

ORDINANCE NO. O26-35

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, AMENDING THE CAPISTRANO PLANNED AREA DEVELOPMENT FOR 7.5 ACRES LOCATED WEST OF THE NORTHWEST CORNER OF 91ST AVENUE AND ZANJERO BOULEVARD; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

WHEREAS, due and proper notice of such public hearing was given in the time, form, substance and manner provided by law, including publication of such notice in *The Arizona Republic* on August 5, 2026; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on August 27, 2026, in zoning case ZON26-03 in the manner prescribed by law for the purpose of amending The Capistrano PAD (Planned Area Development) (ZON21-25) zoned property located west of the northwest corner of 91st Avenue and Zanjero Boulevard; and

WHEREAS, the City has considered the individual property rights and personal liberties of the residents of the city before adopting this zoning ordinance; and

WHEREAS, the City of Glendale Planning Commission recommended to the mayor and the council the zoning of property as described above and the mayor and the council desire to approve such recommendation to amend the property described on Exhibit A in accordance with the development plan currently on file with the planning division as of the date of this ordinance.

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

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located west of the northwest corner of 91st Avenue and Zanjero Boulevard and more accurately described in Exhibit A to this ordinance, is conditionally amending the existing The Capistrano PAD (Planned Area Development).

SECTION 2. That the rezoning provided for is conditioned and subject to the following:

1. Development shall be in substantial conformance with The Capistrano PAD Amendment Narrative, final date stamped July 28, 2026.
2. A 20-foot waterline easement shall be conveyed to the City for the existing waterline.
3. The development shall work with the Palo Verde Cancer Center to re-establish the use of effluent water for the lakes and for supplying the landscape irrigation.

SECTION 3. The City of Glendale Zoning Map is amended by this ordinance to reflect the change in districts referred to and the property described in Section 1 above as shown in Exhibit B.

SECTION 4. This Ordinance becomes effective at the time and in the manner prescribed by law.

SECTION 5. The City Clerk is instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder's Office.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 22nd day of September, 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 A

The Capistrano PAD Legal Description

APN 142-56-033

The following real property situated in the County of Maricopa, State of Arizona:

PARCEL NO. 1:

Beginning at the Northwest Corner of Lot 3 as Recorded in Book 834 of Maps, Page 2, M.C.R.;

Thence North 88°14'05" East, along the North line of said Lot 3, a distance of 777.42 feet;

Thence leaving said North line, South 00°02'42" East, a distance of 175.66 feet;

Thence North 89°53'57" West, a distance of 109.83 feet;

Thence South 00°43'52" West, a distance of 113.89 feet;

Thence North 89°28'31" West, a distance of 86.75 feet;

Thence South 59°35'05" West, a distance of 191.90 feet;

Thence South 02°20'09" West, a distance of 176.11 Feet, to a point of non-tangent curvature to the right, concave Northeasterly, having a Radius of 105.19 feet, and a Central Angle of 14°24'20" from which the center of said curve bears North 01°37'34" West;

Thence along the arc of said curve, an arc distance of 26.45 feet to a point of non-tangency;

Thence North 67°01'11" West, a distance of 46.03 feet;

Thence South 22°57'10" West, a distance of 71.19 feet, to a point on the South line of said Lot 3;

Thence North 67°02'50" West, a distance of 328.71 feet;

Thence, North 84°09'59" West, a distance of 53.57 feet, to the Southwest corner of said Lot 3;

Thence North 05°50'01" East, along the West line of said Lot 3, a distance of 451.44 feet to the Point of Beginning.

ALSO KNOWN AS:

Parcel 3A, of A MINOR LAND DIVISION, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 1189 of Maps, Page 3, Records of Maricopa County, Arizona.

PARCEL NO. 2:

An Easement for Vehicular and Pedestrian Access as set forth in instrument entitled "Declaration of Access Easement" Recorded October 23, 2014 as Document No. 2014-0703224, of Official Records.

Gross Acreage: 7.5

EXHIBIT B

SCHEDULE B DOCUMENTS

1.

ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.
2.

TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.

PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
3.

ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
4.

EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5.

DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(A) UNPATENTED MINING CLAIMS;
(B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
(C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
6.

ANY RIGHT, TITLE, INTEREST, ESTATE OR EASEMENT IN LAND BEYOND THE LINES OF THE AREA SPECIFICALLY DESCRIBED OR REFERRED TO IN SCHEDULE A, OR IN ABUTTING STREETS, ROADS, AVENUES, ALLEYS, LANES, WAYS OR WATERWAYS, BUT NOTHING IN THIS PARAGRAPH SHALL MODIFY OR LIMIT THE EXTENT TO WHICH THE ORDINARY RIGHT OF AN ABUTTING OWNER FOR ACCESS TO A PHYSICALLY OPEN STREET OR HIGHWAY IS INSURED BY THIS POLICY.
7.

ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
8.

MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
9.

ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.
10.

TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2021.
11.

RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
12.

WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.

13.

LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; THE SALT RIVER VALLEY WATER USERS’ ASSOCIATION; AND WEST-MEC.

NOTE: GLENDALE PUBLIC AIRPORT DISCLOSURE MAPS RECORDED JANUARY 31, 2002, DOCUMENT NO. 2002-0107367.
COMMENT: AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
14.

LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN ZANJERO COMMUNITY ASSOCIATION.

NOTE: GLENDALE PUBLIC AIRPORT DISCLOSURE MAPS RECORDED JANUARY 31, 2002, DOCUMENT NO. 2002-0107367.
COMMENT: AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
15.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN THE BOARD OF DIRECTORS OF THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RESOLUTION NO. FCD 86-14, RECORDED JULY 25, 1986, DOCUMENT NO. 86386769.
COMMENT: AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
16.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN THE BOARD OF DIRECTORS OF THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RESOLUTION NO. FCD 86-18, RECORDED DECEMBER 11, 1986, DOCUMENT NO. 86685576.
COMMENT: AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
17.

TERMS AND CONDITIONS AS CONTAINED IN THAT CERTAIN RECORDED DISCLOSURE FOR TERRITORY IN THE VICINITY OF A MILITARY AIRPORT, RECORDED AUGUST 14, 2001, DOCUMENT NO. 2001-0743413.

NOTE: GLENDALE PUBLIC AIRPORT DISCLOSURE MAPS RECORDED JANUARY 31, 2002, DOCUMENT NO. 2002-0107367.
COMMENT: AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
18.

EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET-BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF ZANJERO, RECORDED JULY 26, 2005, IN BOOK 764 OF MAPS, PAGE 42 (PLATS), BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.
COMMENT: AFFECTS SUBJECT PROPERTY. SHOWN HEREON.

19.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF RESTRICTIONS RECORDED JULY 29, 2005, DOCUMENT NO. 2005-1076599, DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT.
COMMENT: AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
20.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT FOR ZANJERO, RECORDED AUGUST 26, 2005, DOCUMENT NO. 2005-1240171.

NOTE: PARTIAL SATISFACTION OF DEVELOPMENT AGREEMENT RECORDED NOVEMBER 15, 2016, IN DOCUMENT NO. 20160841221.
COMMENT: AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
21.

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ZANJERO, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 15, 2005, DOCUMENT NO. 2005-1358792.

NOTE: TRACT DECLARATION RECORDED SEPTEMBER 6, 2006, DOCUMENT NO. 2006-1184141.
NOTE: NOTICE OF COMMUNITY ASSOCIATION RECORDED AUGUST 21, 2013 IN DOCUMENT NO. 20130760282.
NOTE: AMENDMENT TO TRACT DECLARATION RECORDED AUGUST 14, 2020, DOCUMENT NO. 20200745475.
COMMENT: AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.

22.

EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET-BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF A MINOR LAND DIVISION OF LOT 6 AND LOT 3, FINAL PLAT OF ZANJERO, RECORDED MARCH 1, 2006, IN BOOK 819 OF MAPS, PAGE 8 (PLATS), BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.
COMMENT: AFFECTS SUBJECT PROPERTY. SHOWN HEREON.
23.

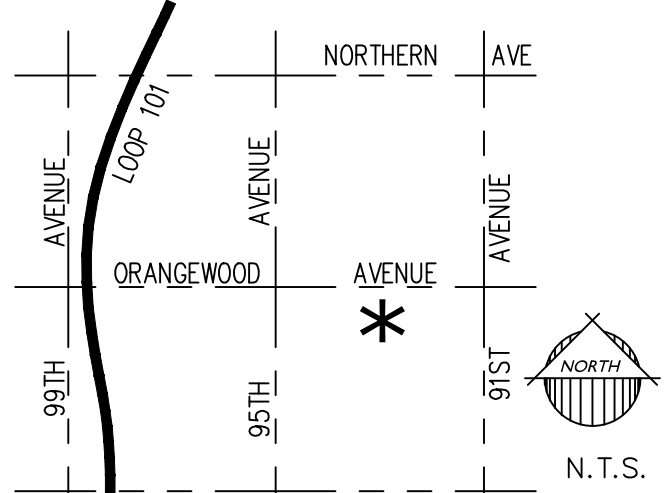
EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT, TO CONSTRUCT, INSTALL, RECONSTRUCT, REPLACE, REMOVE, REPAIR, OPERATE AND MAINTAIN IRRIGATION PIPELINE(S) AND IRRIGATION TURNOUT STRUCTURE(S) AND ALL OTHER APPLIANCES AND FIXTURES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN THAT CERTAIN EXCLUSIVE IRRIGATION EASEMENT RECORDED MARCH 10, 2006, IN DOCUMENT NO. 2006-0327656.
COMMENT: AFFECTS SUBJECT PROPERTY. SHOWN HEREON.
24.

EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET-BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF A MINOR LAND DIVISION (LOT LINE ADJUSTMENT AND LOT TIE), RECORDED APRIL 28, 2006, IN BOOK 834 OF MAPS, PAGE 2 (PLATS), BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.
COMMENT: AFFECTS SUBJECT PROPERTY. EASEMENTS SHOWN UNDER OTHER ITEMS.

ALTA/NSPS LAND TITLE SURVEY

ZANJERO, PARCEL 3A

LOT 3A, MINOR LAND DIVISION, BOOK 1189, PAGE 3, RECORDS OF MARICOPA COUNTY, BEING SITUATED IN A PORTION OF SE 1/4, SECTION 4, T.2 N., R.1 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SEC. 4
T.2 N., R.1 E.

