

RESOLUTION NO. R26-28

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION AND ACCEPTANCE OF DEEDS AND EASEMENTS AT VARIOUS LOCATIONS IN THE CITY.

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 RESOLVED 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 – 5, granting the interest in, or dedication of, the properties therein legally described.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 14<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Mayor Jerry P. Weiers

ATTEST:

\_\_\_\_\_  
Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael D. Bailey, City Attorney

REVIEWED BY:

\_\_\_\_\_  
Patrick S. Banger, City Manager

# EXHIBIT 1

## DEEDS AND EASEMENTS TABLE

FOR RESOLUTION NO. \_\_\_\_\_

ATTACHMENT NO.		
1	Grantor Name	CITY OF GLENDALE
	Development/Project	MCDONALDS
	Location	NEC of 55 <sup>th</sup> Avenue and Northern Avenue
	Purpose	Right-of-Way for roadway purposes
	Conveyance Document	Dedication of Public Right-of-Way
2	Grantor Name	LDR-NWC 91 <sup>ST</sup> & CAMELBACK, LLC
	Development/Project	TAKE 5 OIL CHANGE
	Location	9142 West Camelback Road
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
3	Grantor Name	THE BASE PHASE I OWNER, LLC
	Development/Project	THE BASE INDUSTRIAL
	Location	6302 North Litchfield Road
	Purpose	Right-of-Way dedication of Litchfield Road
	Conveyance Document	Warranty Deed
4	Grantor Name	THE BASE PHASE I OWNER, LLC
	Development/Project	THE BASE INDUSTRIAL
	Location	6302 North Litchfield Road
	Purpose	Public Utility Easement
	Conveyance Document	Conveyance of Easement
5	Grantor Name	WOUDENBERG PROPERTIES, LLC
	Development/Project	67 <sup>TH</sup> AVENUE INDUSTRIAL
	Location	7637 North 67 <sup>th</sup> Avenue
	Purpose	Right-of-Way dedication on 67th Avenue
	Conveyance Document	Warranty Deed

# ATTACHMENT 1

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

1759777291125-3-3-1--  
YorkM

**DEDICATION OF  
PUBLIC RIGHT-OF-WAY**

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

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 7<sup>th</sup> day of September, 2025.

City of Glendale, an Arizona municipal corporation

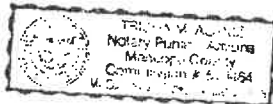
BY: Kevin R. Phelps  
Kevin R. Phelps, Interim City Manager

STATE OF ARIZONA     )  
                                  ) ss.  
County of MARICOPA    )

This instrument was acknowledged before me this 7<sup>th</sup> day of September, 2025 by Kevin R. Phelps, Interim City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Trisha M. Alaniz  
Notary Public

My commission expires:  
August 25, 2028



NEC 55<sup>th</sup> Ave & Northern

**EXHIBIT "A"**  
**CITY OF GLENDALE**  
**FUTURE RIGHT OF WAY**  
**LEGAL DESCRIPTION**

A portion of land being situated within the Southeast quarter of Section 32, Township 3 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at the South Quarter corner of said Section 32, marked by a found Brass cap in hand hole, from which the Center of said Section 32, marked by a found Brass cap in hand hole, thereof bears North 00°16'02" West, 2629.55 feet;

Thence North 00°16'02" West 39.69 feet, on the westerly boundary of said Southeast quarter;

Thence leaving said westerly boundary, North 89°43'58" East, 40.00 feet to the **POINT OF BEGINNING**;

Thence on a line parallel with and 40.00 feet east of said westerly boundary, North 00°16'02" West, 55.00 feet;

Thence leaving said parallel line, South 45°02'32" East, 42.59 feet;

Thence on a line parallel with and 65.00 feet north of the southerly boundary of said Southeast quarter, South 89°49'03" East, 165.47 feet;

Thence on a line parallel with and 235.00 feet east of said westerly boundary and the westerly boundary of said Document 2008-0522067, Records of Maricopa County, Arizona, South 00°16'02" East, 25.00 feet;

Thence on a line parallel with and 40.00 feet north of the southerly boundary of said Southeast quarter, North 89°49'03" West, 195.47 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 5,337 sq. ft. (0.1225 acres) more or less.

Subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

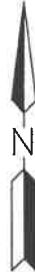
Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2508  
Date: June 2024



CENTER OF  
SECTION 32, T3N, R2E  
FOUND BRASS CAP IN  
HAND HOLE, DOWN 0.5'

TRACT E  
AMENDED FINAL PLAT FOR "TREVINO"  
BOOK 1614, PAGE 19, M.C.R.  
(NOT A PART)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°16'02"W	55.00'
L2	N89°49'03"W	195.47'



PRODIGY III LLC  
DOC. 2008-0522067, M.C.R.  
(NOT A PART)

(BASIS OF BEARING)  
N00°16'02"W 2629.55'  
2589.86'

S45°02'32"E  
42.59'

FUTURE ROW  
5,337 SQ FT  
0.1225 ACRES

S00°16'02"E  
25.00'

S89°49'03"E 165.47'



L1

L2

POINT OF BEGINNING  
N89°43'58"E 40.00'

N89°49'03"W 2634.06'

**W NORTHERN AVE**

SOUTH QUARTER CORNER  
SECTION 32, T3N, R2E  
FOUND BRASS CAP IN  
HAND HOLE, DOWN 0.5'  
POINT OF COMMENCEMENT

SOUTHEAST CORNER  
SECTION 32, T3N, R2E  
FOUND CITY OF GLENDALE  
BRASS CAP IN HAND HOLE  
DOWN 0.3'

PROJ.NO.:	2508
DATE:	JUN 2024
SCALE:	N.T.S.
DRAWN BY:	JK
CHECKED BY:	PR

CITY OF GLENDALE  
APN 148-13-002E  
GLENDALE, ARIZONA

**EXHIBIT**

**HILGARTWILSON**  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°35'20"E	166.07'
L2	N88°57'37"E	7.00'
L3	S00°35'20"W	166.07'
L4	S88°57'37"W	7.00'
L5	N88°57'37"E	10.00'
L6	N88°57'37"E	10.00'
L7	N00°35'20"E	166.07'
L8	N88°57'37"E	5.00'
L9	S00°35'20"W	166.07'
L10	S88°57'37"W	5.00'



SHEET 2 OF 2



Formerly **HILGARTWILSON**

PROJ.NO.:	25000259
DATE:	DEC 2025
SCALE:	NONE
DRAWN BY:	JDL
CHECKED BY:	PR

**67TH AVENUE INDUSTRIAL**  
 RIGHT OF WAY  
 GLENDALE, ARIZONA  
**EXHIBIT**



Engineering  
& Design

4742 N 24th Street, Suite 270  
 PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436

# ATTACHMENT 2

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

## CONVEYANCE OF WATERLINE EASEMENT

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

For Ten Dollars (\$10.00) and other valuable consideration, We, **LDR-NWC 91<sup>ST</sup> & CAMELBACK, LLC** (“Grantor”), do hereby convey to the **City of Glendale, an Arizona municipal corporation** (“Grantee”), an easement for the purpose of constructing and maintaining a waterline and appurtenances on, over, under and across the ground within a parcel of land situated in the City of Glendale, County of Maricopa, State of Arizona described and depicted in Exhibit “A”.

### 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.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, successors in ownership and estate, assigns and lessees of the respective parties hereto.

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

**SEE NEXT PAGE FOR SIGNATURES**

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By: Name \_\_\_\_\_

Its: Title \_\_\_\_\_

9142 W. Camelback Road  
Resolution # \_\_\_\_\_

Dated this 2<sup>nd</sup> day of March, 2026.

LDR-NWC 91<sup>st</sup> & Camelback, L.L.C. an Arizona limited liability company

By: Levine Investments Limited Partnership, an Arizona limited partnership, Member

By: Keim, Inc., an Arizona corporation, General Partner

By: [Signature]  
Andrew M. Cohn, Authorized Signatory

By: G & D-91<sup>st</sup> & Camelback, L.L.C., an Arizona limited liability company, Member

By: Car-Del Limited Partnership, an Arizona limited partnership, Member

By: Germann-GFB-II, L.L.C., an Arizona limited liability company, General Partner

By: [Signature]  
Gary D. Davidson, a married man dealing with his sole and separate property, Member

STATE OF ARIZONA }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of March, 2026, by Andrew M. Cohn and Gary D. Davidson who acknowledged that they executed this instrument for the purposes therein contained.

