'43"W, ALONG SAID EAST LINE OF PARCEL NO. 3, A DISTANCE OF 3.00 FEET TO SAID SOUTH LINE;

THENCE N89°45'55"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1181.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.08 ACRES, +/-

EXHIBIT A / LEGAL DESCRIPTION



L1 =	S89° 45' 55" E	154.55'
L2 =	N31° 37' 05" E	3.51'
L3 =	S89° 45' 55" E	1179.32'
L4 =	S0° 24' 43" W	3.00'
L5 =	N89° 45' 55" W	1181.14'

1

ATTACHMENT 15

When recorded, mail to
City of Glendale
Engineering Department
5850 W. Glendale Ave, Suite 315
Glendale, Arizona 86301

DEDICATION OF PUBLIC RIGHT-OF-WAY

The City of Glendale, an Arizona municipal corporation, hereby declares the following real property to be dedicated as public right-of-way as the City of Glendale deems necessary or useful in its best interests.

See attached legal and exhibit description, **Exhibit "A"**

Dated this ___ day of _____, 2025.

City of Glendale, an Arizona municipal corporation

BY: _____
Kevin R. Phelps
ITS: City Manager

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

STATE OF ARIZONA)
) ss.
County of MARICOPA)

This instrument was acknowledged before me this _____ day of _____, 2025 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

Orangewood Avenue – 69th Avenue to 71st Avenue
ORD _____

EXHIBIT "A"
ORANGEWOOD AVENUE RIGHT-OF-WAY



DATE: 07-22-2024

PROJECT NO.: 2305006

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN RECORDING NUMBER 2002-1239580, MARICOPA COUNTY RECORDS (MCR), SITUATED IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE LOCALLY ACCEPTED CENTER OF SAID SECTION 1, A BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1, A BRASS CAP IN HANDHOLE, BEARS SOUTH 88° 37' 29" WEST (BASIS OF BEARINGS), A DISTANCE OF 2652.13 FEET;

THENCE NORTH 88° 37' 40" EAST, A DISTANCE OF 34.12 FEET;

THENCE NORTH 01° 22' 20" WEST, A DISTANCE OF 33.00 FEET, TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL, AND THE **POINT OF BEGINNING "AREA 1"**;

THENCE ALONG THE WEST LINE OF SAID CERTAIN PARCEL, NORTH 00° 32' 36" EAST, A DISTANCE OF 27.00 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 45° 24' 52" EAST, A DISTANCE OF 27.81 FEET, TO A LINE 7.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID CERTAIN PARCEL;

THENCE ALONG SAID PARALLEL LINE, NORTH 88° 37' 40" EAST, A DISTANCE OF 652.77 FEET, TO AN ANGLE POINT IN SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL, AND A POINT HEREBY DESIGNATED AS POINT "A" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE LEAVING SAID PARALLEL LINE, ALONG SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL, SOUTH 01° 22' 20" EAST, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 88° 37' 40" WEST, A DISTANCE OF 673.01 FEET, TO THE **POINT OF BEGINNING "AREA 1"**.

TOGETHER WITH:

COMMENCING AT SAID POINT "A", THENCE ALONG SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL, NORTH 88° 37' 40" EAST, A DISTANCE OF 573.27 FEET, TO THE **POINT OF BEGINNING "AREA 2"**;

THENCE LEAVING SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL, NORTH 44° 35' 35" EAST, DISTANCE OF 21.57 FEET, TO A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID CERTAIN PARCEL;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 33' 31" EAST, A DISTANCE OF 159.93 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 89° 26' 29" EAST, A DISTANCE OF 30.00 FEET, TO SAID EAST LINE OF THAT CERTAIN PARCEL;

