

When recorded Mail to:

City of Goodyear
City Clerk / LRB
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338
QS-94

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

WASTEWATER LINE AND ACCESS FACILITIES EASEMENT

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **W/C LAKIN 1B VIII, LLC, a Delaware limited liability company** ("GRANTOR") does hereby grant and convey to the **CITY OF GOODYEAR, an Arizona Municipal Corporation**, and its successors and assigns, (collectively "GRANTEE") a perpetual Wastewater Line and Access Facilities Easement within, on, across, over, and under the real property described in Exhibit "A" attached hereto and incorporated herein (the "Easement Area") for the purposes described herein. This Wastewater Line and Access Facilities Easement shall be a permanent easement for use by the GRANTEE and its Permittees for entering upon the Easement Area and constructing, operating, maintaining, inspecting, modifying, repairing, removing and/or replacing: underground wastewater/sewer lines, appurtenances to such wastewater/sewer lines, and access facilities that will support the heaviest service vehicles used by GRANTEE to service the underground wastewater/sewer lines (collectively "GRANTEE'S Wastewater Line and Access Facilities") within, on, across, over, and under the Easement Area.

GRANTEE shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges herein granted for the purposes herein described.

Other than GRANTEE'S Wastewater Line and Access Facilities GRANTOR constructs as a Permittee of GRANTEE, GRANTOR shall not construct or allow to be constructed any underground improvements within the Easement Area except as may be needed for other underground utility lines to cross the Easement Area and only upon the consent of GRANTEE. GRANTOR shall not locate, erect, construct or permit to be located, erected or constructed, any building, structure or well within the Easement Area. GRANTOR reserves for itself the right to use the Easement Area for purposes that are not inconsistent with GRANTEE'S rights under this Wastewater Line and Access Facilities Easement, do not interfere with or endanger any of GRANTEE'S Wastewater Line and Access Facilities constructed within the Easement Area, and do not interfere with GRANTEE'S access to GRANTEE'S Wastewater Line and Access Facilities.

This Wastewater Line and Access Facilities Easement runs with the land and is binding upon GRANTOR and all successors and assigns in interest or title to the Easement Area for the benefit of GRANTEE.

IN WITNESS WHEREOF, this instrument is executed this 3 day of JUNE, 20 21.

GRANTOR:

W/C LAKIN 1B VIII, LLC,
a Delaware limited liability company

By: W/C Lakin JV VIII, L.L.C.,
a Delaware limited liability company,
Its sole member

By: W Lakin Investors VIII, L.L.C.,
a Delaware limited liability company,
Its Authorized Member

By: Walton Acquisition Holdings VIII, L.L.C.,
a Delaware limited liability company,
Its sole Member

By: Walton Street Real Estate Fund VIII, L.P.,
a Delaware limited partnership,
Its Managing Member

By: Walton Street Managers, VIII, L.P.,
a Delaware limited partnership,
Its General Partner

By: WSC Managers VIII, Inc.,
a Delaware corporation,
Its General Partner

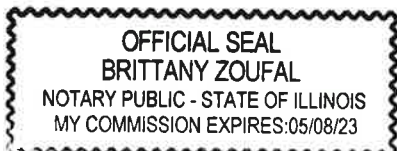
By: [Signature]
Name: James J. Holmes
Title: Vice President

State of Illinois)
)
County of Cook) ss.

On June 3, 2021, before me, Brittany Zoufal, a Notary Public in and for said state, personally appeared James J. Holmes, personally known to me (or proved to me on the basis of satisfactory evidence) to the person whose name is subscribed to the within instrument (Wastewater Line and Access Facilities Easement) and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the persons, or the entity upon behalf of which he acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public



Signatures, Acknowledgements and Exhibits on Following Pages

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, an Arizona Municipal Corporation, the _____ day of
, 20____.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Wastewater Line and Access Facilities Easement) was acknowledged
before me this ____ day of _____, 20____ by _____, as
of the CITY OF GOODYEAR, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"

LEGAL DESCRIPTION

**LAKIN PARK
SEWER EASEMENT
LEGAL DESCRIPTION**

Those portions of Section 26, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

Parcel 1:

COMMENCING at a found 3 inch Maricopa County Department of Transportation brass cap in hand hole accepted as the East Quarter corner of said Section 26 from which a found 3 inch Maricopa County Department of Transportation brass cap in hand hole accepted as the Northeast corner thereof bears North 00°24'12" East, 2642.23 feet;

Thence North 00°24'12" East, 675.02 feet along the east line of the Northeast Quarter of said Section 26;

Thence leaving said east line, North 89°35'48" West, 156.76 feet to the **POINT OF BEGINNING**;

Thence South 05°51'55" East, 13.28 feet;

Thence South 67°16'11" West, 43.67 feet to a non-tangent curve, concave northwesterly, having a radius of 73.00 feet, the center of which bears North 39°12'31" West;

Thence northeasterly along said curve, through a central angle of 30°41'06", an arc length of 39.10 feet to the beginning of a reverse curve, concave southerly, having a radius of 7.00 feet;

Thence northeasterly and southeasterly along said curve, through a central angle of 153°59'21", an arc length of 18.81 feet to a non-tangent line;

Thence North 84°13'35" East, 3.00 feet to the **POINT OF BEGINNING**.