My commission expires: 07/31/2028

[Signature]  
Notary Public



**LINDSAY DAVIDSON**  
Notary Public - Arizona  
Maricopa Co. / #671390  
Expires 07/31/2028

IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused the foregoing instrument to be executed by its duly authorized representative, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Patrick S. Banger  
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 \_\_\_\_\_, 2026 by Patrick S. Banger, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes contained therein.

My commission expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

AN EASEMENT WITHIN LOT 3A OF THE MINOR LAND DIVISION FOR "NWC CAMELBACK AND 91<sup>ST</sup> AVE" ACCORDING TO BOOK 1876, PAGE 44, MARICOPA COUNTY RECORDS, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID LOT 3A, ALSO BEING THE NORTHEAST CORNER OF LOT 4 OF THE FINAL PLAT FOR "NWC CAMELBACK AND 91<sup>ST</sup> AVE" ACCORDING TO BOOK 1749, PAGE 21, MARICOPA COUNTY RECORDS;

THENCE NORTH 88°17'31" EAST, ALONG THE NORTH LINE OF SAID LOT 3A, A DISTANCE OF 18.37 FEET;

THENCE NORTH 88°16'19" EAST, A DISTANCE OF 75.71 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 88°16'19" EAST, A DISTANCE OF 10.00 FEET;

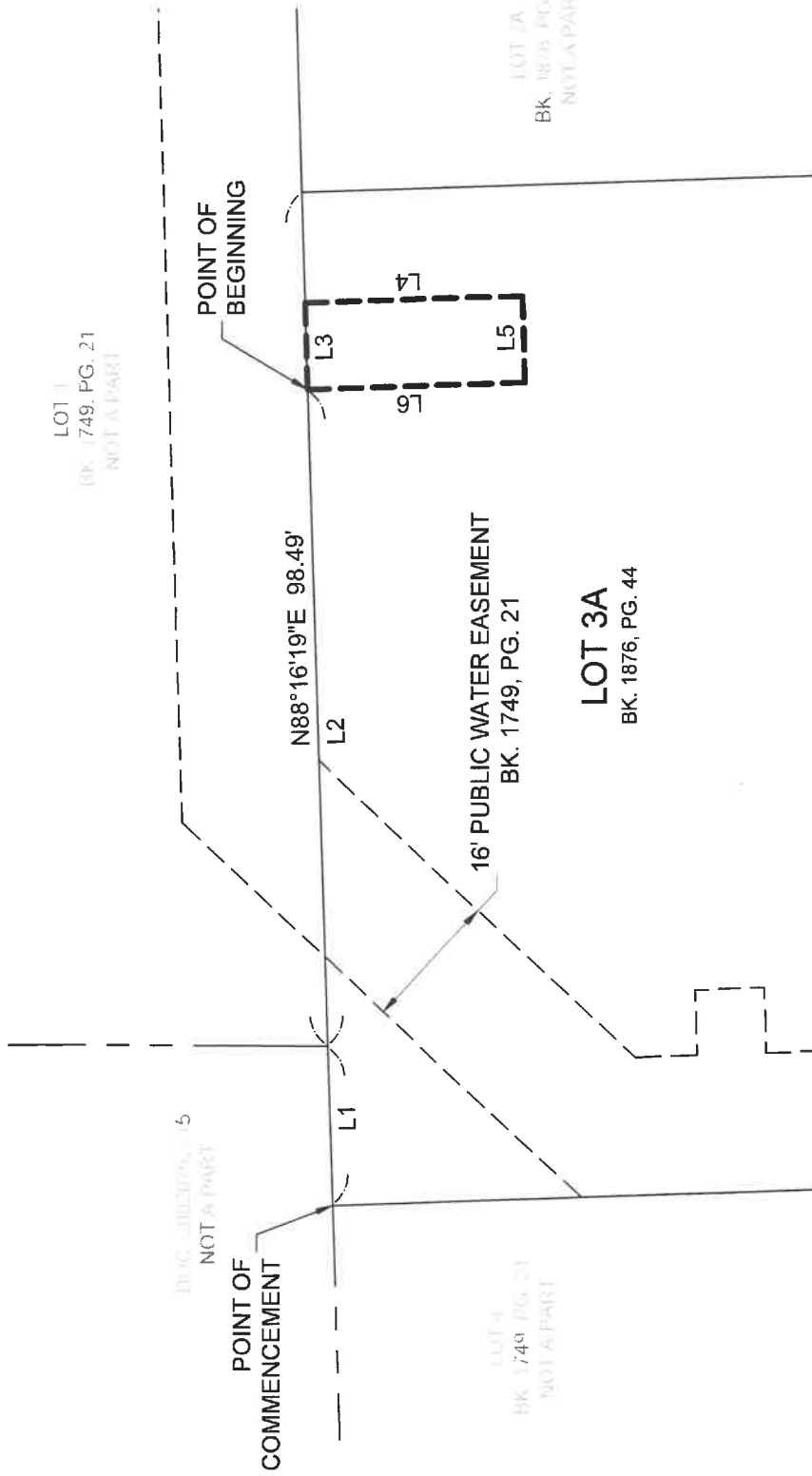
THENCE DEPARTING SAID NORTH LINE SOUTH 01°39'45" EAST, A DISTANCE OF 25.04 FEET;