VICINITY MAP

SCHEDULE B DOCUMENTS CONTINUED

25.

EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT, TO CONSTRUCT, INSTALL, RECONSTRUCT, REPLACE, REMOVE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND ELECTRICAL CONDUCTORS, CONDUITS, PIPES, CABLES, VAULTS, PADS, SWITCHING EQUIPMENT, ENCLOSURES, MANHOLES AND TRANSFORMERS AND ALL OTHER APPLIANCES, AND FIXTURES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN THAT CERTAIN POWER DISTRIBUTION EASEMENT RECORDED JUNE 20, 2008, DOCUMENT NO. 2008-0548364.
COMMENT: AFFECTS SUBJECT PROPERTY. SHOWN HEREON.
26.

EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET-BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF A MINOR LAND DIVISION OF LOT 3, MINOR LAND DIVISION, RECORDED JUNE 6, 2014, IN BOOK 1189 OF MAPS, PAGE 3 (PLATS), BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.
COMMENT: AFFECTS SUBJECT PROPERTY. SHOWN HEREON.
27.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THAT CERTAIN DECLARATION OF ACCESS EASEMENT RECORDED OCTOBER 23, 2014, DOCUMENT NO. 20140703224.

NOTE: FIRST AMENDMENT TO DECLARATION OF ACCESS EASEMENT RECORDED SEPTEMBER 15, 2020, DOCUMENT NO. 20200863813; AND AS SEPTEMBER 15, 2020, DOCUMENT NO. 20200864573.
COMMENT: AFFECTS SUBJECT PROPERTY. SHOWN HEREON.
28.

EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT, TO CONSTRUCT, INSTALL, RECONSTRUCT, REPLACE, REMOVE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND ELECTRICAL CONDUCTORS, CONDUITS, PIPES, CABLES, VAULTS, PADS, SWITCHING EQUIPMENT, ENCLOSURES, MANHOLES AND TRANSFORMERS AND ALL OTHER APPLIANCES, AND FIXTURES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN THAT CERTAIN POWER DISTRIBUTION EASEMENT RECORDED AUGUST 3, 2015, DOCUMENT NO. 20150562476.
COMMENT: AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
29.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 20150694892.
COMMENT: AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
30.

RIGHTS OF PARTIES IN POSSESSION AS EVIDENCED BY AN INSPECTION OF SAID LAND.
NOTE: THIS EXCEPTION MAY BE MADE MORE SPECIFIC UPON OUR EXAMINATION OF DOCUMENTS WHICH ENTITLE THE OCCUPANTS TO POSSESSION.

LEGAL DESCRIPTION

(STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 1236964, AMENDMENT NO. 9, DATED JULY 29, 2021 AT 8:00 A.M.)

PARCEL NO. 1:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 AS RECORDED IN BOOK 834 OF MAPS, PAGE 2, M.C.R.;

THENCE NORTH 88°14'05" EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 777.42 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°02'42" EAST, A DISTANCE OF 175.66 FEET;

THENCE NORTH 89°53'57" WEST, A DISTANCE OF 109.83 FEET;

THENCE SOUTH 00°43'52" WEST, A DISTANCE OF 113.89 FEET;

THENCE NORTH 89°28'31" WEST, A DISTANCE OF 86.75 FEET;

THENCE SOUTH 59°35'05" WEST, A DISTANCE OF 191.90 FEET;

THENCE SOUTH 02°20'09" WEST, A DISTANCE OF 176.11 FEET, TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 105.19 FEET, AND A CENTRAL ANGLE OF 14°24'20" FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 01°37'34" WEST;

THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.45 FEET TO A POINT OF NON TANGENCY;

THENCE NORTH 67°01'11" WEST, A DISTANCE OF 46.03 FEET;

THENCE SOUTH 22°57'10" WEST, A DISTANCE OF 71.19 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 3;

THENCE NORTH 67°02'50" WEST, A DISTANCE OF 328.71 FEET;

THENCE NORTH 84°09'59" WEST, A DISTANCE OF 53.57 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3;