Parcel 2:

COMMENCING at a found 3 inch Maricopa County Department of Transportation brass cap in hand hole accepted as the East Quarter corner of said Section 26 from which a found 3 inch Maricopa County Department of Transportation brass cap in hand hole accepted as the Northeast corner thereof bears North 00°24'12" East, 2642.23 feet;

Thence North 00°24'12" East, 596.05 feet along the east line of the Northeast Quarter of said Section 26;

Thence leaving said east line, North 89°35'48" West, 309.11 feet to the **POINT OF BEGINNING**;

Thence South 67°06'20" West, 26.68 feet;

Thence North 37°03'22" West, 205.80 feet;

Thence South 69°53'20" West, 2589.05 feet to the easterly line of that certain parcel of land described as Exhibit A-1 item F00282 in Document No. 2013-0542642, Maricopa County Records;

Thence North 23°11'52" West, 20.03 feet along said easterly line;

Thence leaving said easterly line, North 69°53'20" East, 2587.54 feet;

Thence North 20°06'40" West, 626.75 feet;

Thence North 69°53'20" East, 169.82 feet to the westerly line of that certain property described within the Special Warranty Deed recorded in Document No. 2020-0039216, Maricopa County Records;

Thence South 20°06'40" East, 20.00 feet along said westerly line;

Thence leaving said westerly line, South 69°53'20" West, 149.82 feet;

Thence South 20°06'40" East, 615.26 feet;

Thence South 37°03'22" East, 196.13 feet;

Thence North 67°06'20" East, 11.78 feet;

Thence South 20°56'28" East, 20.01 feet to the **POINT OF BEGINNING**.

The above described parcels contain a total computed area of 72,512 sq. ft. (1.6646 acres) more or less and 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.

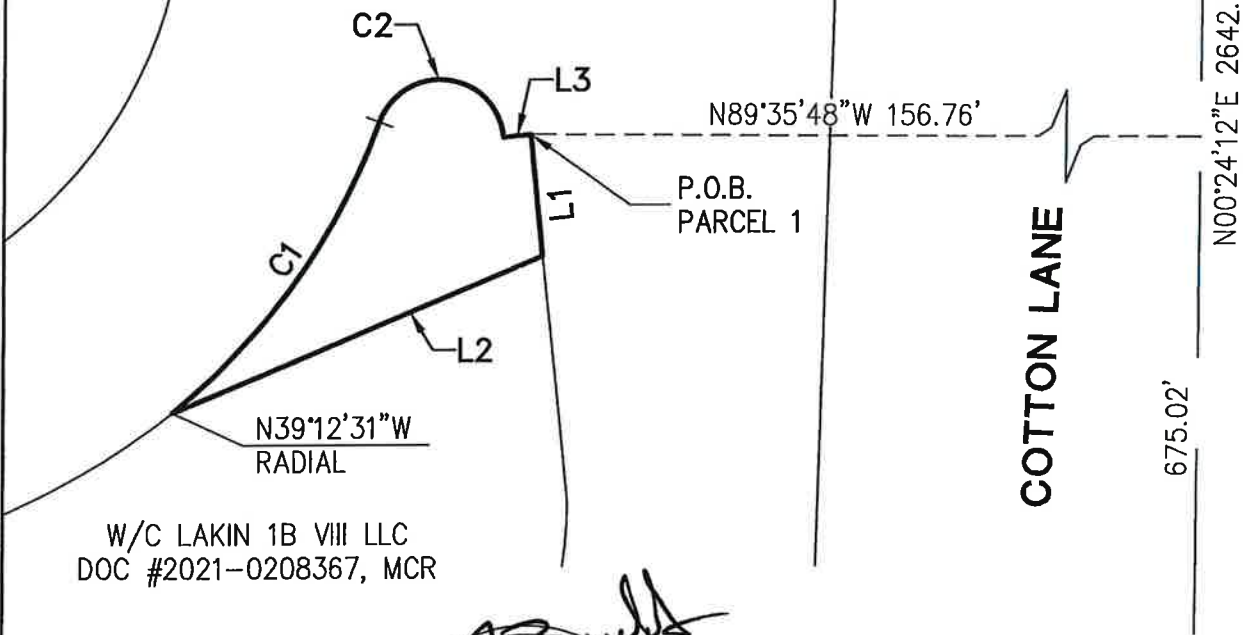
Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1981
Date: April 2021



