

When recorded return to:

City of Goodyear
City Clerk / KLS
1900 N. Civic Square
Goodyear, Arizona 85395

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Estrella North LLC, a Delaware limited liability company** ("Grantor") does hereby grant and convey to the **CITY OF GOODYEAR, an Arizona municipal corporation**, ("Grantee"), its successors and assigns, the following real property, together with all improvements thereon and all rights, privileges, easements, tenements, hereditaments and appurtenances pertaining thereto:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this instrument is executed this 9 day of June, 2023.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

Estrella North LLC, a Delaware limited liability company

By: Estrella Partners, LP, a Delaware limited partnership

Its: Sole Member and Manager

By: Goodyear EMR GP, LLC, a Delaware limited liability company

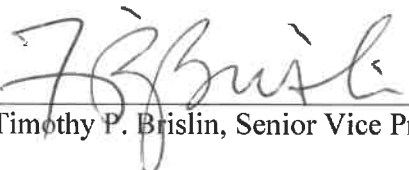
Its: General Partner

By: EMR Harvard LLC, an Arizona limited liability company

Its: Administrative Member

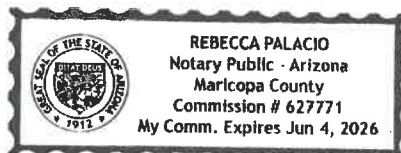
By: Harvard Investments, Inc., a Nevada corporation

Its: Manager

By: 
Timothy P. Brislin, Senior Vice President

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 9 day of June, 2023 by Timothy P. Brislin, as Senior Vice President of Harvard Investments, Inc., the Manager of EMR Harvard LLC, the Administrative Member of Goodyear EMR GP, LLC, the General Partner of Estrella Partners, LP, the Sole Member and Manager of Estrella North LLC.




Notary Public

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, an Arizona Municipal Corporation, the ____ day of _____, 2023.

By: _____
Joe Pizzillo

Title: Mayor

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this _____ day of _____, 2023 by Joe Pizzillo, as Mayor 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

April 20, 2023

LEGAL DESCRIPTION FOR
EMR HILLSIDE
TRAFFIC SIGNAL RIGHT OF WAY IN FEE

That part of the Northwest Quarter of Section 12, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

PARCEL 1:

Commencing at the G.L.O. Brass Cap marking the North Quarter Corner of said Section 12, from which the G.L.O. Brass Cap marking the Northeast Corner of said Section 12 bears South 89°56'46" East, a distance of 2,391.11 feet;

Thence South 89°56'46" East, a distance of 149.73 feet to a point on the monument line of Estrella Parkway as dedicated in the Map of Dedication for "Estrella Phase 1" recorded in Book 318 of Maps, Page 38, Records of Maricopa County, Arizona, also being a point on a 6,000.00 foot radius non-tangent curve, whose center bears North 43°40'36" West;

Thence along said monument line the following courses:

Thence Southwesterly, along said curve, through a central angle of 12°58'48", a distance of 1,359.27 feet;

Thence South 59°18'12" West, a distance of 353.22 feet;

Thence South 30°41'48" East, departing said Monument line, a distance of 65.00 feet to the Point of Beginning;

Thence continuing South 30°41'48" East, a distance of 9.73 feet;

Thence South 59°18'12" West, a distance of 18.26 feet;

Thence North 30°41'48" West, a distance of 9.73 feet to a point on the Southerly right-of-way line of said Estrella Parkway, said point hereinafter referred to as Point A;

Thence North 59°18'12" East, along said Southerly right-of-way line, a distance of 18.26 feet to the Point of Beginning.

Containing 178 Square Feet or 0.004 Acres, more or less.

PARCEL 2:

Commencing at the aforementioned Point A;

Thence South 59°18'12" West, along said Southerly right-of-way line, a distance of 58.53 feet to the Point of Beginning;

Thence South 30°41'48" East, departing said Southerly right-of-way line, a distance of 19.67 feet;

Thence South 59°18'12" West, a distance of 17.43 feet;

Thence North 30°41'48" West, a distance of 19.67 feet to a point on said Southerly right-of-way line;

Thence North 59°18'12" East, along said Southerly right-of-way line, a distance of 17.43 feet to the Point of Beginning.

Containing 343 Square Feet or 0.008 Acres, more or less.