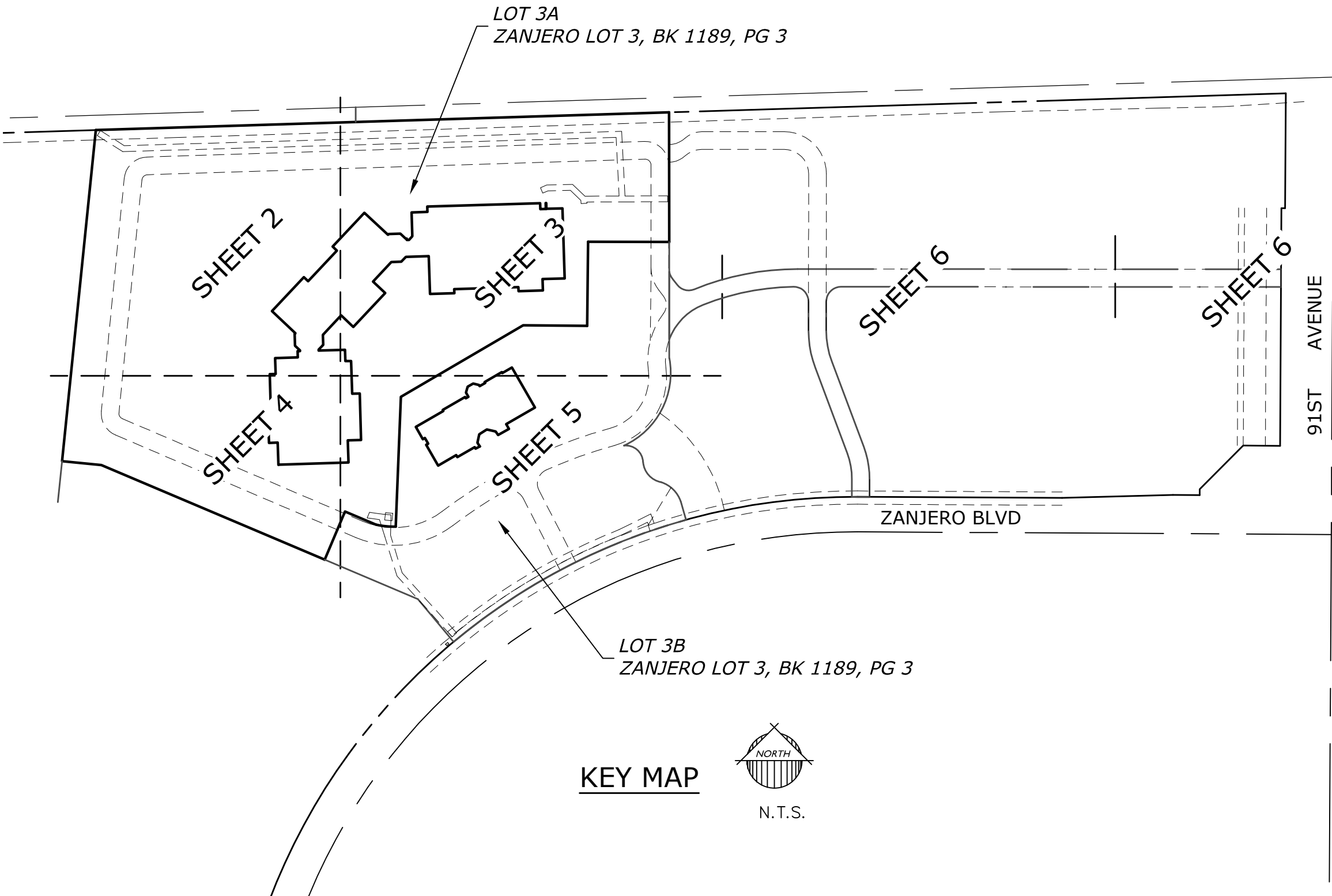
THENCE NORTH 05°50'01" EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 451.44 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

PARCEL 3A, OF A MINOR LAND DIVISION ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1189 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

AN EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AS SET FORTH IN INSTRUMENT ENTITLED "DECLARATION OF ACCESS EASEMENT" RECORDED OCTOBER 23, 2014 AS DOCUMENT NO. 2014-0703224, OF OFFICIAL RECORDS.



KEY MAP



NOTES

THE FOLLOWING NOTES PERTAIN TO THE TABLE A ITEMS CERTIFIED TO HEREON

1.

PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.
2.

PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS IS:

7410 N. ZANJERO BOULEVARD
GLENDALE, AZ 85305
3.

PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1695M, DATED SEPTEMBER 18, 2020 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
4.

PURSUANT TO TABLE "A", ITEM NUMBER 4, THE TOTAL AREA IS:

326,499 SQUARE FEET OR 7.4954 ACRES, MORE OR LESS
5.

PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
6.

PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
7.

PURSUANT TO TABLE "A", ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN MONTHS.
8.

ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
9.

PROPERTY HAS ACCESS FROM ZANJERO BOULEVARD (A PUBLIC PAVED STREET).
10.

SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT DISCLOSED IN SCHEDULE B, OF STEWART TITLE GUARANTY COMPANY, CONDITION OF TITLE NO. 1236964, DATED JULY 29, 2021 AT 8:00 A.M.

BASIS OF BEARING

EAST LINE OF THE SE 1/4 OF SEC. 4, T.2 N., R.1 E., BEARING: N00°18'57"E

REFERENCE DOCUMENTS

1.

FINAL PLAT ZANJERO, BOOK 764 OF PLATS, PAGE 42
2.

MINOR LAND DIVISION OF LOT 6 AND 3, FINAL PLAT OF ZANJERO, BOOK 819 OF SURVEYS, PAGE 8
3.

MINOR LAND DIVISION (LOT LINE ADJUSTMENT AND LOT TIE), BOOK 834 OF SURVEYS, PAGE 2
4.

MINOR LAND DIVISION ZANJERO LOT 3, BOOK 1189 OF SURVEYS, PAGE 3

OWNER

SZ REAL CO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

CERTIFICATION

TO: NIRVANA MANAGER LLC, AN ARIZONA LIMITED LIABILITY COMPANY, TRUST BANK, SZ REAL CO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 18, 2015.

