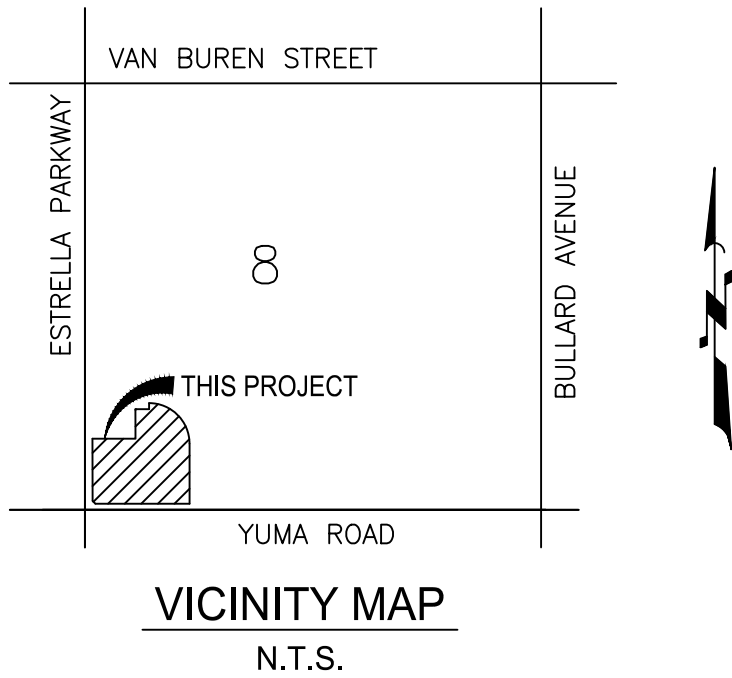


MAP OF DEDICATION
HADLEY STREET - EAST OF ESTRELLA PARKWAY
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } §

KNOW ALL MEN BY THESE PRESENTS:

THAT BROWNS FAMILY HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND GOODYEAR 27, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS OF THE PROPERTY SITUATED AT A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND MAPPED HEREON, HEREBY PUBLISHES THIS MAP OF DEDICATION HADLEY STREET – EAST OF ESTRELLA PARK AND DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREET RIGHT-OF-WAY WITHIN THE ABOVE DESCRIBED PREMISES BEING CONVEYED AND DEDICATED HEREON.

BROWNS FAMILY HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR , IN FEE, THE STREET LOCATED WITHIN THE PORTION OF THE PROPERTY INCLUDED IN THIS MAP OF DEDICATION IDENTIFIED AS "BROWN FAMILY HOLDINGS, LLC (APN 500-09-149A)" AS SHOWN ON THIS MAP OF DEDICATION AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

GOODYEAR 27, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR , IN FEE, THE STREET LOCATED WITHIN THE PORTION OF THE PROPERTY INCLUDED IN THIS MAP OF DEDICATION IDENTIFIED AS "GOODYEAR 27, LLC (APN 500-09-149B)" AS SHOWN ON THIS MAP OF DEDICATION AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

IN WITNESS WHEREOF, BROWNS FAMILY HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND GOODYEAR 27, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY HAVE HEREUNTO CAUSED ITS NAMED TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED THIS ____ DAY OF _____, 2024.

BROWNS FAMILY HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
WALTER L. BROWN, JR.
ITS: MANAGING MEMBER AND AUTHORIZED SIGNATORY

GOODYEAR 27, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
RICHARD E. HUFFMAN
ITS: MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY WALTER L. BROWN JR. AS MANAGING MEMBER AND AUTHORIZED SIGNATORY OF BROWNS FAMILY HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ENTITY.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES:_____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY RICHARD HUFFMAN, AS MANAGER AND AUTHORIZED SIGNATORY OF GOODYEAR 27, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ENTITY.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES:_____

LEGAL DESCRIPTION (SUBJECT PROPERTY)

