

When recorded return to:

City of Goodyear
City Clerk / KR
1900 N. Civic Square
Goodyear, Arizona 85395
QS 058A, 058B, 059A, 059B

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

N2 04 1N 1W, N2 03 1N 1W
33.458741, -112.360697 & 33.458713, -112.352869
500-04-979A, 004U & 500-03-
006Z, 006Y, 004W WE014836
CDJ/MJB

ELECTRICAL LINE EASEMENT

THE CITY OF GOODYEAR, a municipal corporation and political subdivision of the State of Arizona, (hereinafter called "Grantor"), is the owner of the real property located in Maricopa County, Arizona, and described in Exhibit A attached hereto and incorporated herein (hereinafter called "Grantor's Property"):

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), a non-exclusive Electrical Line Easement over, under, through and across the real property described in Exhibit B, attached hereto and incorporated herein, (herein called the "Easement Premises") for the purposes described herein and subject to the terms and conditions set forth herein.

This Electrical Line Easement shall be a permanent easement for use solely by Grantee and solely for the installation, maintenance, repair, replacement, reconstruction and operation of overhead high voltage electrical transmission lines needed to transmit 230kV of electricity through, over, across, and beyond the Easement Premises by Grantee and solely for the installation, maintenance, repair, replacement, reconstruction, and operation of appurtenances required for the installation, maintenance, repair, replacement, reconstruction, and operation of such 230kV lines, which may include towers, or other supporting structures and conductors or cables suspended thereon and supported thereby, crossarms, braces, and transformers, and foundations (said high voltage electrical

transmission lines and appurtenances collectively herein called "Grantee Facilities") provided the Grantee Facilities do not interfere with Grantor's use of the Grantor's Property as described below. Down guys/anchorage shall not be installed within the Easement Premises on a permanent basis as they will interfere with Grantor's use of Grantor's Property as described below; but they may be used during the construction of Grantee's Facilities. All high voltage electrical transmission lines installed within the premises shall be located a minimum of 55 feet above ground level measured at its lowest point. Grantee is expressly prohibited from permitting others to use the Easement Premises for additional facilities jointly with or separately from the Grantee for their purposes.

The Electrical Line Easement granted herein is also subordinate and subject to all existing easements, rights-of-way, encumbrances, liens, covenants, conditions, use restrictions, reservations in deeds, and other matters as may appear of record as they apply to Grantor's Property, including the Easement Premises, which includes, but is not limited to those documents identified in the Owner's Policy of Title Insurance, attached hereto as Exhibit C and incorporated herein by this reference. If the Grantee Facilities conflict with any of the rights in any of the foregoing, Grantee shall, at Grantee's sole cost and expense, relocate the Grantee Facilities as needed to eliminate such conflict.

The Electrical Line Easement granted herein is subordinate to the use of Grantor's Property, including the Easement Premises, for drainage and flood control purposes. Grantor's Property, including the Easement Premises shall be used only in such a manner that it shall not interfere with any and all drainage and flood control purposes, and Grantor's Property shall continue to serve as a permanent flood control feature with sufficient capacity to accommodate drainage from Interstate Highway 1-10 and to accommodate 500-year 24-hour storm drainage coming from the watershed and to accommodate drainage flows from the City of Goodyear, the City of Avondale, the City of Litchfield Park and other parties pursuant to existing recorded instruments conveying drainage rights such as easements, reservations in deeds, and intergovernmental agreements, which includes, but is not limited to, those documents identified in the Owner's Policy of Title Insurance attached hereto as Exhibit C and incorporated herein by this reference (the "Existing Drainage Rights") and the twenty-foot (20') easement the Flood Control District of Maricopa County reserved for drainage purposes in that Special Warranty Deed recorded in the official records of Maricopa County as Instrument 2009 0605476. Any construction upon or modification to Grantor's Property, including the Easement Premises, shall be designed and constructed with necessary drainage features to accommodate off-site drainage to any drainage features located in the vicinity of Grantor's Property and to accommodate flows routing between any such drainage facilities located in the vicinity of Grantor's Property as needed to comply with the Existing Drainage Rights. This obligation shall include accommodations for drainage from 1-10. Modification of Grantor's Property, including the Easement Premises, shall include the placing and/or removal of fill necessary to remove Grantor's Property, including the Easement Premises, from the regulated floodplain.

If demand is made upon Grantor by any entity with a legally enforceable right to require Grantor to modify Grantor's Property for drainage and control purposes, Grantee shall, at Grantee's sole cost and expense, relocate the Grantee Facilities as needed to accommodate the use of Grantor's Property, including the Easement Premises, for drainage and flood control purposes as set forth herein. In the event the relocation of Grantee's Facilities become necessary, Grantor and Grantee shall negotiate in good faith to relocate the Electrical Easement to a location acceptable to both Grantor and Grantee. If Grantor and Grantee are unable to reach an agreement on the relocation of the Electrical Easement, Grantor shall return to Grantee all funds, without any interest, Grantee paid to Grantor for the Electrical Line Easement granted herein.

Grantor intends to improve Grantor's Property, including the Easement Premises, as a public park and make it available for use by Grantor and the public. The Electrical Line Easement granted herein to Grantee is subject to Grantor's right to improve Grantor's Property, including the Easement Premises, with park amenities and the use of Grantor's Property, including the Easement Premises, by Grantor and the public. This Electrical Line Easement is subject to Grantor's right to install, construct, operate, maintain, repair, and replace improvements within Grantor's Property, including the Easement Property, comparable to the improvements constructed within APS's ROW within the park at 9390 E. Bell Road, Scottsdale, Arizona currently known as Bell94 Sports Complex ("Bell94 Sports Complex"). Grantor shall submit its development plans for improvements within the Easement Premises to Grantee for review and approval solely as to improvements to be included within the Easement Premises, which approval shall not be unreasonably withheld. Grantee's failure to approve Grantor's plans shall be deemed unreasonable if the plans for the improvements are consistent with improvements existing in Bell94 Sports Complex unless Grantee can point to a specific safety regulation adopted by a federal or state regulatory authority that prohibits the construction of such improvements. Subject to all other provisions of this Electrical Line Easement, and in addition to the foregoing, Grantor reserves the right to use and occupy the Easement Premises for any other purposes consistent with the rights and privileges herein granted, and which do not interfere with or endanger the Grantee Facilities.

Provided Grantee does not interfere with the use of Grantor's Property as a public park amenity by Grantor and the general public or with the construction, maintenance, repair, and replacement of park improvements as described above, Grantee shall have the right of ingress and egress across the Grantor's Property to, from and along the Easement Premises and the right to use Grantor's Property adjacent to the Easement Premises during temporary periods of construction. Grantee shall submit a proposed route for ingress and egress across Grantor's Property for review and approval by Grantor, which shall not be unreasonably withheld. Grantor's failure to approve a proposed route for ingress and egress across Grantor's Property shall not be deemed unreasonable if the proposed route interferes with Grantor's use of Grantor's Property as a public park amenity. Grantee shall coordinate its activities with Grantor to ensure there will be no interference with Grantor's Property as a public park amenity.

By accepting and utilizing this Electrical Line Easement, Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably practicable, at the expense of Grantee. Grantee shall defend, indemnify, and hold harmless Grantor, its employees, agents, officials, and representatives from and against any and all claims, damages, losses and expenses relating to, arising out of or resulting from the negligent acts, errors or omissions of Grantee, its officers, employees, agents and representatives or anyone for whose acts, errors or omissions Grantee may be liable. Grantor shall defend, indemnify, and hold harmless Grantee, its officers, employees, agents, and representatives from and against any and all claims, damages, losses and expenses relating to, arising out of or resulting from the negligent acts, errors or omissions of Grantor, its employees, agents, officials, and representatives or anyone for whose acts, errors or omissions Grantee may be liable. In the event of any third-party legal action against both Grantor and Grantee, Grantor and Grantee hereby agree to discuss and analyze the benefits of a common and mutual denial, defense, adjustment or settlement and to otherwise cooperate in the defense of the action.