NE COR SEC 26, T1N,
R2W FOUND 3" MCDOT
BRASS CAP IN HAND HOLE

W/C LAKIN 1B VIII LLC
DOC #2021-0208367, MCR

W/C LAKIN OWNER VIII LLC
DOC #2020-0039210, MCR

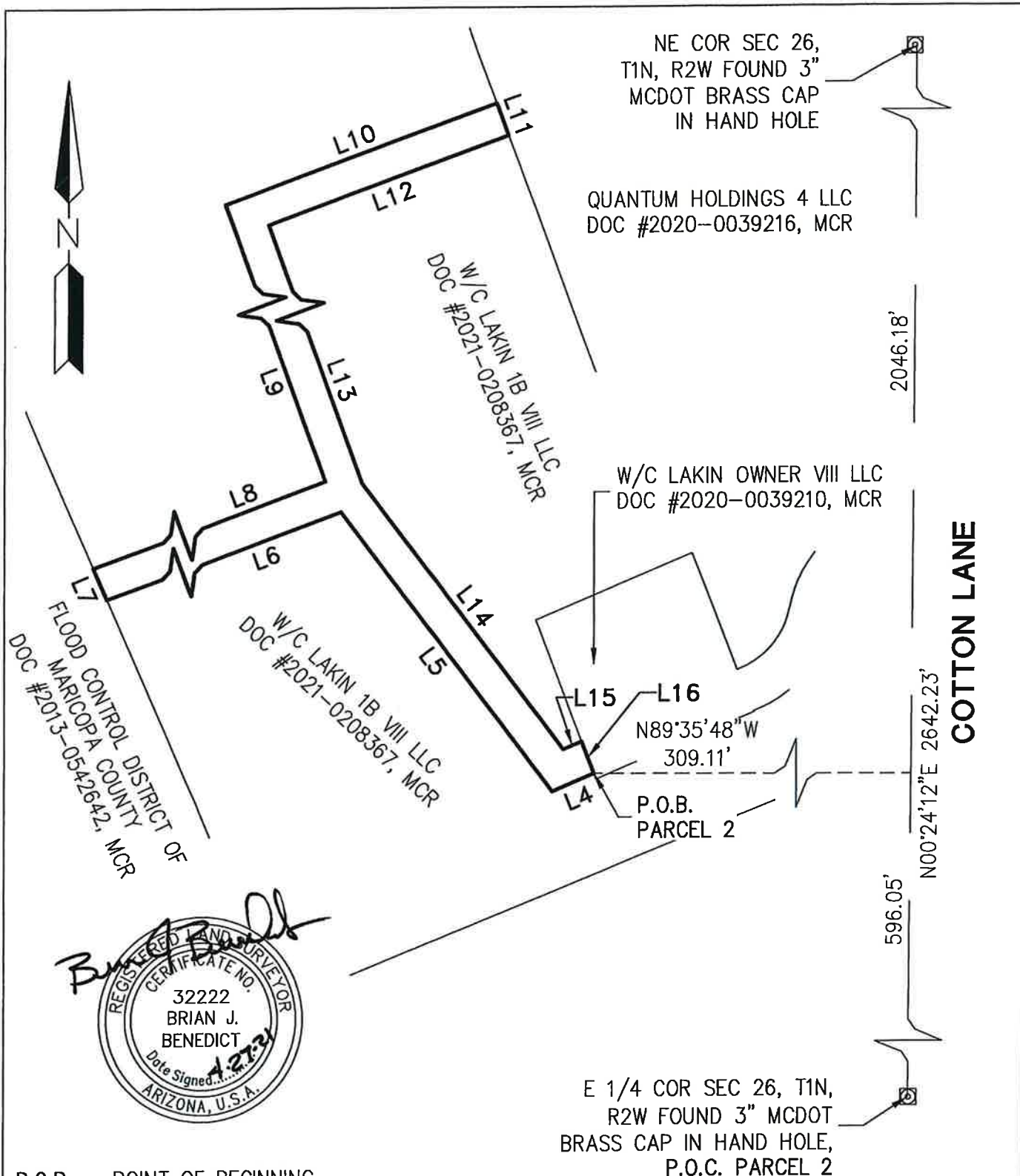


E 1/4 COR SEC 26, T1N,
R2W FOUND 3" MCDOT
BRASS CAP IN HAND HOLE,
P.O.C. PARCEL 1

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT

PAGE 1 OF 3

PROJ.NO.: 1981	LAKIN PARK SEWER EASEMENT GOODYEAR, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: APR 2021		
SCALE: N.T.S.		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: BJB		



P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT

PAGE 2 OF 3

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S05°51'55"E	13.28'
L2	S67°16'11"W	43.67'
L3	N84°13'35"E	3.00'
L4	S67°06'20"W	26.68'
L5	N37°03'22"W	205.80'
L6	S69°53'20"W	2589.05'
L7	N23°11'52"W	20.03'
L8	N69°53'20"E	2587.54'
L9	N20°06'40"W	626.75'
L10	N69°53'20"E	169.82'
L11	S20°06'40"E	20.00'
L12	S69°53'20"W	149.82'
L13	S20°06'40"E	615.26'
L14	S37°03'22"E	196.13'
L15	N67°06'20"E	11.78'
L16	S20°56'28"E	20.01'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	73.00'	30°41'06"	39.10'
C2	7.00'	153°59'21"	18.81'



PAGE 3 OF 3

PROJ.NO.: 1981
 DATE: APR 2021
 SCALE: N.T.S.
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LAKIN PARK
 SEWER EASEMENT
 GOODYEAR, ARIZONA
EXHIBIT


HILGARTWILSON
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 PHOENIX, AZ 85016
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