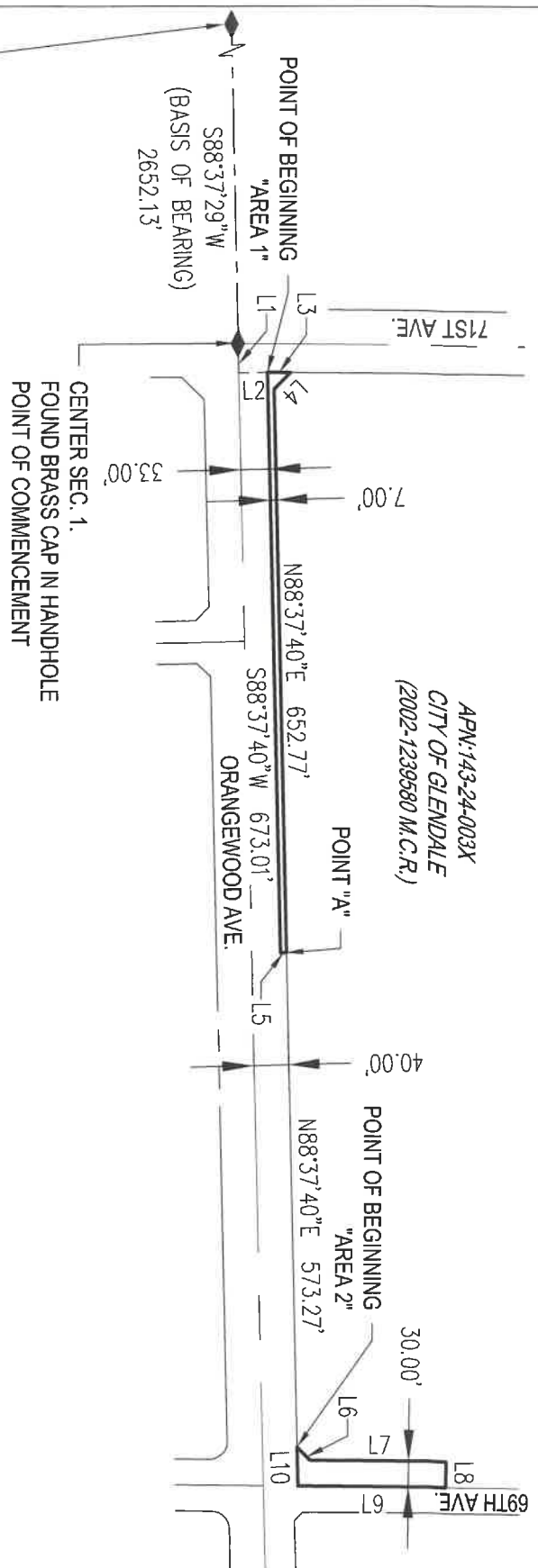
THENCE ALONG SAID EAST LINE OF THAT CERTAIN PARCEL, SOUTH 00° 33' 31" WEST, A DISTANCE OF 173.92 FEET, TO THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL;

THENCE LEAVING SAID EAST LINE OF THAT CERTAIN PARCEL, ALONG SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL, SOUTH 88° 37' 40" WEST, A DISTANCE OF 45.02 FEET, TO THE **POINT OF BEGINNING "AREA 2"**;

CONTAINING AN AREA OF 10,255 SQUARE FEET OR 0.2354 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.





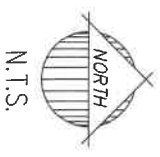
APN: 143-24-003X
 CITY OF GLENDALE
 (2002-1239580 M.C.R.)

W. 1/4 COR. SEC. 1. FOUND BRASS
 CAP IN HANDHOLE

CENTER SEC. 1.
 FOUND BRASS CAP IN HANDHOLE
 POINT OF COMMENCEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°37'40"E	34.12'
L2	N01°22'20"W	33.00'
L3	N00°32'36"E	27.00'
L4	S45°24'52"E	27.81'
L5	S01°22'20"E	7.00'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N44°35'35"E	21.57'
L7	N00°33'31"E	159.93'
L8	S89°26'29"E	30.00'
L9	S00°33'31"W	173.92'
L10	S88°37'40"W	45.02'



N.T.S.



ORANGEWOOD AVENUE EXHIBIT



COOPER AERIAL SURVEYS CO.
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 PHOENIX, ARIZONA 85020
 602-678-5111