THENCE SOUTH 88°16'19" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 01°39'45" WEST, A DISTANCE OF 25.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 250 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.





LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°17'31"E	18.37'
L2	N88°16'19"E	75.71'
L3	N88°16'19"E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S1°39'45"E	25.04'
L5	S88°16'19"W	10.00'
L6	N1°39'45"W	25.04'



**PUBLIC WATER EASEMENT  
GLENDALE, ARIZONA**



14648 North Scottsdale Road # 200  
Scottsdale, Arizona 85254  
Tel. No. (602) 607-1244  
www.kimley-horn.com

Scale N.T.S.	Drawn by DMB	Checked by ELS	Date 12/3/2025	Project No. 292136000	Sheet No. 1 of 1
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# ATTACHMENT 3

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)(2)(3)

For Ten Dollars and other valuable consideration, I or We, **THE BASE PHASE 1 OWNER, 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 the City of Glendale, Maricopa County, State of Arizona and described as follows:

### See Attached Description, “Exhibit A”

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

Subject to current taxes and other assessments, reservation in patents and all easements, rights of way, encumbrances, liens, covenants, restrictions, obligations, and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

Dated this 27 day of February, 2026.

**Grantor(s):** THE BASE PHASE 1 OWNER, LLC  
a Delaware limited liability company

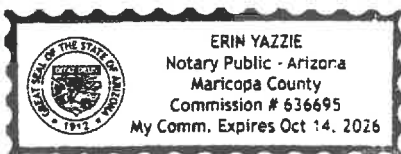
By: [Signature]  
Name: Todd J. Weiss  
Its: Secretary

STATE OF ARIZONA     )  
County of Maricopa    ) ss.

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 2026 by Todd J. Weiss, the Secretary of The Base Phase 1 Owner, LLC, a Delaware limited liability company, who acknowledged that he executed this instrument for the purposes contained therein.

My commission expires: October 14, 2026

[Signature]  
Notary Public



IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused this conveying document to be executed by its duly authorized representative, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Patrick S. Banger  
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 \_\_\_\_\_, 2026 by Patrick S. Banger, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes contained therein.

My commission expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

THE EAST 10.00 FEET OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022-0753297, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 9, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS SOUTH 00°04'10" WEST, A DISTANCE OF 2613.16 FEET

THENCE SOUTH 00°04'10" WEST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 208.03 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°55'50" WEST, A DISTANCE OF 55.00 FEET TO THE NORTHEAST CORNER OF SAID SPECIAL WARRANTY DEED AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°04'10" WEST, ALONG THE WEST RIGHT OF WAY LINE OF NORTH LITCHFIELD ROAD, A DISTANCE OF 1,616.01 FEET TO THE SOUTHEAST CORNER OF SAID SPECIAL WARRANTY DEED;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 88°47'14" WEST, ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED, A DISTANCE OF 10.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°04'10" EAST, ALONG A LINE PARALLEL WITH AND 10.00 FEET WEST OF SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,615.99 FEET TO THE NORTH LINE OF SAID SPECIAL WARRANTY DEED;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 88°53'38" EAST, ALONG SAID NORTH LINE OF SPECIAL WARRANTY DEED, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 16,160 SQUARE FEET OR 0.371 ACRES, MORE OR LESS.