EMR HILLSIDE
TRAFFIC SIGNAL RIGHT OF WAY IN FEE

PARCEL 2:

S59°18'12.0173" W 58.53

BOUNDARY

S30°41'47.9827" E 19.67

S59°18'12.0173" W 17.43

N30°41'47.9827" W 19.67

N59°18'12.0173" E 17.43

N00°00'00.0000" E 0.00
to

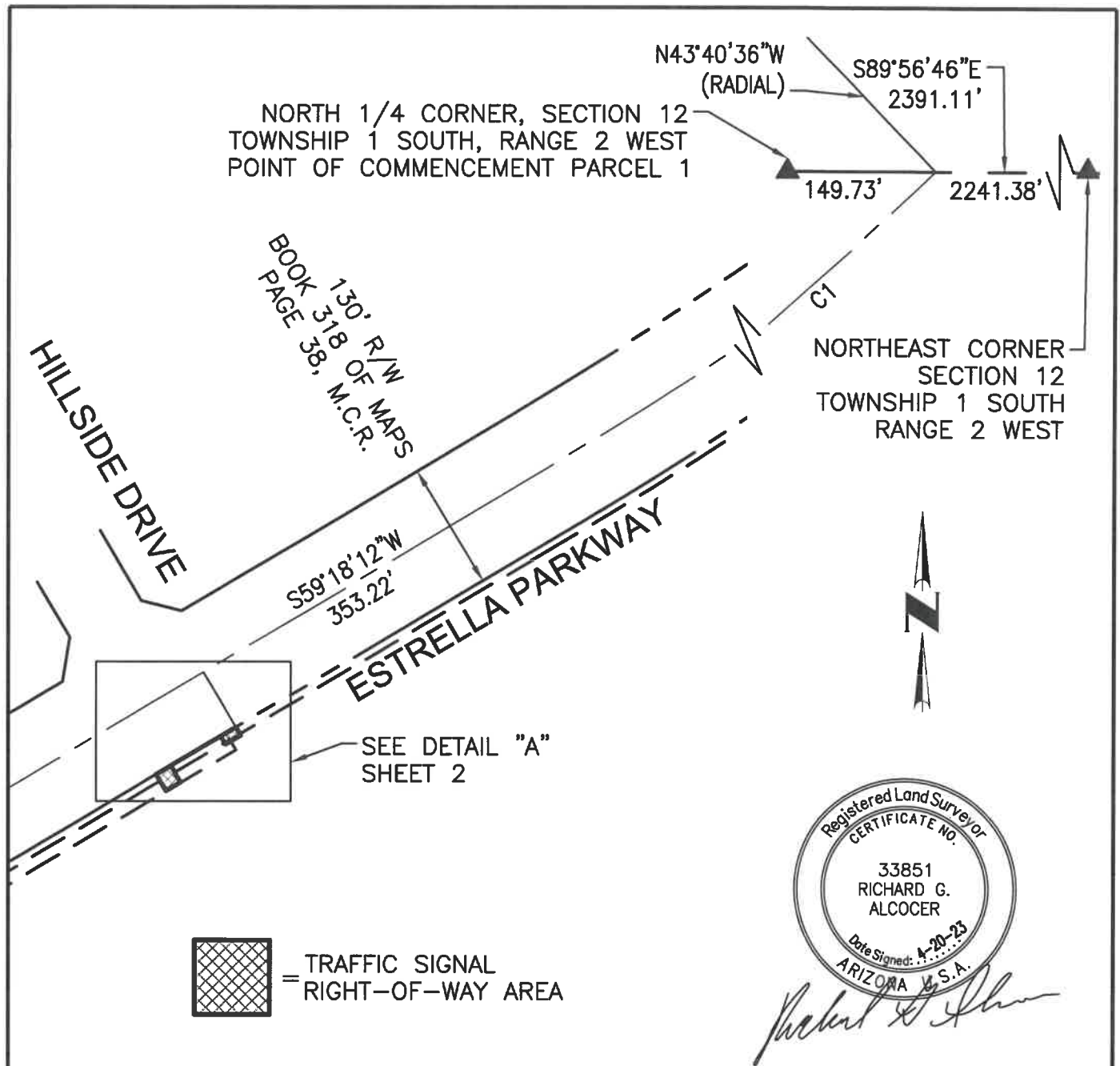
Area = 343 0.008 AC

Closing course: 00°00'00.0000" 0.000000

Misclosure: 1/Infinity

North Error: 0.000000
East Error: 0.000000





CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	1359.27'	6000.00'	012°58'48"	682.56'	1356.37'	S52°48'48"W

SCALE 1" = 150'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

EMR HILLSIDE

TRAFFIC SIGNAL RIGHT OF WAY IN FEE



1 OF 2

DETAIL "A"

ESTRELLA PARKWAY

POINT OF BEGINNING
PARCEL 1

POINT A
POINT OF COMMENCEMENT
PARCEL 2

POINT OF BEGINNING
PARCEL 2

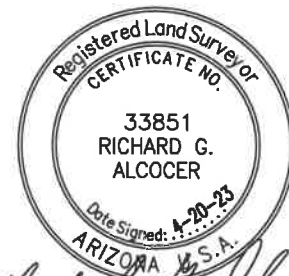
N59°18'12"E
17.43'

S59°18'12"W
58.53'

N30°41'48"W
9.73'

20' SIDEWALK
EASEMENT
BOOK 318 OF MAPS
PAGE 38, M.C.R.

8' SIDEWALK & PUBLIC
UTILITY EASEMENT
BOOK 318 OF MAPS
PAGE 38, M.C.R.



Richard G. Alcocer

SCALE 1" = 20'

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EMR HILLSIDE

TRAFFIC SIGNAL RIGHT OF WAY IN FEE



2 OF 2