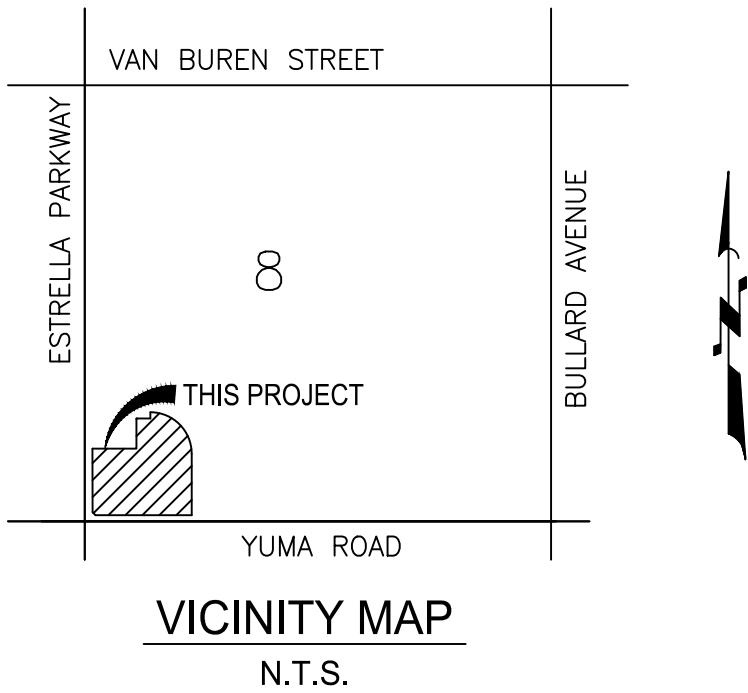


MAP OF DEDICATION
W. GOODYEAR BOULEVARD NORTH
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA



DECLARATION AND DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } §

KNOW ALL MEN BY THESE PRESENTS:

THAT GOODYEAR 27, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER 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 W GOODYEAR BOULEVARD NORTH 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.

GOODYEAR 27, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR , IN FEE, THE STREETS DESIGNATED AS "RIGHT-OF-WAY DEDICATED HEREON" AS SHOWN ON THIS MAP OF DEDICATION AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF GOODYEAR 27, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GOODYEAR 27, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY HAVE JOINED IN THIS DOCUMENT.

IN WITNESS WHEREOF: GOODYEAR 27, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED THIS _____ DAY OF _____, 2024.

GOODYEAR 27, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
RICHARD E. HUFFMAN
ITS: MANAGER AND AUTHORIZED SIGNATORY

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: _____

LENDER CONSENT

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: _____

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;

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 304.54 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, A DISTANCE OF 227.50 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 413.50;

THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, A DISTANCE OF 168.89 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS EAST, A DISTANCE OF 26.50 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 607.27 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 401.50 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 227.50 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 402.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 864,336 SQUARE FEET OR 19.842 ACRES, MORE OR LESS.

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 1293.70 FEET TO A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE AT THE INTERSECTION OF MONUMENT LINE OF YUMA ROAD AND GOODYEAR BOULEVARD;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 32 MINUTES 03 SECONDS EAST, ALONG SAID MONUMENT LINE OF GOODYEAR BOULEVARD, A DISTANCE OF 75.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID YUMA ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID MONUMENT LINE OF GOODYEAR BOULEVARD, NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 59.50 FEET;

THENCE NORTH 45 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF 46.66 FEET;

THENCE NORTH 00 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 711.38 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 473.50 FEET, WITH A CHORD OF NORTH 44 DEGREES 27 MINUTES 13 SECONDS WEST 669.48 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 29 SECONDS, AN ARC DISTANCE OF 743.56 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS EAST, A DISTANCE OF 26.50 FEET TO A CITY OF GOODYEAR BRASS CAP IN HANDHOLE AT THE MONUMENT LINE 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 POINT OF BEGINNING.

CONTAINING 40,527 SQUARE FEET OR 0.930 ACRES, MORE OR LESS.

OWNER

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 HREHA
EMAIL: MHREHA@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. SAID LINE BEARS NORTH 89 DEGREES 26 MINUTES 30 SECONDS EAST.

MAP OF DEDICATION APPROVAL

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

_____ DAY OF _____, 2024.

BY: _____
MAYOR: JOE PIZZILLO

BY: _____
CITY CLERK: DARCI McCracken

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

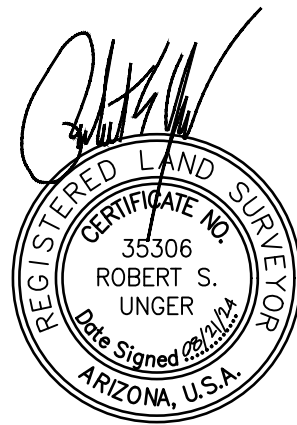
_____ DAY OF _____, 2024.

BY: _____
CITY ENGINEER: STEPHEN 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: 06/21/24
DWC: 2304MOD001.dwg

MAP OF DEDICATION
W. GOODYEAR BOULEVARD NORTH
GOODYEAR, AZ

PROJECT NO.
23_056
SHEET NUMBER
1
1 OF 2

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

SMITHWAY SERAFINA, LLC
APN: 500-10-640

SERAFINA APARTMENTS SPE LLC
APN: 500-10-638

FND CITY OF GOODYEAR
BRASS CAP IN HANDHOLE

FND CITY OF GOODYEAR
BRASS CAP IN HANDHOLE

SERAFINA APARTMENTS
SPE LLC
500-10-639

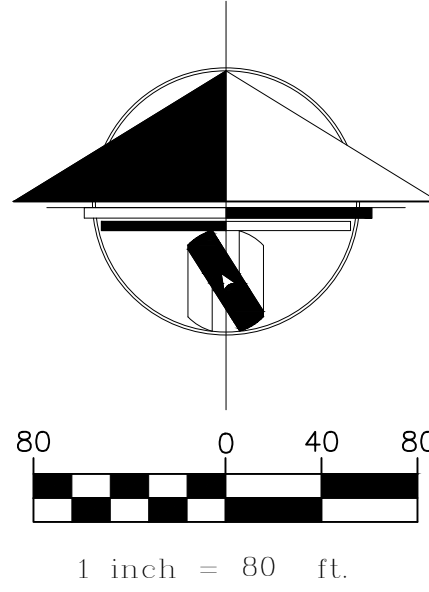
29SC LUNAIRE LP
500-10-708

29SC LUNAIRE, LP
APN: 500-10-707

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

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

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



REV.	DATE	BY

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



DRAWN: RU
CHECKED: RU
DATE: 08/21/24
DWG: 23041MOD02.dwg

MAP OF DEDICATION
W. GOODYEAR BOULEVARD NORTH
GOODYEAR, AZ

PROJECT NO.
23_056
SHEET NUMBER
2 OF 2