E 1/4 COR. SEC. 9  
T.2N., R.1W.  
POINT OF COMMENCEMENT

L1  
POINT OF BEGINNING  
L5

55' R/W

APN 501-58-001L  
OWNER: BASE PHASE 1 OWNER LLC  
REC. NO. 2022-0753297

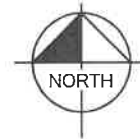
10' RIGHT OF WAY  
DEDICATION

N. LITCHFIELD ROAD

S0°04'10"W 2613.16'

SE COR. SEC. 9  
T.2N., R.1W.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°55'50"W	55.00'
L2	S0°04'10"W	1616.01'
L3	N88°47'14"W	10.00'
L4	N0°04'10"E	1615.99'
L5	S88°53'38"E	10.00'



RIGHT OF WAY DEDICATION  
GLENDALE, ARIZONA

**Kimley»Horn**

14648 North Scottsdale Road # 200  
Scottsdale, Arizona 85254

Tel. No. (602) 607-1244  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMB	ELS	12/02/2025	191002009	1 of 1

# ATTACHMENT 4

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

## PUBLIC UTILITY EASEMENT

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

**THE BASE PHASE 1 OWNER, LLC, a Delaware limited liability company**, hereinafter referred to as GRANTOR, owner of the parcel described in Maricopa County Recorded Document #2022-0753297, hereby declares a certain area of said tract as Public Utility Easement. Said Public Utility Easement is legally described and depicted in the attached Exhibit "A".

**See attached description, "Exhibit A"**

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

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

Dated this 27 day of February, 2026.

**Grantor(s): THE BASE PHASE 1 OWNER, LLC**  
**a Delaware limited liability company**

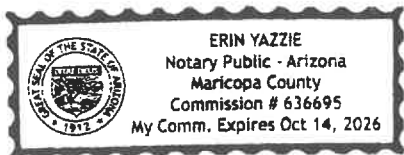
By: [Signature]  
Name: Todd J. Weiss  
Its: Secretary

STATE OF ARIZONA )  
County of Maricopa ) ss.

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 2026 by Todd J. Weiss, the Secretary of The Base Phase 1 Owner, LLC, a Delaware limited liability company, who acknowledged that he executed this instrument for the purposes contained therein.

My commission expires: October 14, 2026

[Signature]  
Notary Public



6302 N. Litchfield Road  
Resolution # \_\_\_\_\_

THE WEST 8.00 FEET OF THE EAST 18.00 FEET OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022-0753297, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 9, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS SOUTH 00°04'10" WEST, A DISTANCE OF 2613.16 FEET

THENCE SOUTH 00°04'10" WEST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 208.03 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°55'50" WEST, A DISTANCE OF 55.00 FEET TO THE NORTHEAST CORNER OF SAID SPECIAL WARRANTY DEED;

THENCE NORTH 88°53'38" WEST, ALONG THE NORTH LINE OF SAID SPECIAL WARRANTY DEED, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°04'10" WEST, ALONG A LINE PARALLEL WITH AND 10.00 FEET WEST OF THE WEST RIGHT OF WAY LINE OF NORTH LITCHFIELD ROAD, A DISTANCE OF 1,615.99 FEET TO THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 88°47'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°04'10" EAST, ALONG A LINE PARALLEL WITH AND 18.00 FEET WEST OF SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,615.98 FEET TO SAID NORTH LINE OF SPECIAL WARRANTY DEED;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 88°53'38" EAST, ALONG SAID NORTH LINE OF SPECIAL WARRANTY DEED, A DISTANCE OF 8.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 12,928 SQUARE FEET OR 0.297 ACRES, MORE OR LESS.