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2587.21 FEET;
THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 129.85 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 44 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 49.55 FEET TO THE EAST RIGHT OF WAY LINE OF ESTRELLA PARKWAY;
THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 95.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 769.19 FEET TO THE SOUTH RIGHT OF WAY LINE OF HADLEY STREET;
THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 532.04 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 365.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF GOODYEAR BOULEVARD;
THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF GOODYEAR BOULEVARD, A DISTANCE OF 168.79 FEET;
THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 33 MINUTES 32 SECONDS EAST, A DISTANCE OF 75.00 FEET TO A CITY OF GOODYEAR BRASS CAP IN HANDHOLE AT THE CENTERLINE OF GOODYEAR BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID CENTERLINE, SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, WITH A CHORD OF SOUTH 44 DEGREES 27 MINUTES 13 SECONDS EAST 706.95 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 29 SECONDS, AN ARC DISTANCE OF 785.18 FEET TO A TANGENT LINE;
THENCE SOUTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, A DISTANCE OF 744.39 FEET TO THE NORTH RIGHT OF WAY LINE OF YUMA ROAD;
THENCE DEPARTING SAID CENTERLINE, NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 1163.81 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (RIGHT-OF-WAY DEDICATION)

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2587.21 FEET;
THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 129.85 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 75.00 FEET;
THENCE NORTH 44 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 49.55 FEET TO THE EAST RIGHT OF WAY LINE OF ESTRELLA PARKWAY;
THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 95.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 761.19 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 8.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF HADLEY STREET;
THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 317.33 FEET;
THENCE DEPARTING SAID SOUTH LINE, SOUTH 00 DEGREES 33 MINUTES 32 SECONDS WEST, A DISTANCE OF 8.00 FEET TO A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY OF HADLEY STREET;
THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 317.33 FEET TO THE POINT OF BEGINNING.

BENEFICIARY'S CONSENT, RELEASE AND SUBORDINATION

THE UNDERSIGNED, AS THE LENDER UNDER THAT CERTAIN MORTGAGE DATED JULY 21, 2021 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021-0790010 (THE "MORTGAGE") AND THE ASSIGNMENT OF RENTS DATED JULY 21, RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS DOCUMENT NUMBER 2021-0790011 (THE "ASSIGNMENT OF RENTS") ENCUMBERING THE PROPERTY SUBJECT TO THIS MAP OF DEDICATION, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS MAP OF DEDICATION AND DOES HEREBY RELEASE FROM THE MORTGAGE AND THE ASSIGNMENT OF RENTS SECURED THEREBY THAT PORTION OF THE PROPERTY CONVEYED TO THE CITY OF GOODYEAR IN FEE AS SHOWN ON THIS MAP OF DEDICATION. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED TO THE CITY OF GOODYEAR AND SHALL NOT IN ANY WAY, AFFECT THE MORTGAGE OR THE ASSIGNMENT OF RENTS UPON THE REMAINDER OF THE PROPERTY SECURED THEREUNDER. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT ON BEHALF OF THE LENDER UNDER THE MORTGAGE AND ASSIGNMENT OF RENTS.

EQUITY BANK,
CHARTERED IN THE UNITED STATES UNDER
THE LAWS OF THE STATE OF KANSAS

BY:_____

ITS:_____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY _____ AS AUTHORIZED SIGNATORY OF EQUITY BANK, ON BEHALF OF SAID ENTITY.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES:_____

OWNER

BROWNS FAMILY HOLDINGS, LLC
1152 W. KAIBAB DRIVE
CHANDLER, AZ 85248
PH: (480) 212-6944
CONTACT: WALT BROWN
EMAIL: WALT@DPCRE.COM

GOODYEAR 27, LLC

2398 E. CAMELBACK ROAD, SUITE 690
PHOENIX, AZ 85016
PH: (602) 237-5494
CONTACT: RICK HUFFMAN
EMAIL: RHUFFMAN@HCW.US

SURVEYOR

SYNERGY GEOMATICS
2125 E. 5TH STREET SUITE 101
TEMPE, AZ 85281
PH: (480) 406-3648
CONTACT: ROB UNGER
EMAIL: ROB@SYN-GEO.COM

ENGINEER

LARSON DESIGN GROUP
2390 E. CAMELBACK ROAD SUITE 130
PHOENIX, AZ 85016
PH: (602) 782-3597
CONTACT: MIKE HIREHA
EMAIL: MHIREHA@LARSONDESIGNGROUP.COM

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST, AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 990, PAGE 03, MCR BETWEEN A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SECTION 8 AND A FOUND BRASS CAP FLUSH AT THE SOUTH QUARTER CORNER OF SECTION 8, SAID LINE BEARS NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST.

