

RESOLUTION NO. 2025-2493

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND SUPPORTING SUB-ZERO GROUP, INC.'S APPLICATION FOR THE CREATION OF A USER DRIVEN SUBZONE ENCOMPASSING BOTH SUB-ZERO'S COTTON LANE AND CAMELBACK LOCATIONS WITHIN THE GREATER MARICOPA FOREIGN TRADE ZONE (GMFTZ); AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE AMENDED AND RESTATED FOREIGN TRADE ZONE AGREEMENT (PAYMENT IN LIEU OF TAX FEE) AND ALL RELATED DOCUMENTS NECESSARY FOR THE ESTABLISHMENT AND ACTIVATION OF THE SUBZONE UNDER APPLICABLE FEDERAL AND STATE LAWS, SUBJECT TO CONDITIONS.

WHEREAS, in its commitment to the City of Goodyear, Sub-Zero Group, Inc. ("Sub-Zero") has developed two manufacturing facilities within the City of Goodyear, one located at the southwest corner of W. Camelback Road and N. Cotton Lane (17255 W. Camelback Road, Goodyear, AZ 85395) ("Sub-Zero's Camelback Location") and the other at the southeast corner of N. Cotton Lane and W. Montecito Avenue (4295 N. Cotton Lane, Goodyear, AZ 85395) ("Sub-Zero's Cotton Lane Location"); and

WHEREAS, as a means of attracting desired business to the City of Goodyear, the Mayor and Council of the City of Goodyear (the "Goodyear City Council") has supported the inclusion of private property within the boundaries of the FTZ No. 277 Western Maricopa County, Arizona, (the "GMFTZ") and the activation of those sites, which provides operational and financial advantages to companies that import, export or distribute goods, including certain property tax benefits; and

WHEREAS, on July 13, 2009, the Goodyear City Council approved Resolution 2009-1324 supporting the formation of the GMFTZ and the inclusion of portions of property located within what is commonly known as Palm Valley Phase VI – Perimeter West and portions of property located within what is commonly known as Airport Gateway as general purpose foreign trade zones, also known as magnet sites; and

WHEREAS, although Sub-Zero's Cotton Lane Location is located within the Palm Valley Phase VI – Perimeter West magnet site, Sub-Zero's Cotton Lane Location was established as a usage driven foreign trade zone site; and

WHEREAS, Sub-Zero established a second manufacturing facility at Sub-Zero's Camelback Location, and sought the city's support for that facility to be included within the boundaries of the GMFTZ, and on August 26, 2024, the Goodyear City Council approved Resolution No. 2024-2421 conditionally supporting the application for the activation and inclusion of Sub-Zero's Camelback Location within the boundaries of GMFTZ as a single-user driven foreign trade zone site for the operation of a manufacturing facility operated by Sub-Zero Group, Inc.; and

WHEREAS, Sub-Zero entered into a Foreign Trade Zone Agreement (Payment in Lieu of Tax Fee (PILOT Fee)) made by and between Sub-Zero Group, Inc., a Wisconsin corporation and the City of Goodyear, an Arizona municipal corporation executed by Sub-Zero Group, Inc. on August 9, 2024, the City of Goodyear on September 5, 2024 and attested to by GMFTZ on September 5, 2024 (the Initial "PILOT Fee Agreement") for Sub-Zero's Camelback Location applicable to a "User Driven Site," as that term is defined in the Foreign Trade Zone Policy of the City of Goodyear dated August 28, 2023 adopted by Resolution 2023-2339 ("2023 Goodyear FTZ Policy"); and

WHEREAS, Sub-Zero is seeking the city's support for the creation of a user driven subzone that includes both Sub-Zero's Cotton Lane Location and Sub-Zero's Camelback Location, the inclusion of the subzone within the boundaries of the GMFTZ as a User Driven Subzone, and the activation of both locations under applicable federal and state laws; and

WHEREAS, the formation of a subzone will provide operational and zone efficiencies by having a single foreign trade zone operator manage both locations; and

WHEREAS, Sub-Zero has executed an Amended and Restated Foreign Trade Zone Agreement (Payment in Lieu of Tax Fee (PILOT FEE)) for Sub-Zero Group, Inc., in the form attached hereto as Exhibit 1, and GMFTZ has attested to the amended and restated agreement, which supersedes and replaces the Initial PILOT Fee Agreement; and