E 1/4 COR. SEC. 9  
T.2N., R.1W.  
POINT OF COMMENCEMENT

POINT OF BEGINNING  
L1  
L2  
L6

55' R/W

APN 501-58-001L  
OWNER: BASE PHASE 1 OWNER LLC  
REC. NO. 2022-0753297

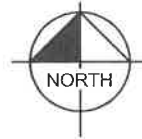
8' PUBLIC  
UTILITY EASEMENT

L5  
L3  
S0°04'10"W 2613.16'

N. LITCHFIELD ROAD

SE COR. SEC. 9  
T.2N., R.1W.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°55'50"W	55.00'
L2	N88°53'38"W	10.00'
L3	S0°04'10"W	1615.99'
L4	N88°47'14"W	8.00'
L5	N0°04'10"E	1615.98'
L6	S88°53'38"E	8.00'



PUBLIC UTILITY EASEMENT  
GLENDALE, ARIZONA

**Kimley»Horn**

14648 North Scottsdale Road # 200  
Scottsdale, Arizona 85254

Tel. No. (602) 607-1244  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMB	ELS	12/02/2025	191002009	1 of 1

# ATTACHMENT 5

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)(2)(3)

For Ten Dollars and other valuable consideration, I or We, WOUDENBERG PROPERTIES, 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 the City of Glendale, Maricopa County, State of Arizona and described as follows:

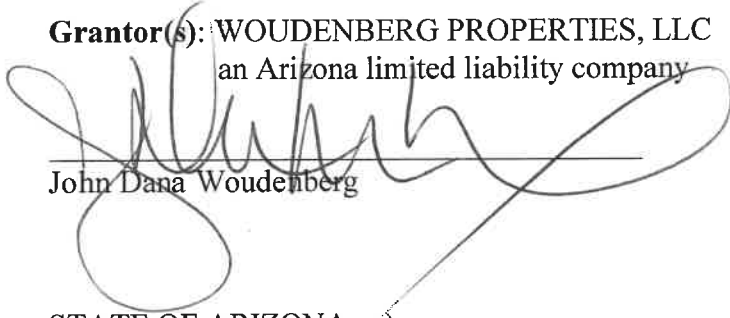
**See Attached Description, “Exhibit A”**

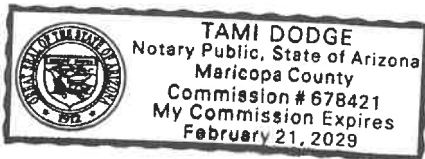
It is the intention of the parties to cause the real property on said Exhibit “A” to be dedicated as public right of way for roadway purposes, and to vest title in fee simple in the City of Glendale in Trust, for all the uses contemplated in public street dedication.

Subject to current taxes and other assessments, reservation in patents and all easements, rights of way, encumbrances, liens, covenants, restrictions, obligations, and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

Dated this 26<sup>th</sup> day of November, 2025.

**Grantor(s):** WOUDENBERG PROPERTIES, LLC  
an Arizona limited liability company

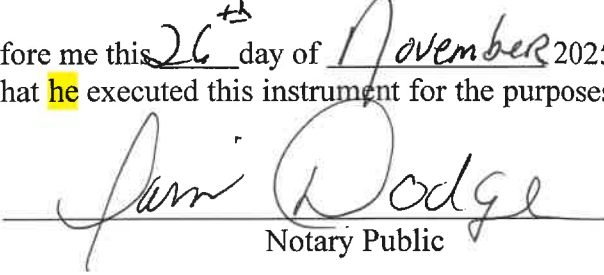
  
\_\_\_\_\_  
John Dana Woudenberg



STATE OF ARIZONA }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of November 2025 by (John Dana Woudenberg), who acknowledged that he executed this instrument for the purposes contained therein.

My commission expires: 2/21/2029

  
\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused the foregoing instrument to be executed by its duly authorized representative, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Patrick S. Banger  
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 \_\_\_\_\_, 2026 by Patrick S. Banger, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes contained therein.

My commission expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

**67<sup>TH</sup> AVENUE INDUSTRIAL  
RIGHT OF WAY  
LEGAL DESCRIPTION**

Portions of land situated within the Northwest quarter of Section 6, Township 2 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**PORTION NO 1:**

**COMMENCING** at the West quarter corner of said Section 6, being calculated from Book 699, Page 26, Records of Maricopa County, Arizona, from which the Center of Section 1, Township 2 North, Range 1 East, monumented by a found 3 inch brass cap in hand hole, stamped RLS 39131, thereof bears South 88°37'40" West, 2648.13 feet, and the Center of said Section 6, monumented by a found 3 inch Arizona Highway Department brass cap in hand hole, thereof bears North 88°56'03" East, 2455.06 feet;

**THENCE** North 00°35'19" East, 720.74 feet on the west boundary of said Northwest quarter;

**THENCE** leaving said west boundary, North 88°57'37" East, 33.01 feet to the east boundary of the west 33.00 feet of said Northwest quarter, being the **POINT OF BEGINNING**;

**THENCE** on said east boundary, North 00°35'20" East, 166.07 feet;

**THENCE** leaving said east boundary, North 88°57'37" East, 7.00 feet to the east boundary of the west 40.00 feet of said Northwest quarter;

**THENCE** on last said east boundary, South 00°35'20" West, 166.07 feet;

**THENCE** leaving said east boundary, South 88°57'37" West, 7.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,162 sq. ft. (0.0267 acres) more or less.