DATE OF PLAT OR MAP: August 19, 2021 (ORIGINAL COMPLETED MAY 20, 2015)

AND THAT I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN GLENDALE, MARICOPA COUNTY, ARIZONA, ON MAY 18, 2015; AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND REPORT, HUD 92457M, AND THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

Project:

Revisions:

Call it first two full working days before final record recording

ARIZONA 601

Design:

Drawn by:

45378

Michael D. Pollock

One Signed Original

ARIZONA 601

Job No.

15-126.4

AS01

Sheet No.

1

of 6

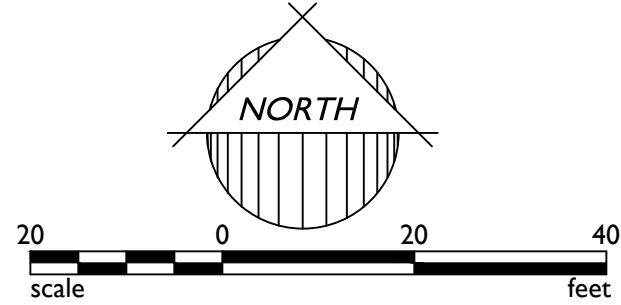
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

ZANJERO, PARCEL 3A
GLENDALE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

EXHIBIT B



- LEGEND**
- AC ALUMINUM CAP
 - ANTI-SIPHON VALVE
 - BC BRASS CAP
 - BOHH BRASS CAP IN HANDHOLE
 - CATV CABLE TV
 - CB CATCH BASIN
 - COG CITY OF GLENDALE
 - CONC CONCRETE
 - CBC CONCRETE BOX CULVERT
 - DRYWELL
 - ELEC ELECTRIC
 - ESMT EASEMENT
 - FIRE HYDRANT
 - HDWL HEADWALL
 - IRR IRRIGATION
 - IRRIGATION VALVE
 - LIGHT
 - MC MARICOPA COUNTY
 - M MEASURED DATA
 - MUT MULTI-USE TRAIL
 - PULLBOX
 - R RECORD DATA
 - TRANS TRANSFORMER
 - VALVE
 - WM WATER METER
 - W.I.F. WROUGHT IRON FENCE

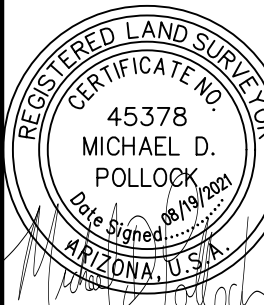
Project: ZANJERO, PARCEL 3A
GLENDALE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

Revisions:



Designer: GM
Drawn by: GM



Job No.
15-126.4

AS01

Sheet No.
2
of 6

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

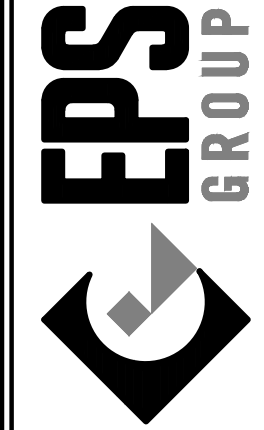
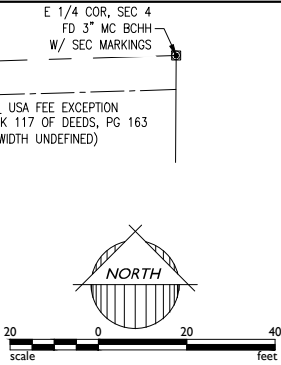
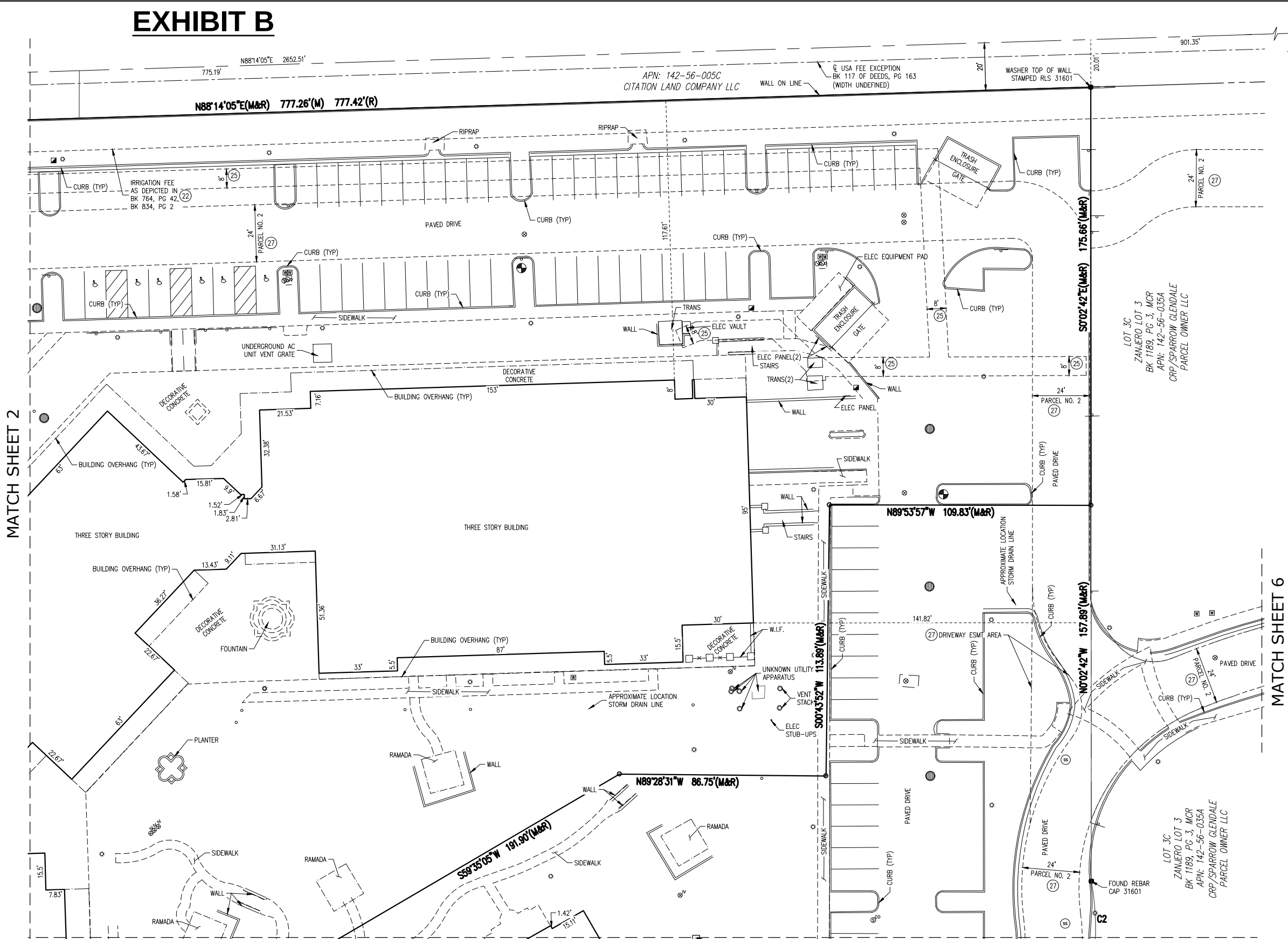