WHEREAS, the Mayor and Council of the City of Goodyear find that it is in the best interests of the City of Goodyear and its residents to support the creation of a user driven subzone that includes both Sub-Zero's Cotton Lane Location and Sub-Zero's Camelback Location, legally described in Exhibit 2, attached hereto, the inclusion of the subzone within the boundaries of the GMFTZ as a User Driven Subzone, and the activation of both locations under applicable federal and state laws.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The Mayor and Council of the City of Goodyear hereby agree to and support Sub-Zero's application for the for the creation of a user driven subzone that includes both Sub-Zero's Cotton Lane Location and Sub-Zero's Camelback Location as described in Exhibit 2 attached hereto, the inclusion of the subzone within the boundaries of the GMFTZ as a User Driven Subzone, and the activation of both locations under applicable federal and state laws.

SECTION 2. The City Manager, or designee, is hereby authorized and directed to execute the Amended and Restated Foreign Trade Zone Agreement (Payment in Lieu of Tax Fee (PILOT FEE)) for Sub-Zero Group, Inc., that has been executed by Sub-Zero Group, Inc. and attested to by GMFTZ, and to then execute all documents necessary to Sub-Zero's application for the for the creation of a user driven subzone that includes both Sub-Zero's Cotton Lane Location and Sub-Zero's Camelback Location, the inclusion of the subzone within the boundaries of the GMFTZ as a User Driven Subzone, and the activation of both locations under applicable federal and state laws.

SECTION 3. The City Manager, or designee, is hereby authorized and directed to take any and all actions and to execute all documents necessary to carry out the intent of this Resolution and Council of the City of Goodyear, and the Foreign Trade Zone Agreement (Payment in Lieu of Tax Fee (PILOT FEE)) for Sub-Zero Group, Inc

SECTION 4. Resolution 2025-2943 shall be effective upon the date of its passage and adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 17th day of November, 2025.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

EXHIBIT 1

AMENDED AND RESTATED FOREIGN TRADE ZONE AGREEMENT
(PAYMENT IN LIEU OF TAX FEE (PILOT FEE))
FOR SUB-ZERO GROUP, INC.

**AMENDED AND RESTATED
FOREIGN TRADE ZONE AGREEMENT
(PAYMENT IN LIEU OF TAX FEE (PILOT FEE))
FOR SUB-ZERO GROUP, INC.**

This Foreign Trade Zone Agreement (Payment in Lieu of Tax Fee (PILOT Fee)) (the “Agreement”) is made by and between Sub-Zero Group, Inc., a Wisconsin corporation (“Operator”), and the City of Goodyear, an Arizona municipal corporation (“City”). Operator and the City are sometimes referred to collectively as the Parties and individually as a Party.

R E C I T A L S

A. Operator leases or will lease certain real property located within the boundaries of the City of Goodyear, as more particularly described in Exhibit A attached hereto (the “Property”).

B. The Property consists of two locations, one located at the southwest corner of W. Camelback Road and N. Cotton Lane (17255 W. Camelback Road, Goodyear, AZ 85395) (“Sub-Zero’s Camelback Location”) and the other at the southeast corner of N. Cotton Lane and W. Montecito Avenue (4295 N. Cotton Lane, Goodyear, AZ 85395) (“Sub-Zero’s Cotton Lane Location”). (Sub-Zero’s Camelback Location and Sub-Zero’s Cotton Lane Location are sometimes referred to individually as a “Subzone Location”).

C. Operator is or will operate manufacturing facilities on the Property.

D. Both locations are zoned I-1 (Light Industrial), and manufacturing facilities are permitted use in the I-1 (Light Industrial) zoning district.

E. Operator seeks to have the Property included within the boundaries of the FTZ No. 277 Western Maricopa County (the “GMFTZ”) as a User Driven Subzone and activated under applicable federal and Arizona state laws.

F. The City’s support for the inclusion of Property within the GMFTZ is a requirement of Greater Maricopa Foreign Trade Zone, Inc., the Grantee of the GMFTZ (“Grantee”).

G. The City is willing to support Operator’s application for the creation of User Driven Sub-Zone within GMFTZ as a “User Driven Site,” as that term is defined in the Foreign Trade Zone Policy of the City of

Goodyear dated August 28, 2023 adopted by Resolution 2023-2339 (“2023 Goodyear FTZ Policy) to include Sub-Zero’s Cotton Lane Location and Sub-Zero’s Camelback Location.