The Electrical Line Easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the Electrical Line Easement.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the Successors and Assigns of Grantee and on the Successors and Assigns of Grantor. For purposes of this Electrical Line Easement, "Successor and Assigns of Grantee" shall mean a corporation or entity acquiring all or substantially all of the assets and business of Grantee (including this Electrical Line Easement) whether by operation of law or otherwise. For purpose of this Electrical Line Easement, "Successor and Assigns of Grantor" shall mean a person, corporation, or entity acquiring ownership interest in all or part of Grantor's Property.

The page numbering of this document is exclusive of the Exhibits attached hereto

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, **THE CITY OF GOODYEAR, an Arizona municipal corporation** has caused this Electrical Line Easement to be executed by its duly authorized representative, this ____ day of ____, 2024.

THE CITY OF GOODYEAR,
an Arizona municipal corporation

BY:

Wynette Reed
City Manager

ITS:

STATE OF ARIZONA }
 } ss.
COUNTY OF MARICOPA}

This instrument (Electrical Line Easement) was acknowledged before me this ____ day of _____, 2024 by Wynette Reed, the City Manager of **THE CITY OF GOODYEAR**, a municipal corporation on behalf of said corporation.

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

Notary Public

Exhibit A
Grantor's Property Legal Description

(On the following pages)

EXHIBIT "A"
LEGAL DESCRIPTION OF GRANTOR'S PROPERTY AS RECORDED IN
INSTRUMENT #2016-0530389, 2016-0530390, & 2009-0605476, MARICOPA COUNTY
RECORDER, MARICOPA COUNTY, ARIZONA

APN 500-04-979A:

A portion of the Southeast quarter of the Northwest quarter of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said portion being part of that certain property described in record document 2001-1109536 and more particularly described as follows:

COMMENCING at the North quarter corner of said Section 4, being South 89°23'17" East from the Northwest corner of said Section 4 a distance of 2618.04 feet;

THENCE along the North-South Midsection line of said Section 4, South 00°39'43" West, a distance of 1400.51 feet to the POINT OF BEGINNING;

THENCE leaving said North-South Midsection line North 89°01'16" West, a distance of 10.57 feet;

THENCE South 00°39'43" West, a distance of 642.88 feet to the beginning of a non-tangent curve, the center of which bears North 07°35'48" East, a distance of 5475.58 feet;

THENCE westerly along the arc of said curve, through a central angle of 12°43'54", for an arc distance of 1216.72 feet to the beginning of a non-tangent line;

THENCE North 69°46'21" West, a distance of 125.82 feet;

THENCE South 00°41'54" West, a distance of 52.88 feet;

THENCE South 00°32'53" West, a distance of 53.27 feet;

THENCE South 69°46'21" East, a distance of 109.58 feet to the beginning of a non-tangent curve, the center of which bears North 20°07'40" East, a distance of 5575.58 feet;

THENCE easterly along the arc of said curve, through a central angle of 12°45'54", for an arc distance of 1242.20 feet to a point on said North-South Midsection line, being South 00°39'43" West from said North quarter corner a distance of 2145.31 feet, also being the beginning of a non-tangent line;

THENCE South 89°02'19" East, a distance of 1351.84 feet;

THENCE North 00°32'52" East, a distance of 745.22 feet;

THENCE North 89°03'22" West, a distance of 1350.36 feet to the POINT OF BEGINNING.

APN 500-04-004V:

A portion of the Southeast quarter of the Northeast quarter of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said portion being all of those certain parcels described in record document 2010-0846443 and part of that certain property described in "Tract 1" of record number 2002-1057447, together with a 35 foot by 40 foot parcel identified as "A FEE CONVEYANCE" in said document; said portion is more particularly described as follows:

COMMENCING at the East quarter corner of said Section 4, being South 00°33'29" West from the Northeast corner of said Section 4 a distance of 2653.31 feet;

THENCE along the East section line of said Section 4, North 00°33'29" East, a distance of 719.35 feet;

THENCE departing said East section line, North 89°26'31" West, a distance of 70.00 feet to a point located on the existing Westerly right-of-way line of Litchfield Road;

THENCE North 89°19'39" West, a distance of 89.96 feet to the POINT OF BEGINNING;

THENCE North 89°19'39" West, a distance of 194.83 feet;

THENCE North 00°32'24" East, a distance of 177.92 feet;

THENCE North 00°32'16" East, a distance of 168.52 feet;

THENCE North 00°31'09" East, a distance of 213.09 feet;

THENCE North 88°33'16" West, a distance of 830.16 feet;

THENCE North 88°34'44" West, a distance of 35.13 feet;

THENCE South 00°32'52" West, a distance of 691.14 feet;

THENCE North 84°12'57" East, a distance of 1066.68 feet to the POINT OF BEGINNING.

APN 500-04-004U:

A portion of the Southeast quarter of the Northeast quarter of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said portion being part of that certain parcel described in Recording No. 2010-0846443 and also that certain property described in "Tract 1" of Recording No. 2002-1057447; said portion is more particularly described as follows:

COMMENCING at the East quarter corner of said Section 4, being South 00°33'29" West from the Northeast corner of said Section 4 a distance of 2653.31 feet;

THENCE along the East section line of said Section 4, North 00°33'29" East, a distance of 719.35 feet;

THENCE departing said East section line, North 89°26'31" West, a distance of 70.00 feet to a point located on the existing Westerly right-of-way line of Litchfield Road and the POINT OF BEGINNING;

THENCE North 89°19'39" West, a distance of 89.96 feet;

THENCE South 84°12'57" West, a distance of 1066.68 feet;

THENCE South 00°32'52" West, a distance of 100.63 feet;

THENCE North 84°10'41" East, a distance of 35.13 feet;

THENCE North 84°12'57" East, a distance of 1122.04 feet;

THENCE North 00°34'30" East, a distance of 90.44 feet to the POINT OF BEGINNING.

APN 500-03-006Z:

A portion of the South half of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said portion being part of that certain property described in "Tract 2" of record number 2002-1057447 and more particularly described as follows:

COMMENCING at the West quarter corner of said Section 3, being South 00°33'29" West from the Northwest corner of said Section 3 a distance of 2653.31 feet;

THENCE along the West section line of said Section 3, North 00°33'29" East, a distance of 628.58 feet;

THENCE departing said West section line, South 89°26'31" East, a distance of 55.00 feet to a point located on the existing Easterly right-of-way line of Litchfield Road;

THENCE along said Easterly right-of-way line, North 00°33'29" East, a distance of 90.75 feet;

THENCE departing said Easterly right-of-way line, South 82°10'39" East, a distance of 270.39 feet;

THENCE South 81°44'55" East, a distance of 32.28 feet;

THENCE North 00°35'00" East, a distance of 9.49 feet to the POINT OF BEGINNING;

THENCE South 82°01'08" East, a distance of 965.86 feet;

THENCE South 89°20'18" East, a distance of 792.24 feet;

THENCE North 00°33'20" East, a distance of 748.65 feet;

THENCE North 89°31 '00" West, a distance of 952.84 feet;

THENCE North 89°30'11" West, a distance of 797.16 feet;

THENCE South 00°33'47" West, a distance of 158.90 feet;

THENCE South 00°33'05" West, a distance of 438.57 feet;

THENCE South 00°35'00" West, a distance of 22.87 feet to the POINT OF BEGINNING.