EXHIBIT B



- LEGEND**
- AC ALUMINUM CAP
 - AS ANTI-SIPHON VALVE
 - BC BRASS CAP
 - BCHH BRASS CAP IN HANDHOLE
 - CATV CABLE TV
 - CB CATCH BASIN
 - COG CITY OF GLENDALE
 - CONC CONCRETE
 - CBC CONCRETE BOX CULVERT
 - DR DRYWELL
 - ELEC ELECTRIC
 - ESMT EASEMENT
 - FH FIRE HYDRANT
 - HDWL HEADWALL
 - IRR IRRIGATION
 - IRV IRRIGATION VALVE
 - LT LIGHT
 - MC MARICOPA COUNTY
 - M MEASURED DATA
 - MUT MULTI-USE TRAIL
 - PB PULLBOX
 - R RECORD DATA
 - TRANS TRANSFORMER
 - V VALVE
 - WM WATER METER
 - W.I.F. WROUGHT IRON FENCE
 - SET REBAR WITH CAP 45378

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	358.57'	847.50'	24°14'29"	182.01'	355.90'	S62°17'55"W
C2	143.41'	108.51'	75°43'24"	84.36'	133.20'	N27°29'36"E
C3	38.28'	23.46'	93°29'15"	24.93'	34.17'	N49°24'58"W
C4	39.50'	30.01'	75°24'41"	23.20'	36.71'	S41°42'47"E
C5	39.15'	41.46'	54°06'21"	21.17'	37.71'	N45°14'58"W
C6	26.45'	105.19'	14°24'20"	13.29'	26.38'	S84°25'24"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1(M)	358.57'	847.50'	24°14'29"	182.01'	355.90'	S62°17'55"W
C1(R)	359.00'	847.50'	24°16'14"			
C2(M&R)	143.41'	108.51'	75°43'24"	84.36'	133.20'	N27°29'36"E
C3(M&R)	38.28'	23.46'	93°29'15"	24.93'	34.17'	N49°24'58"W
C4(M&R)	39.50'	30.01'	75°24'41"	23.20'	36.71'	S41°42'47"E
C5(M&R)	39.15'	41.46'	54°06'21"	21.17'	37.71'	N45°14'58"W
C6(M&R)	26.45'	105.19'	14°24'20"	13.29'	26.38'	S84°25'24"E

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GLENDALE, ARIZONA

Revisions:

Drawn by: GM

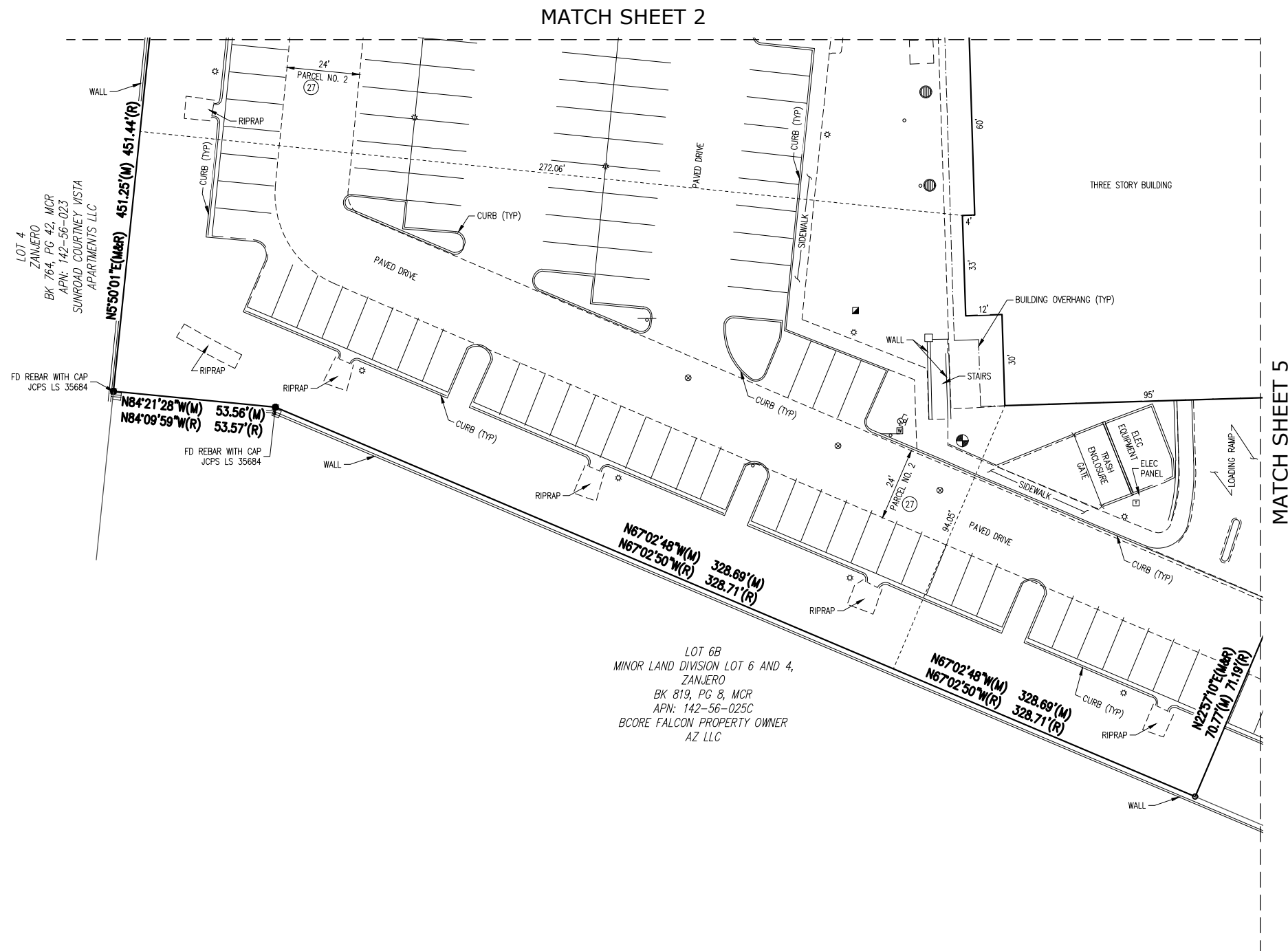
45378
MICHAEL D. POLLOCK
REGISTERED LAND SURVEYOR
STATE OF ARIZONA

Job No.
15-126.4

AS01

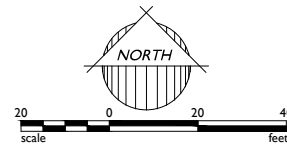
Sheet No.
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EXHIBIT B



MATCH SHEET 2

MATCH SHEET 5



LEGEND

- | | |
|---|--------------------------|
| AC | ALUMINUM CAP |
|  | ANTI-SIPHON VALVE |
| BC | BRASS CAP |
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| W.I.F. | WROUGHT IRON FENCE |
|  | SET REBAR WITH CAP 45378 |

Project:

ZANJERO, PARCEL 3A

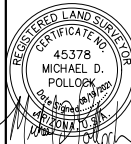
GLENDAL ARIZONA

ALTA/NSPS LAND TITLE SURVEY

Revisión:



Designer:
Drawn by: GM



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Sheet No.
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of 6

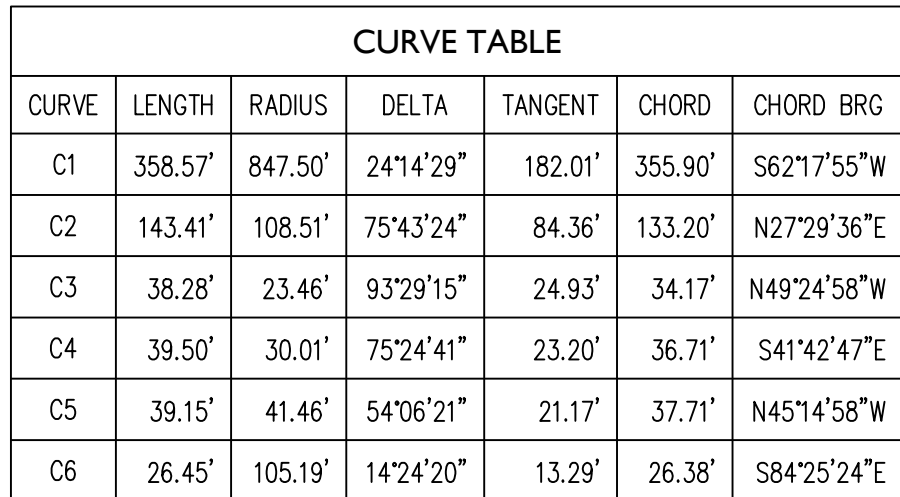
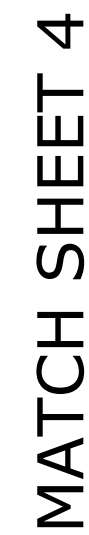
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mpollock