**PORTION NO 2:**

**COMMENCING** at the West quarter corner of said Section 6, being calculated from Book 699, Page 26, Records of Maricopa County, Arizona, from which the Center of Section 1, Township 2 North, Range 1 East, monumented by a found 3 inch brass cap in hand hole, stamped RLS 39131, thereof bears South 88°37'40" West, 2648.13 feet, and the Center of said Section 6, monumented by a found 3 inch Arizona Highway Department brass cap in hand hole, thereof bears North 88°56'03" East, 2455.06 feet;

**THENCE** North 00°35'19" East, 720.74 feet on the west boundary of said Northwest quarter;

**THENCE** leaving said west boundary, North 88°57'37" East, 50.02 feet to the east boundary of the west 50.00 feet of said Northwest quarter, being the **POINT OF BEGINNING**;

**THENCE** on said east boundary, North 00°35'20" East, 166.07 feet;

**THENCE** leaving said east boundary, North 88°57'37" East, 5.00 feet to the east boundary of the west 55.00 feet of said Northwest quarter;

**THENCE** on last said east boundary, South 00°35'20" West, 166.07 feet;

**THENCE** leaving said east boundary, South 88°57'37" West, 5.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 830 sq. ft. (0.0191 acres) more or less.

The above described parcels contain a combined computed area of 1,992 sq. ft. (0.0457 acres) more or less.

Being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: COLLIERS ENGINEERING & DESIGN, INC.

4742 N. 24<sup>th</sup> Street, Suite 270

Phoenix, AZ 85016

Project No. 25000259

Date: December 2025



NORTHWEST CORNER  
SECTION 6, T2N, R2E  
NOTHING FOUND OR SET  
CALCULATED POSITION PER  
BOOK 699, PAGE 26, M.C.R.

FOUND 1/2" REBAR  
W/ NO I.D. DOWN 0.2'  
REFERENCE MONUMENT PER  
BOOK 699, PAGE 26, M.C.R.

N46°37'28"E  
104.26'

1746.66'  
N88°57'37"E  
50.02'

N00°35'19"E 2633.47'

166.07'

67TH AVENUE

NOT A PART



P.O.B.  
PORTION  
1

P.O.B.  
PORTION  
2

33.01'  
N88°57'37"E  
55.02'

CENTER OF  
SECTION 1, T2N, R1E  
FOUND 3" BRASS CAP  
IN HAND HOLE  
RLS 39131

S88°37'40"W  
2648.13'

CENTER OF  
SECTION 6, T2N, R2E  
FOUND 3" ARIZONA  
HIGHWAY DEPARTMENT  
BRASS CAP IN HAND HOLE

N88°56'03"E  
2455.06'

ORANGEWOOD  
AVENUE

WEST QUARTER CORNER  
SECTION 6, T2N, R2E  
NOTHING FOUND OR SET  
CALCULATED POSITION PER  
BOOK 699, PAGE 26, M.C.R.  
POINT OF COMMENCEMENT

S00°29'19"W 2628.13'  
SOUTHWEST CORNER  
SECTION 6, T2N, R2E  
FOUND 3" CITY OF GLENDALE  
BRASS CAP IN HAND HOLE  
DOWN 0.5'

SHEET 1 OF 2

Formerly **HILGARTWILSON**

PROJ.NO.:	25000259
DATE:	DEC 2025
SCALE:	N.T.S.
DRAWN BY:	JDL
CHECKED BY:	PR

**67TH AVENUE INDUSTRIAL**  
RIGHT OF WAY  
GLENDALE, ARIZONA

**EXHIBIT**

**Colliers** Engineering & Design

4742 N 24th Street, Suite 270  
PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436