APN 500-03-006Y:

A portion of the South half of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said portion being all of that certain property described in Recording No. 2010-0539259 and part of those certain parcels of land described as "Tract 2" and "Tract 3" in Recording No. 2002-1057447; said portion is more particularly described as follows:

COMMENCING at the West quarter comer of said Section 3, being South 00 degrees 33 minutes 29 seconds West from the Northwest comer of said Section 3, a distance of 2653.31 feet;

Thence along the West section line of said Section 3, North 00 degrees 33 minutes 29 seconds East, a distance of 628.58 feet;

Thence departing said West section line, South 89 degrees 26 minutes 31 seconds East, a distance of 55.00 feet to a point located on the existing Easterly right-of-way line of Litchfield Road and the POINT OF BEGINNING;

Thence South 82 degrees 01 minutes 08 seconds East, a distance of 1261.97 feet;

Thence South 89 degrees 20 minutes 18 seconds East, a distance of 1264.66 feet;

Thence South 89 degrees 21 minutes 10 seconds East, a distance of 28.27 feet;

Thence North 00 degrees 37 minutes 57 seconds East, a distance of 35.29 feet;

Thence North 89 degrees 29 minutes 35 seconds East, a distance of 27.79 feet;
Thence South 00 degrees 37 minutes 45 seconds West, a distance of 35.54 feet;
Thence North 89 degrees 22 minutes 47 seconds East, a distance of 1155.87 feet;
Thence North 85 degrees 15 minutes 33 seconds East, a distance of 351.16 feet;
Thence North 00 degrees 38 minutes 54 seconds East, a distance of 795.92 feet;
Thence North 89 degrees 31 minutes 44 seconds West, a distance of 903.87 feet;
Thence North 89 degrees 31 minutes 17 seconds West, a distance of 601.60 feet;
Thence North 89 degrees 30 minutes 27 seconds West, a distance of 55.92 feet;
Thence North 89 degrees 30 minutes 09 seconds West, a distance of 139.41 feet;
Thence North 89 degrees 31 minutes 00 seconds West, a distance of 327.67 feet;
Thence South 00 degrees 33 minutes 20 seconds West, a distance of 748.65 feet;
Thence North 89 degrees 20 minutes 18 seconds West, a distance of 792.24 feet;
Thence North 82 degrees 01 minutes 08 seconds West, a distance of 965.86 feet;
Thence South 00 degrees 35 minutes 00 seconds West, a distance of 9.49 feet;
Thence North 81 degrees 44 minutes 55 seconds West, a distance of 32.28 feet;
Thence North 82 degrees 10 minutes 39 seconds West, a distance of 270.39 feet;
Thence South 00 degrees 33 minutes 29 seconds West, a distance of 90.75 feet to the POINT OF BEGINNING.

APN 500-03-004W:

A portion of Tract 3 as described in Recording No. 2002-1057447, Maricopa County Records, located in the Northeast quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County Arizona, described as follows:

COMMENCING at the East quarter corner of said Section 3, from which the Northeast corner of said Section 3 bears North 00 degrees 46 minutes 49 seconds East, a distance of 2620.75 feet;

Thence North 00 degrees 46 minutes 49 seconds East, along the East line of the Northeast quarter of said Section, a distance of 584.92 feet;

Thence departing said East line, North 89 degrees 13 minutes 11 seconds West, a distance of 70.00 feet to the Southeast corner of Lot 1 as shown on the Final Plat of Palm Valley Cornerstone, recorded in Book 782 of Maps, page 38, Maricopa County Records;

Thence North 89 degrees 20 minutes 49 seconds West, along the South line of said Lot 1, a distance of 15.53 feet to the Northwest corner of that parcel of land described in Recording No. 2007-0364247, Maricopa County Records, and the POINT OF BEGINNING;

Thence continuing along said South line, North 89 degrees 20 minutes 49 seconds West, a distance of 309.81 feet to the Southwest corner of said Lot 1;

Thence North 00 degrees 39 minutes 11 seconds East, along the West line of Lots 1, 2, and 3 of said Final Plat, a distance of 701.10 feet to the Southerly right-of-way line of Cornerstone Boulevard as shown on said Final Plat;

Thence departing said West line, North 89 degrees 31 minutes 27 seconds West, along said Southerly right-of-way line, a distance of 700.00 feet;

Thence departing said Southerly right-of-way line, South 00 degrees 39 minutes 11 seconds West, parallel with and 700.00 feet Westerly of said West line of Lots 1, 2, and 3, a distance of 795.86 feet to the Northerly right-of-way line of Interstate 10;

Thence North 85 degrees 15 minutes 11 seconds East, along said Northerly right-of-way line, a distance of 1014.27 feet to the Southwest corner of that parcel of land described in Recording No. 2007-0364247, Maricopa County Records;

Thence departing said Northerly right-of-way line, North 02 degrees 13 minutes 58 seconds East, along the West line of said parcel, a distance of 1.47 feet to the POINT OF BEGINNING.

Exhibit B
Easement Premises Legal Description

(On the following pages)

February 27, 2024

LEGAL DESCRIPTION FOR
ARIZONA PUBLIC SERVICE
RIGHT-OF-WAY EASEMENT
CITY OF GOODYEAR

That part of the North Halves of Sections 3 and 4, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the calculated location of the Center of said Section 4, from which the City of Goodyear Brass Cap in Handhole marking the North Quarter Corner of said Section 4 bears North 00°39'43" East (Basis of Bearing), a distance of 2,652.95 feet;

Thence North 00°39'43" East, along the West line of the Northeast Quarter of said Section 4, a distance of 507.61 feet to a point on a 5,575.58 foot radius non-tangent curve, whose center bears North 07°21'44" East, said point also being on the Northerly Right-of-Way line of Interstate 10 and the True Point of Beginning;

Thence Westerly, along said curve and Northerly line, through a central angle of 00°42'03", a distance of 68.19 feet;

Thence North 07°41'48" East, departing said Northerly line, a distance of 91.68 feet;

Thence South 89°59'45" East, a distance of 1,408.11 feet to a point on the Westerly line of that certain parcel of land as described in Docket 149, Page 341 Maricopa County Records, said point shall hereafter be referred to as Point "A";

Thence South 00°32'52" West, along said Westerly line, a distance of 90.00 feet;

Thence North 89°59'45" West, departing said Westerly line, a distance of 1,298.33 feet;

Thence South 07°41'48" West, a distance of 10.97 feet to a point on the Northerly Right-of-Way line of Interstate 10;

Thence North 89°02'19" West, along said Northerly line, a distance of 52.17 feet to the True Point of Beginning.

Together with:

Commencing at the aforementioned Point "A";

Thence South 89°59'45" East, a distance of 50.04 feet to a point on the Easterly line of that certain parcel of land as described in Docket 149, Page 341 Maricopa County Records and the True Point of Beginning;

Thence continuing South 89°59'45" East, departing said Easterly line, a distance of 1,150.14 feet to a point on the Westerly Right-of-Way line of Litchfield Road;

Thence South 00°34'30" West, along said Westerly line, a distance of 6.07 feet to the intersection of said Westerly line and the Northerly Right-of-Way line of Interstate 10;

Thence South 84°12'57" West, along said Northerly line, a distance of 832.25 feet;

Thence North 89°59'45" West, departing said Northerly line, a distance of 322.93 feet to a point on the Easterly line of that certain parcel of land as described in Docket 149, Page 341 Maricopa County Records;

Thence North 00°32'52" East, along said Easterly line, a distance of 90.00 feet to the True Point of Beginning.