BENCHMARK

CITY OF GOODYEAR BENCHMARK NUMBER G325, BRASS CAP IN NORTH HANDHOLE AT THE INTERSECTION OF SARIVAL AVENUE AND YUMA ROAD, ELEVATION 971.03 (NGVD29 DATUM).

MAP OF DEDICATION APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS

____ DAY OF _____, 2023.

BY: _____
MAYOR: JOE PIZZILLO

BY: _____
CITY CLERK: DARCI McCracken

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS

____ DAY OF _____, 2023.

BY: _____
CITY ENGINEER: STEVE SCINTO

CERTIFICATION

I, ROBERT S. UNGER, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2023, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT S. UNGER #35306
2125 E. 5TH STREET, SUITE 101
TEMPE, ARIZONA 85281
PHONE: 480-406-3648
ROB@SYN-GEO.COM



SYNERGY GEOMATICS
2125 E. 5th STREET, #101
TEMPE, AZ 85281
PH: (480) 406-3648
EMAIL: rob@syn-geo.com



DRAWN: RU
CHECKED: RU
DATE: 06/24/24
DWG: 23041M0001.dwg

MAP OF DEDICATION
HADLEY STREET – W OF ESTRELLA PRKWY
GOODYEAR, AZ

PROJECT NO.
23_041
SHEET NUMBER
1
1 OF 2

FND CITY OF GOODYEAR
BRASS CAP IN HANDHOLE
W 1/4 COR SEC 8

N ESTRELLA PARKWAY

GOODYEAR BOULEVARD

UNITED STATES POSTAL SERVICE
APN: 500-04-011M

W HADLEY STREET

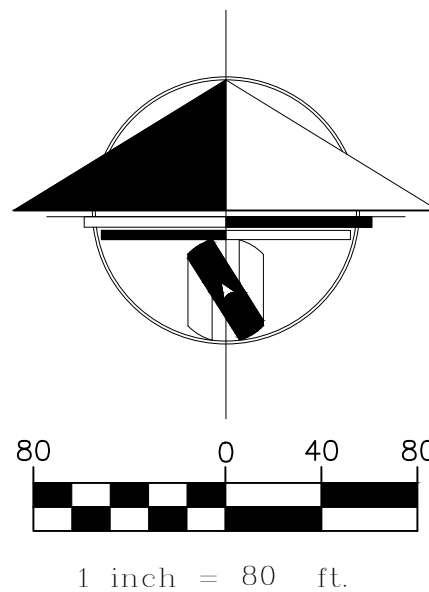
GOODYEAR 27, LLC
APN: 500-09-149B

BROWNS FAMILY HOLDINGS, LLC
APN: 500-09-149A

W YUMA ROAD

LEGEND

- ◆ SECTION QUARTER CORNER, AS NOTED
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- SET 1/2" REBAR WITH CAP RLS 35306
- UNLESS OTHERWISE NOTED
- PUE PUBLIC UTILITY EASEMENT
- BK BOOK
- PG PAGE
- MCR MARICOPA COUNTY RECORDS



SYNERGY GEOMATICS
2125 E. 5th STREET, #101
TEMPE, AZ 85281
PH: (480) 406-3648
EMAIL: rob@syn-geo.com



DRAWN: RU
CHECKED: RU
DATE: 06/24/24
DWG: 23041M0002.dwg

MAP OF DEDICATION
HADLEY STREET - W OF ESTRELLA PRKWY
GOODYEAR, AZ

PROJECT NO.
23_041
SHEET NUMBER
2 OF 2