H. The City will support the reclassification of the Property to the classification applicable to property within an activated Foreign Trade Zone site or subzone (“FTZ Property Tax Classification”) for any operator qualified to be an “activating operator” under the Federal guidelines of 19 CFR Part 146, administered by U.S. Customs and Border Protection (CBP) (“Qualified Activated FTZ Operator”) subject to the Operator’s compliance with Arizona’s statutory requirements for property located within a foreign trade zone and subject to the terms set forth in this Agreement

I. The FTZ Property Tax Classification applies only while the Operator is conducting operations within the Property, while the Property is included within the boundaries of the GMFTZ as a User Driven Site as described in the 2023 Goodyear FTZ Policy, while the Property is Activated as described in the 2023 Goodyear FTZ Policy, and while Operator’s operations meet the requirements for an activated FTZ activated operator (a “Qualified Activated FTZ Operator”). In all other cases, the statutory property tax classification otherwise applicable applies to the Property (or portion thereof) operated by anyone other than Operator.

J. This Agreement supersedes and replaces the Foreign Trade Zone Agreement (Payment in Lieu of Tax Fee (PILOT Fee)) made by and between Sub-Zero Group, Inc., a Wisconsin corporation and the City of Goodyear, an Arizona municipal corporation executed by Sub-Zero Group, Inc. on August 9, 2024, the City of Goodyear on September 5, 2024 and attested to by GMFTZ on September 5, 2024.

THEREFORE, the parties agree to the following terms and conditions:

1. INCORPORATION OF RECITALS. The foregoing Recitals are incorporated herein as though fully set forth.

2. EFFECTIVE DATE. This Agreement shall become effective upon the later of the following: (a) the date the Agreement is executed by the City, (b) the date the Agreement is executed by the Operator, or (c) the date the Agreement is attested to by GMFTZ. This Agreement shall remain in effect until all Subzone Locations have been removed from the subzone and from the boundaries of the GMFTZ.

3. TERMINATION OF FTZ STATUS. The City shall be entitled to require the Grantee to remove a Subzone Location from the subzone and from the boundaries of the GMFTZ if (i) Operator ceases its operations within the Subzone Location; (ii) Operator is no longer a Qualified Activated FTZ Operator with respect to the Subzone Location; (iii) Operator's operations within the Subzone Location no longer meets the requirements for a Qualified Activated FTZ Operator; (iv) Operator's lease on the Property expires or is terminated, and Operator has not purchased the Property or entered into a new lease, or (v) the City terminates this Agreement because Operator fails to comply with the requirements in this Agreement. Operator consents to the removal of a Subzone Location from the subzone and the boundaries of the GMFTZ if any of the foregoing conditions exist and shall execute all documents required by the City and/or Grantee to effectuate, such removal, and Grantee shall effectuate the removal as set forth herein.

4. RELEASE. Operator shall and hereby does release and forever discharge and hold the City and Grantee harmless from any and all Customs, Grantee and/or FTZ Board-related fees, penalties, liquidated damages, 592 penalty actions, fines, bond losses, or other Federal actions that may be imposed by a third party on Operator, the City, or the Grantee because of regulatory infractions that may result from or arise out of the deactivation of the Property due to Owner's default or a required termination under this Agreement. Notwithstanding the termination of this Agreement, and regardless of when such property taxes are billed, Operator shall remain responsible for the payment of the PILOT fee for each tax year (or portion thereof) Operator leased the Property during which the classification applicable to property located within an approved and activated Foreign Tax Zone was applied to the Property.

5. CITY OBLIGATIONS. Subject to Operator's compliance with the terms and conditions set forth in Resolution 2024-2421, the 2023 Goodyear FTZ Policy and this Agreement, the City agrees as follows:

a. SUPPORT FOR USER DRIVEN SITE. City agrees to cooperate with Operator in having the Property included in the GMFTZ as a "User Driven Site" as that term is defined in the 2023 Goodyear FTZ Policy and in having the Property "activated" provided Operator complies with the 2023 Goodyear FTZ Policy.

b. SUPPORT FOR RECLASSIFICATION. City agrees to support the reclassification of the property taxes applicable to the Property to the FTZ Property Tax Classification, for a Qualified Activated FTZ

Operator subject to Operator's compliance with Arizona's statutory requirements for FTZ Property Tax Classification.

6. PILOT FEE. Subject to the terms and conditions herein and except as otherwise provided in section 7 below, Operator agrees to pay the City an annual PILOT Fee if the Property has been reclassified pursuant to A.R.S. § 42-12006 (2), as Class 6 property applicable to real and personal property located within a foreign trade zone or subzone that has been Activated for foreign trade zone use by the Bureau of Customs and Border Protection ("CBP") and the Property is taxed as real and personal property located within a foreign trade zone or subzone. The PILOT Fee shall be calculated as set forth in Section 9 below.