Together with:

Commencing at the City of Goodyear Brass Cap in Handhole marking the Northeast Corner of said Section 4, from which the City of Goodyear Brass Cap in Handhole marking the North Quarter Corner of said Section 4 bears North 89°23'27" West, a distance of 2,618.05 feet;

Thence South 00°33'29" West, along the East line of the Northeast Quarter of said Section 4, a distance of 2,024.73 feet;

Thence South 89°26'31" East, departing said East line, a distance of 55.00 feet to a point on the Easterly Right-of-Way line of Litchfield Road and the True Point of Beginning;

Thence North 00°33'29" East, along said Easterly line, a distance of 7.61 feet;

Thence South 89°59'45" East, departing said Easterly line, a distance of 4,108.49 feet;

Thence South 85°20'02" East, a distance of 670.90 feet to a point on the Westerly line of Palm Valley Cornerstone subdivision as shown on Book 782 of Maps, Page 38, Maricopa County Records;

Thence South 00°39'33" West, along said Westerly line, a distance of 13.97 feet to the Southwesterly corner of said subdivision;

Thence South 89°36'45" East, along the Southerly line of said subdivision, a distance of 309.85 feet;

Thence South 02°14'20" West, departing said Southerly line, a distance of 1.47 feet to a point on the Northerly Right-of-Way line of Interstate 10;

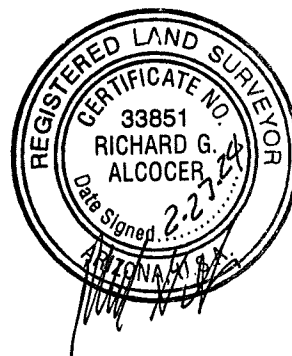
Thence South 85°15'33" West, along said Northerly line, a distance of 597.85 feet;

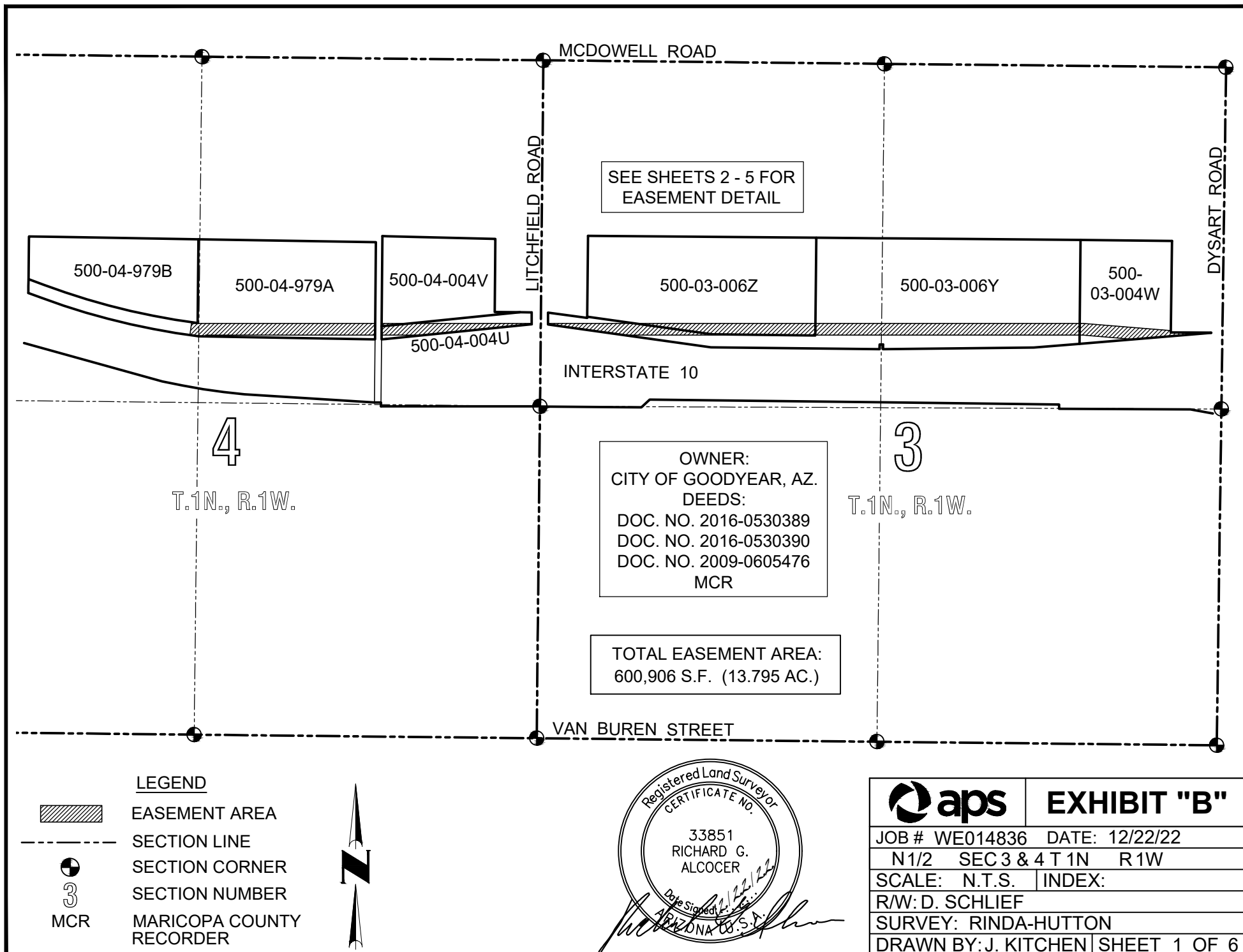
Thence North 85°20'02" West, departing said Northerly line, a distance of 387.46 feet;

Thence North 89°59'45" West, a distance of 3,516.95 feet to a point on said Northerly line;

Thence North 82°01'08" West, along said Northerly line, a distance of 593.69 feet to the True Point of Beginning.

Containing 600,905 Square Feet or 13.795 Acres, more or less.





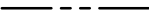
MCDOWELL ROAD

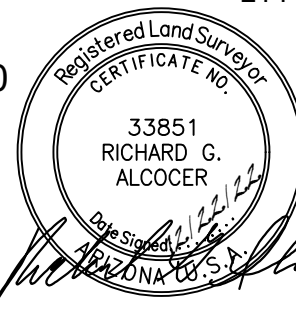
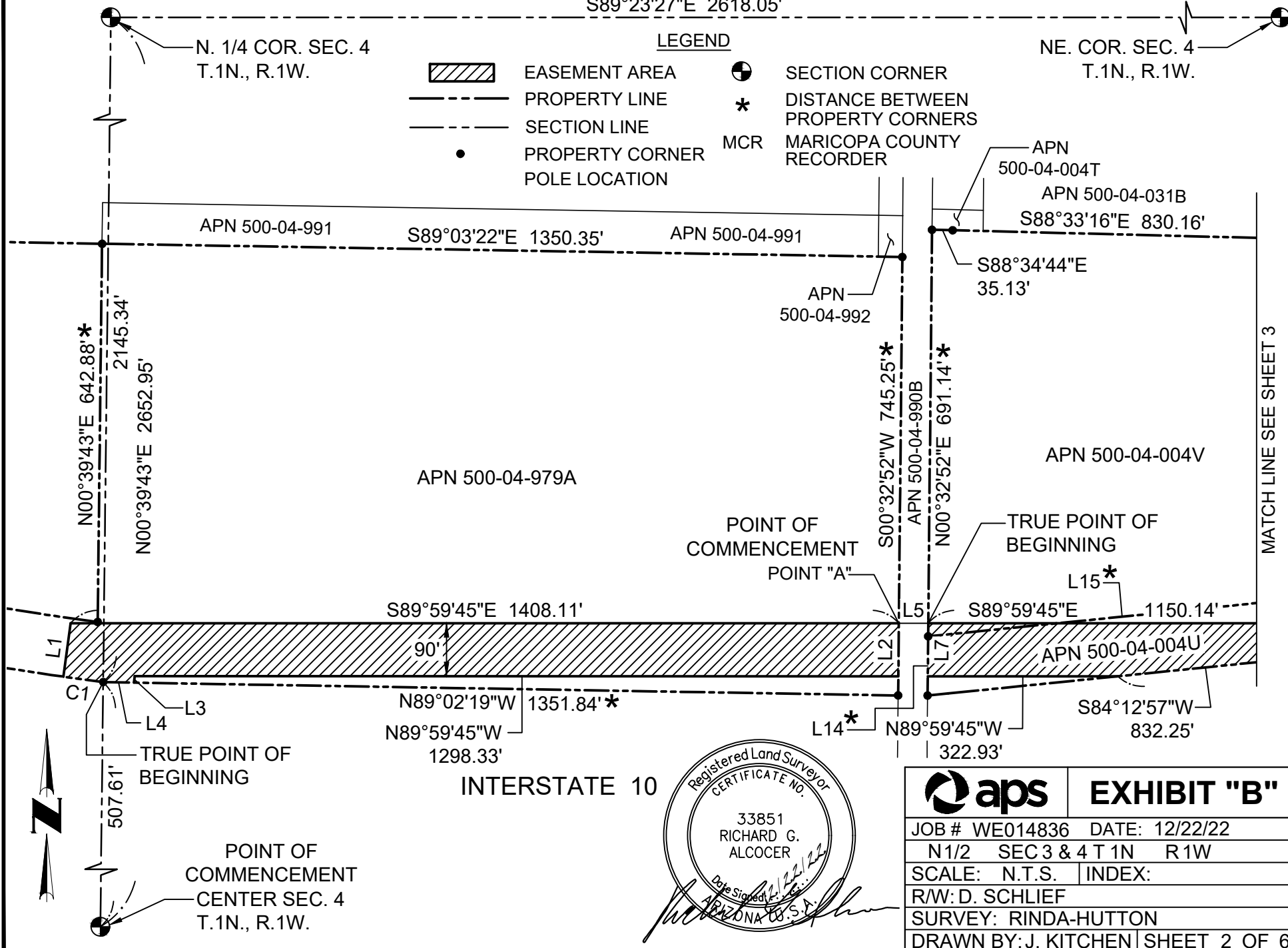
S89°23'27"E 2618.05'