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CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
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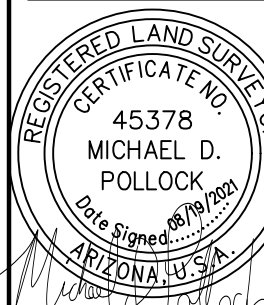
ZANJERO, PARCEL 3A
GLENDALE, ARIZONA
ALT/NSPS LAND TITLE SURVEY

Project:

Revisions:



Designer:
Drawn by: GM



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5-126.4

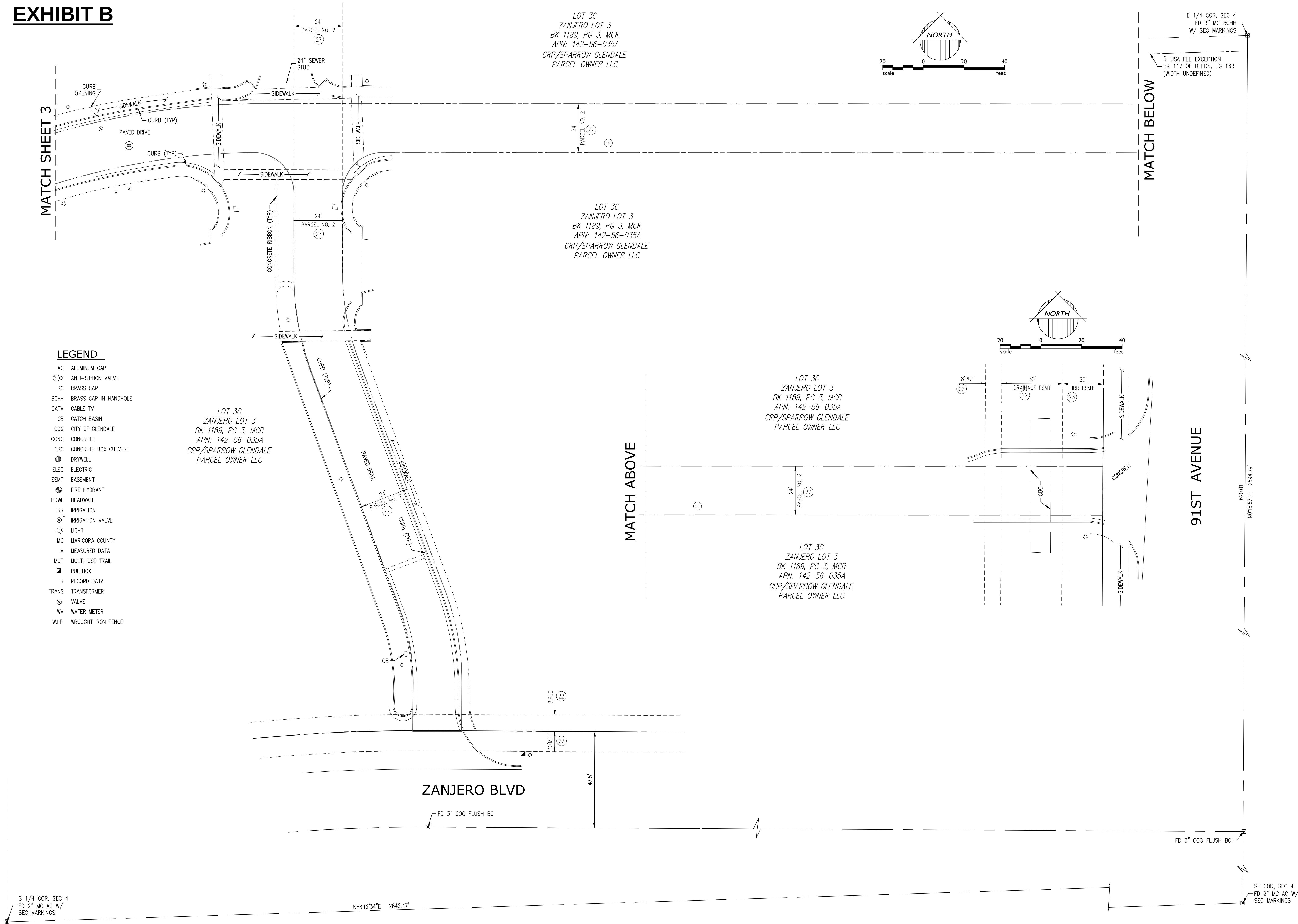
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EXHIBIT B



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