N. 1/4 COR. SEC. 4
T.1N., R.1W.

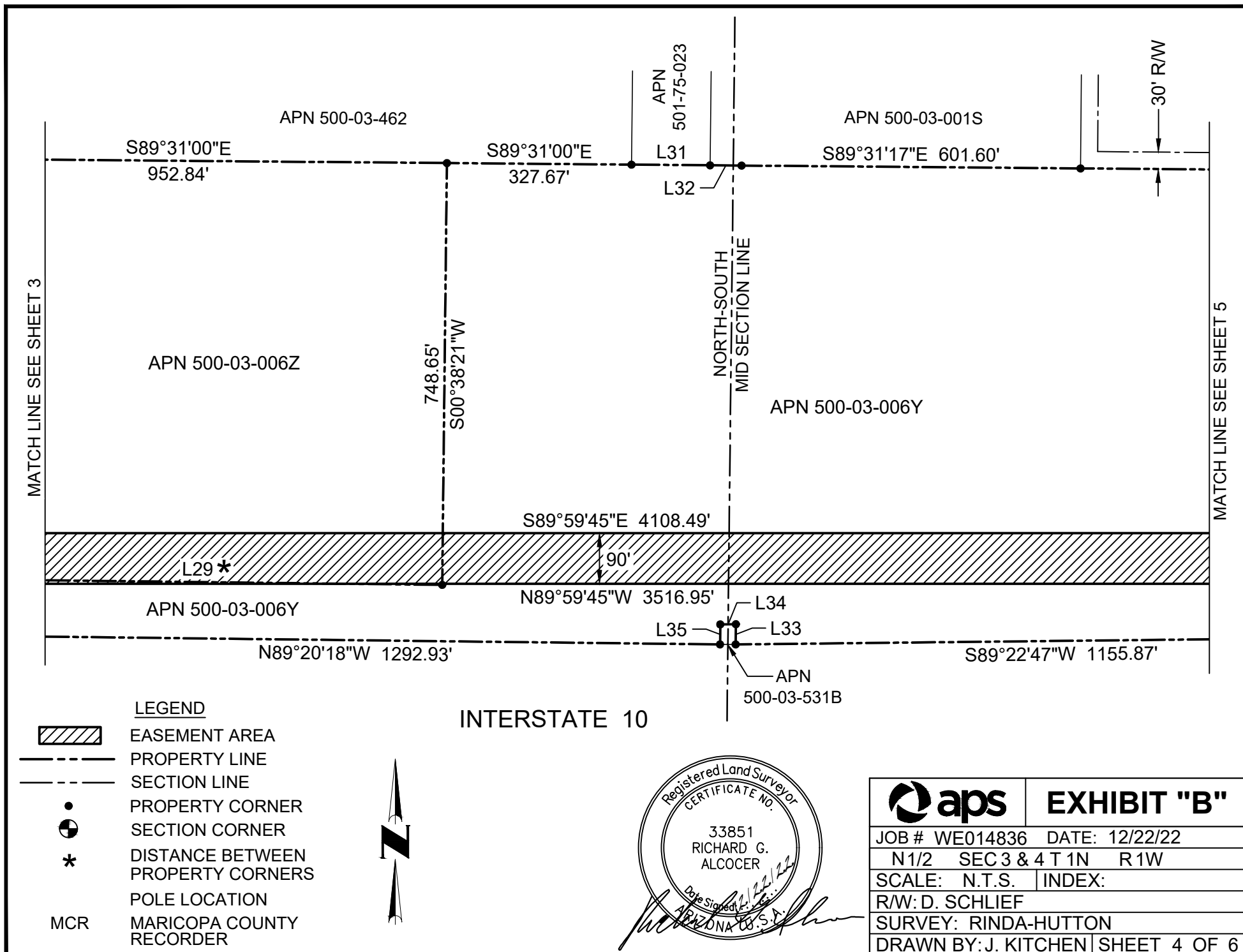
NE. COR. SEC. 4
T.1N., R.1W.

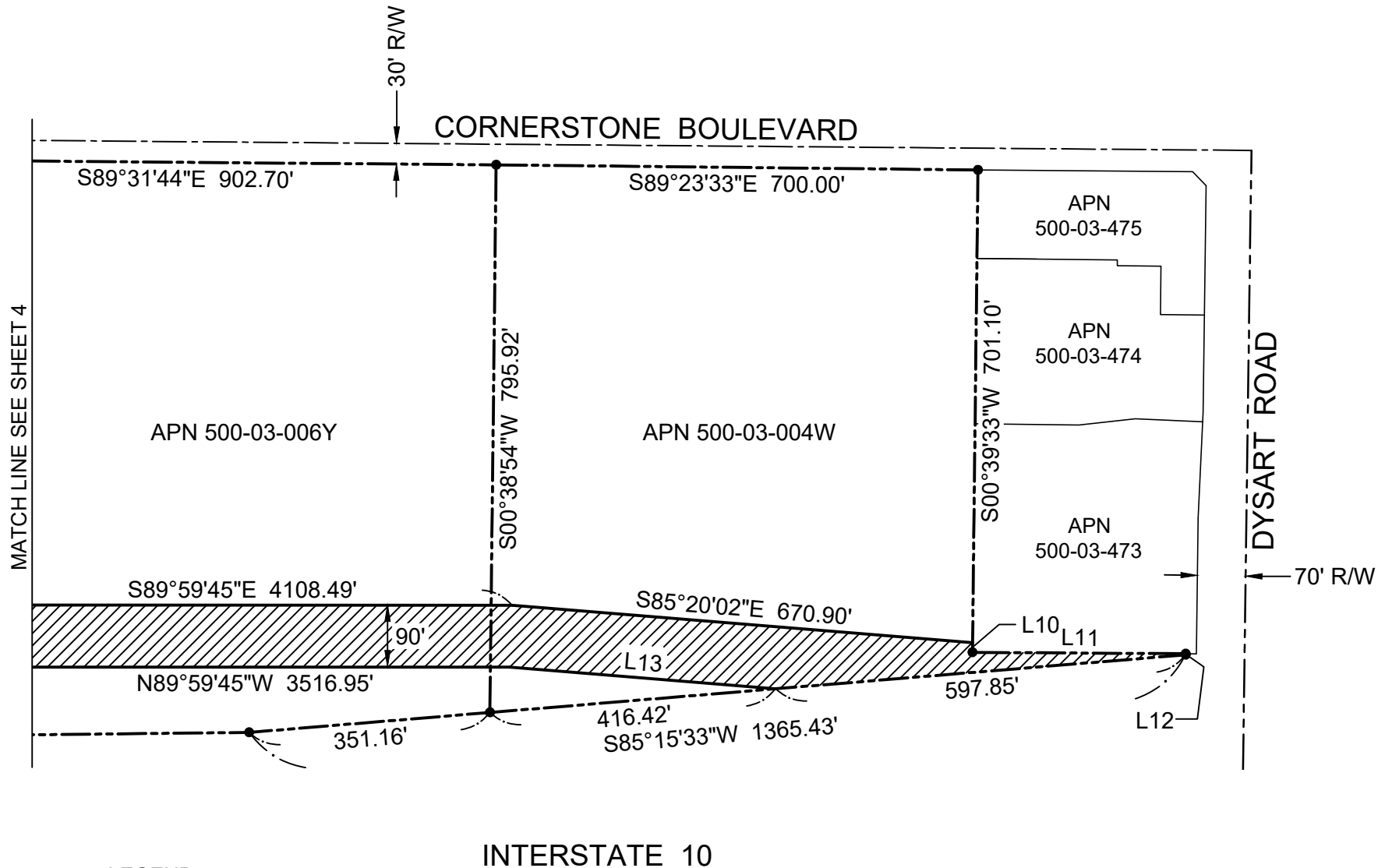
LEGEND

-  EASEMENT AREA
-  PROPERTY LINE
-  SECTION LINE
-  PROPERTY CORNER
-  POLE LOCATION
-  SECTION CORNER
-  DISTANCE BETWEEN PROPERTY CORNERS
-  MARICOPA COUNTY RECORDER



 aps		EXHIBIT "B"	
JOB # WE014836		DATE: 12/22/22	
N1/2		SEC 3 & 4 T 1N R 1W	
SCALE: N.T.S.		INDEX:	
R/W: D. SCHLIEF			
SURVEY: RINDA-HUTTON			
DRAWN BY: J. KITCHEN		SHEET 2 OF 6	





LEGEND

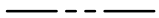
-  EASEMENT AREA
-  PROPERTY LINE
-  SECTION LINE
-  PROPERTY CORNER
-  SECTION CORNER
-  POLE LOCATION
- MCR MARICOPA COUNTY RECORDER



		EXHIBIT "B"	
JOB # WE014836		DATE: 12/22/22	
N1/2 SEC 3 & 4 T 1N R 1W			
SCALE: N.T.S.		INDEX:	
R/W: D. SCHLIEF			
SURVEY: RINDA-HUTTON			
DRAWN BY: J. KITCHEN		SHEET 5 OF 6	

LINE TABLE		
NO.	BEARING	LENGTH
L1	N07°41'48"E	91.68'
L2	S00°32'52"W	90.00'
L3	S07°41'48"W	10.97'
L4	N89°02'19"W	52.17'
L5	S89°59'45"E	50.04'
L6	S00°34'30"W	6.07'
L7	N00°32'52"E	90.00'
L8	S89°26'31"E	55.00'
L9	N00°33'29"E	7.61'
L10	S00°39'33"W	13.97'
L11	S89°36'45"E	309.85'
L12	S02°14'20"W	1.47'
L13	N85°20'02"W	387.46'
L14	N00°32'52"E	100.63'
L15	N84°12'57"E	1066.68'

LINE TABLE		
NO.	BEARING	LENGTH
L16	S00°31'09"W	213.09'
L17	S00°32'16"W	168.52'
L18	S00°32'24"W	177.92'
L19	S89°19'39"E	194.83'
L20	S89°19'39"E	89.96'
L21	S00°34'30"W	90.43'
L22	N89°26'31"W	70.00'
L23	S00°33'29"W	90.77'
L24	N00°33'29"E	90.75'
L25	S82°10'39"E	270.39'
L26	S81°44'55"E	32.28'
L27	N00°35'00"E	9.49'
L28	S82°01'08"E	965.86'
L29	S89°20'18"E	792.24'
L30	N00°33'47"E	158.90'

LINE TABLE		
NO.	BEARING	LENGTH
L31	S89°30'09"E	139.41'
L32	S89°30'27"E	55.92'
L33	N00°38'27"E	35.84'
L34	S89°23'02"W	27.73'
L35	S00°38'27"W	35.53'



CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	68.19'	5575.58'	000°42'03"	34.09'	68.19'	N82°17'15"W

	EXHIBIT "B"
JOB # WE014836 DATE: 12/22/22	
N1/2 SEC 3 & 4 T 1N R 1W	
SCALE: N/A	INDEX:
R/W: D. SCHLIEF	
SURVEY: RINDA-HUTTON	
DRAWN BY: J. KITCHEN SHEET 6 OF 6	

Exhibit C

Owner's Policy of Title Insurance

SCHEDULE A

Issued By
North American Title Insurance Company

File No.: 22500-16-14147

Policy No.: 22500-16-14147-01

Address Reference: Vacant Land, Goodyear, AZ 85338

Type of Coverage: A.L.T.A. Owners Policy - Standard Coverage (06/17/06)

Amount of Insurance: \$554,300.00

Date of Policy: July 27, 2016 at 02:00 PM

Instrument No.: Instrument No. 20160530390

1. Name of Insured:

The City of Goodyear, Arizona, a municipal corporation organized and existing under the laws of the State of Arizona

2. The estate or interest in the Land that is insured by this policy is:

Fee

3. Title is vested in:

The City of Goodyear, Arizona, a municipal corporation organized and existing under the laws of the State of Arizona

4. The Land referred to in this policy is described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

NORTH AMERICAN TITLE COMPANY, an Arizona Corporation, issuing agent for

NORTH AMERICAN TITLE INSURANCE COMPANY

By: _____



Vikki Jones
Asst Vice President, Title Officer

SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

PART ONE:

1. (a) Taxes or assessments that 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; (b) proceedings by a public agency that 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.
2. Any facts, rights, interests or claims that are not shown by the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. Easements, liens or encumbrances, or claims thereof, not shown 3. by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, that would be disclosed by an accurate and complete land survey of the Land, and not shown by the Public Records.
5. (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; whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. 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.

(CONTINUED)

SCHEDULE B - CONTINUED
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

PART TWO:

1. Taxes for the year of 2016, a lien, but not yet due and payable.
First half due and payable October 1, of that year and delinquent on November 1 of that year. Second half payable on or before March 1 of the following year, and delinquent May 1 of that same year.
2. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following district(s) and/or association(s): McMicken Irrigation District.
3. An easement for electric lines and rights incidental thereto, recorded in Docket 4683, Page 553.
4. The terms, conditions and provisions as set forth in Warranty Deed recorded in Docket 5783, Page 229 and thereafter Waiver of Mineral Surface Rights recorded in Docket 12302, Page 1032.
5. The effect of Recorded Disclosure for Territory in the Vicinity of a Military Airport recorded in Instrument No. 01-743413.
6. An easement for electric lines and rights incidental thereto, recorded in Instrument No. 85-580164.
7. Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the plat recorded in Book 360 of Maps, Page 30, 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 to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604(c).
8. The terms, conditions, provisions and easements as set forth in Special Warranty Deed recorded in Instrument No. 01-1028743 re-recorded in Instrument No. 02-395399 re-recorded in Instrument No. 02-1057447.
9. The terms, conditions, provisions and easements as set forth in Contribution, Drainage Rights, and Easement Agreement recorded in Instrument No. 03-1177794 and Notice of change recorded in Instrument No. 09-840421.
10. The terms, conditions and provisions as set forth in Intergovernmental Agreement recorded in Instrument No. 05-962715.
11. The terms, conditions, provisions and easements as set forth in Permanent Drainage Easement and Agreement for Flood Control Purposes recorded in Instrument No. 06-17193.
12. The terms, conditions, provisions and easements as set forth in Permanent Drainage Easement and Agreement for Flood Control Purposes recorded in Instrument No. 06-226545.
13. The terms, conditions, provisions and easements as set forth in Permanent Drainage Easement and Agreement for Flood Control Purposes recorded in Instrument No. 06-1114422.
14. An easement for drainage and rights incidental thereto, recorded in Instrument No. 10-1067532.
15. An easement for electric lines and rights incidental thereto, recorded in Docket 2500, Page 52 re-recorded in Instrument No. 85-580156.

SCHEDULE B - CONTINUED

16. An easement for water lines and rights incidental thereto, recorded in Instrument No. 83-510877.
17. An easement for construction and maintenance and rights incidental thereto, recorded in Docket 12302, Page 1044.
18. The terms, conditions, provisions and easements as set forth in Nonexclusive Drainage Easement recorded in Instrument No. 05-617234.
19. The terms, conditions, provisions and easements as set forth in Nonexclusive Drainage Easement recorded in Instrument No. 07-1095805.
20. The terms, conditions, provisions and easements as set forth in Non-Exclusive Temporary Underground Utility Easement recorded in Instrument No. 09-334900.
21. The terms, conditions, provisions and easements as set forth in Non-Exclusive Drainage Easement recorded in Instrument No. 12-702845.
22. The terms, conditions, provisions and easements as set forth in instrument entitled Warranty Deed recorded in Docket 12396, Page 805.
23. The terms, conditions, provisions and easements as set forth in instrument entitled Order for Immediate Possession recorded in Docket 13148, Page 998.
24. The terms, conditions, provisions and easements as set forth in instrument entitled Special Warranty Deed recorded in Instrument No. 01-1109536.
25. The terms, conditions, provisions and easements as set forth in instrument entitled Permanent Drainage Easement and Agreement for Flood Control Purposes recorded in Instrument No. 06-804200.
26. An easement for access and rights incidental thereto, recorded in Instrument No. 02-1390657.
27. An easement for roadway and rights incidental thereto, recorded in Docket 6383, Page 507.
28. An easement for roadway and rights incidental thereto, recorded in Docket 11891, Page 869.
29. Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the ALTA/ACSM Land Title Survey recorded in Book 1255 of Maps, Page 35, in Book 1257, Page 39 and in Book 1261, Page 12.

EXHIBIT A

PARCEL NO. 1:

That portion of the Southeast quarter of the Northeast quarter of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 4;

thence along the East Section line of said Section 4, North 00 degrees 19 minutes 08 seconds East, a distance of 739.95 feet;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 70.00 feet to a point located on the existing westerly right of way line of Litchfield Road, said point hereinafter referred to as point "A";

thence along said Westerly right of way line, South 00 degrees 19 minutes 08 seconds West, a distance of 20.58 feet to the TRUE POINT OF BEGINNING;

thence North 89 degrees 34 minutes 21 seconds West, a distance of 285.00 feet;

thence North 00 degrees 19 minutes 08 seconds East, a distance of 559.53 feet;

thence North 88 degrees 46 minutes 17 seconds West, a distance of 829.58 feet;

thence South 00 degrees 21 minutes 19 seconds West, a distance of 787.46 feet to a point located on the existing Northerly right of way line of Interstate Route 10 (Ehrenberg - Phoenix);

thence along said Northerly right of way line, North 83 degrees 59 minutes 23 seconds East, a distance of 1121.81 feet to a point located on the Westerly right of way line of Litchfield Road;

thence along said Westerly right of way line, North 00 degrees 19 minutes 08 seconds East, a distance of 90.55 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A portion of the East half of the East half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the East quarter corner of said Section 4;

thence South 00 degrees 20 minutes 28 seconds West along the East line of said Section, a distance of 280.05 feet;

thence North 89 degrees 39 minutes 32 seconds West, 55.00 feet to the existing Westerly right of way line of Litchfield Road;

thence North 00 degrees 40 minutes 57 seconds West 259.87 feet;

thence North 25 degrees 46 minutes 31 seconds West 22.23 feet;

thence North 89 degrees 52 minutes 19 seconds West 1115.88 feet;

thence North 00 degrees 21 minutes 19 seconds East 190.62 feet;

thence North 85 degrees 28 minutes 41 seconds West 35.99 feet to the existing Easterly line of the Southern

EXHIBIT A

(Continued)

Pacific Transportation Company's 50 foot railroad right of way;

thence North 00 degrees 21 minutes 19 seconds East along said right of way line, a distance of 243.34 feet;

thence North 89 degrees 16 minutes 54 seconds East 35.90 feet;

thence North 00 degrees 21 minutes 19 seconds East 712.63 feet to the TRUE POINT OF BEGINNING;

thence North 89 degrees 34 minutes 21 seconds West 35.00 feet to the aforesaid Easterly railroad right of way line;

thence North 00 degrees 21 minutes 19 seconds East along said right of way line, a distance of 40.00 feet;

thence South 89 degrees 34 minutes 21 seconds East 35.00 feet;

thence South 00 degrees 21 minutes 19 seconds West 40.00 feet to the POINT OF BEGINNING and the end of the description herein.

PARCEL NO. 3:

Those portions of the Southwest quarter of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 3;

thence along the West Section line of said Section 3, North 00 degrees 19 minutes 08 seconds East, a distance of 739.95 feet;

thence South 89 degrees 40 minutes 52 seconds East, a distance of 55.00 feet to a point located on the existing Easterly right of way line of Litchfield Road and herein referred to as point "B" for later identification purposes;

thence along said existing Easterly right of way line of Litchfield Road, South 0 degrees 19 minutes 08 seconds West, a distance of 20.61 feet, to the TRUE POINT OF BEGINNING;

thence along said existing Easterly right of way line, South 00 degrees 19 minutes 08 seconds West, a distance of 90.76 feet to a point located on the existing Northerly right of way line of I-10 (Ehrenberg - Phoenix Highway);

thence along said existing Northerly right of way line, South 82 degrees 14 minutes 35 seconds East, a distance of 1262.00 feet;

thence continuing along said existing Northerly right of way line, South 89 degrees 34 minutes 21 seconds East, a distance of 1264.37 feet;

thence North 00 degrees 25 minutes 21 seconds East, a distance of 850.22 feet;

thence North 89 degrees 44 minutes 59 seconds West, a distance of 2217.29 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 630.20 feet;

thence North 82 degrees 14 minutes 35 seconds West, a distance of 302.55 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 4:

Those portions of the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northeast quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

EXHIBIT A
(Continued)

Commencing at the East quarter corner of said Section 3;

thence along the East Section line of said Section 3, North 00 degrees 33 minutes 17 seconds East, a distance of 584.85 feet;

thence North 89 degrees 26 minutes 43 seconds West, a distance of 70.00 feet to a point on the existing Northerly right of way line of Interstate 10 (Ehrenberg - Phoenix Highway), said point also being the TRUE POINT OF BEGINNING;

thence North 89 degrees 34 minutes 21 seconds West, a distance of 325.26 feet;

thence North 00 degrees 25 minutes 39 seconds East, a distance of 701.21 feet;

thence North 89 degrees 44 minutes 59 seconds West, a distance of 2205.63 feet;

thence South 00 degrees 25 minutes 21 seconds West, a distance of 850.08 feet to a point located on the said existing Northerly right of way line, said point herein referred to as point "C" for later identification purposes;

thence along said existing Northerly right of way line, North 89 degrees 09 minutes 14 seconds East, a distance of 1155.83 feet;

thence continuing along said existing Northerly right of way line, North 85 degrees 01 minutes 39 seconds East, a distance of 1381.39 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion conveyed in Instrument No. 07-364247, described as follows:

That portion of a parcel of land located in the Northeast quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona as described in Document #2002-1057447 of Maricopa County Recorder and more particularly described as follows:

Commencing at the brass cap found in a handhole at the East quarter corner of said Section 3, from which the Northeast corner of said Section bears North 00 degrees 47 minutes 01 seconds East a distance of 2620.69 feet;

thence along the East line of said Northeast quarter, North 00 degrees 47 minutes 01 seconds East a distance of 584.81 feet to a point;

thence North 89 degrees 12 minutes 59 seconds West a distance of 70.00 feet to the POINT OF BEGINNING;

thence North 89 degrees 20 minutes 37 seconds West a distance of 15.53 feet to a point;

thence South 02 degrees 10 minutes 42 seconds West a distance of 1.47 feet to a point on the Northerly right-of-way line of Interstate 10;

thence along said right-of-way line, North 85 degrees 15 minutes 23 seconds East a distance of 15.64 feet to the POINT OF BEGINNING; and

EXCEPT that portion conveyed in Instrument No. 09-605476, described as follows:

A portion of Tract 3 as described in Document Number 2002-1057447, Maricopa County Records, located in the Northeast quarter of Section 3, Township 1 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 3, from which the Northeast corner of said Section 3 bears North 00 degrees 46 minutes 49 seconds East, a distance of 2620.75 feet;

thence North 00 degrees 46 minutes 49 seconds East, along the East line of the Northeast quarter of said Section, a distance of 584.92 feet;

EXHIBIT A

(Continued)

thence departing said East line, North 89 degrees 13 minutes 11 seconds West, a distance of 70.00 feet to the Southeast corner of Lot 1 as shown on the Final Plat of Palm Valley Cornerstone, Book 782, Page 38, Maricopa County Records;

thence North 89 degrees 20 minutes 49 seconds West, along the South line of said Lot 1, a distance of 15.53 feet to the Northwest corner of that parcel of land described in Document Number 2007-0364247, and the POINT OF BEGINNING;

thence continuing along said South line, North 89 degrees 20 minutes 49 seconds West, a distance of 309.81 feet to the Southwest corner of said Lot 1;

thence North 00 degrees 39 minutes 11 seconds East, along the West line of Lots 1, 2 and 3 of said Final Plat, a distance of 701.10 feet to the Southerly right-of-way line of Cornerstone Boulevard as shown on said Final Plat;

thence departing said West line, North 89 degrees 31 minutes 27 seconds West, along said Southerly right-of-way line, a distance of 700.00 feet;

thence departing said Southerly right-of-way line, South 00 degrees 39 minutes 11 seconds West, parallel with and 700.00 feet Westerly of said West line of Lots 1, 2 and 3, a distance of 795.86 feet to the Northerly right-of-way line of Interstate 10;

thence North 85 degrees 15 minutes 11 seconds East, along said Northerly right-of-way line, a distance of 1014.27 feet to the Southwest corner of that parcel of land described in Document Number 2007-0364247, Maricopa County Records;

thence departing said Northerly right-of-way line, North 02 degrees 13 minutes 58 seconds East, along the West line of said Parcel, a distance of 1.47 feet to the POINT OF BEGINNING.

PARCEL NO. 5:

That portion of the Southeast quarter of the Northwest quarter (SE1/4NW1/4) and the South half of the Northeast quarter (S1/2NE1/4) of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

Commencing at a 1/2 inch iron pipe marking the North quarter corner of said Section 4, being South 89°36'39" East from a bolt in a 1 inch iron pipe marking the Northwest corner of said Section 4;

thence along the North - South midsection line of said Section 4, South 0°26'24" West 1400.01 feet, to the Point of Beginning on the North line of Interstate 10 (Ehrenburg - Phoenix Highway);

thence along said North right of way line, North 89°16'00" West 1309.91 feet to the West line of said Southeast quarter of the Northwest quarter (SE1/4NW1/4) of Section 4;

thence continuing along said West line, South 0°28'59" West 434.82 feet;

thence South 70°07'09" East 111.36 feet;

thence along a curve to the left having a radius of 5575.58 feet a length of 1239.89 feet to said North - South midsection line;

thence South 89°16'00" East 1351.33 feet to the West line of the Southern Pacific Railroad;

thence North 0°21'19" East 744.99 feet;

thence along said existing North right of way line of I-10, North 89°16'00" West 1350.31 feet to the Point of Beginning.

EXHIBIT A
(Continued)

PARCEL NO. 6:

A 56.00 foot wide strip of land lying within the North half of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 3;

thence North 89°59'48" West along the East-West Mid-section line of said Section 3, a distance of 1244.00 feet;

thence leaving said Mid-section line, North 00°25'39" East a distance of 34.21 feet;

thence North 89°34'21" West a distance of 2800.00 feet;

thence North 00°25'39" East a distance of 1249.93 feet to a point on the North line of that certain parcel described in Docket 12302, Page 1044;

thence along said North line, South 89°44'69" East a distance of 1388.39 feet to the Northwest corner of said 56.00 foot wide strip of land and the Point of Beginning;

thence South 00°25'21" West a distance of 850.19 feet;

thence South 89°34'21" East a distance of 42.00 feet to a point on the North-South Mid-section line of said Section 3;

thence North 89°09'14" East a distance of 14.00 feet;

thence along a line 14 feet East of and parallel with said North-South line, North 00°25'21" East to a point on the North line of said parcel described in Docket 12302, Page 1044, said point also being the Northeast corner of said 56 foot strip, a distance of 850.08 feet;

thence along said North line, North 89°44'59" West a distance of 56.00 feet to the Point of Beginning.

EXCEPT that certain property known as "Parcel No. 3" as described in Instrument No. 2006-0622264 MCR, and is more particularly described as follows:

Commencing at the Southwest corner of said 56.00 foot strip of land;

thence along the South line of said strip, South 89°34'21" East a distance of 28.28 feet to the Point of Beginning;

thence North 00°24'39" East a distance of 35.53 feet;

thence North 89°09'14" East a distance of 27.73 feet to a point on the East line of said strip of land;

thence along said East line, South 00°25'21" West to the Southeast corner of said strip a distance of 35.84 feet;

thence along the South line of said strip, South 89°09'14" West a distance of 14.00 feet to a point on the said North-South Mid-section line;

thence North 89°34'21" West a distance of 13.72 feet to the Point of Beginning.

PARCEL NO. 7:

A portion of the Northeast quarter of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the East quarter corner of said Section 4;

thence North 0°33'29" East along the East line of said Section 4, a distance of 628.82 feet;

EXHIBIT A
(Continued)

thence North 89°26'31" West, a distance of 70.00 feet;

thence South 84°12'56" West along the North right of way line of Interstate 10, a distance of 1122.29 feet;

thence North 0°35'40" East, a distance of 680.78 feet to the True Point of Beginning of the herein described parcel;

thence continuing North 0°35'40" East, a distance of 106.68 feet;

thence North 88°31'56" West, a distance of 35.00 feet to a point on the West right of way of the Southern Pacific Railroad;

thence South 0°35'40" West along said right of way line, a distance of 107.17 feet;

thence South 89°20'00" East, a distance of 35.00 feet to the True Point of Beginning.

PARCEL NO. 8:

A portion of the Northeast quarter of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the East quarter corner of said Section 4;

thence North 0°33'29" East along the East line of said Section 4, a distance of 628.82 feet;

thence North 89°26'31" West, a distance of 70.00 feet;

thence South 84°12'56" West along the north right of way line of Interstate 10, a distance of 1122.29 feet to the True Point of Beginning of the herein described parcel;

thence North 0°35'40" East, a distance of 640.78 feet;

thence North 89°20'00" West, a distance of 35.00 feet to a point on the Westerly right of way line of the Southern Pacific Railroad;

thence South 0°35'40" West along said right of way line, a distance of 644.74 feet to a point on the North right of way line of Interstate 10;

thence North 84°12'56" East along said North right of way line, a distance of 35.22 feet to the True Point of Beginning.