7. PILOT FEE EXEMPTION. No annual PILOT Fee shall be owed if Operator qualifies as a Qualified High Wage Manufacturer Employer, as that term is defined in the 2023 Goodyear FTZ Policy. To qualify for this exemption, Operator shall satisfy all of the following requirements:

a. The Property is located within property zoned I-1 (Light Industrial), or is located within a zoning district other than I-1 but the actual use of the Property (the operation of a manufacturing facility) is a permitted use under the Property's zoning; and

b. Operator provides documentation demonstrating a capital expenditure of at least \$25,000,000 in development and equipping the manufacturing facilities in each of its locations, which condition the City acknowledges has been satisfied; and

c. Operator continuously employed a minimum of 100 Full-Time Employees at each location within the subzone or a minimum of 200 Full-Time Employees between both locations during the year the property taxes were assessed. For purposes of this Agreement, the term "Full Time Employee" means permanent employee whose normal work week would result in the employee working a minimum of 1,750 hours per year; and

d. At least 51% of the Full-Time Employees were paid at least 125% of the median annual wage computed annually by the Arizona Department of Commerce during the year the property taxes were assessed; and

e. All Full Time Employees were offered health insurance for which Operator paid at least 65% of the premium or membership costs of such insurance during the year the property taxes were assessed.

8. OPERATOR SUBMITTAL REQUIREMENTS. By January 31st of each year, Operator shall submit the following to the City:

a. Annual property tax statement for the Property issued by the Maricopa County Treasurer's Office for the prior year, which statements are generally mailed in September of the prior year; and

b. If Operator is claiming it is exempt from paying an annual PILOT Fee because it is a Qualified High Wage Manufacturer Employer as that term is defined in the 2023 Goodyear FTZ Policy, Operator shall provide documentation reasonably satisfactory to the City that demonstrates that during the calendar year for which the property taxes are assessed, Operator has satisfied all of the requirements for the exemption to apply, as set forth above in Section 7 and all subsections thereof; and

c. All separate agreements Operator has with local taxing jurisdictions regarding payments of fees.

9. ANNUAL PILOT FEE. If Operator fails to demonstrate it is exempt from paying a PILOT Fee pursuant to the terms set forth above in Section 7 and all subsections thereof in a given tax year, Operator shall pay the City a PILOT Fee for each of its locations that has not continuously employed 100 Full-Time Employees that meet the requirements of Section 7 above during the year the property taxes were assessed unless Operator has continuously employed a minimum of 200 Full-Time Employees that meet the requirements of Section 7 above between both locations during the year the property taxes were assessed.

a. CALCULATION OF PILOT FEE. The City shall calculate the PILOT Fee that is owed for the calendar year for which the property taxes are assessed as follows:

i. First, the difference between the real and personal property taxes that would have been owed had property not be classified as property within the boundaries of the GMFTZ and the amount billed for the real and personal property taxes. If Operator has a separate agreement with any of the taxing jurisdictions and Operator provides the City a copy of such agreement, the foregoing calculation shall be modified to exclude the taxes for such taxing jurisdiction. This amount is the annual PILOT Fee that will be owed if Operator fails to satisfy all of the requirements for the PILOT Fee exemption to apply as set forth above in Section 7 and all subsections therein during the entire calendar year for which the taxes were assessed.

ii. Second, if Operator satisfied all of the requirements for the PILOT Fee exemption to apply as set forth above in Section 7 and all subsections thereof during a portion of the calendar year for which the real and personal property taxes are assessed, the amount calculated above shall be adjusted so that the PILOT Fee applies only during the period of non-compliance. For example, if Operator satisfied the requirements for the PILOT Fee exemption for 4 months, the amount calculated above would be adjusted to reflect an 8-month period of non-compliance (i.e. the amount of the PILOT Fee owed would be calculated by multiplying the amount calculated above by 8/12 or 2/3). Non-compliance exists for any month in which the requirements for the PILOT Fee exemption were not satisfied for the entire month.

b. BILLING AND PAYMENT. The City shall bill Operator for any PILOT Fee owed, and Operator shall pay the PILOT Fee within thirty (30) days of the date the PILOT Fee is invoiced. The billings for any PILOT Fee owed shall be mailed by first class mail to the addresses for Operator set forth in Section 19 below.

c. DISTRIBUTION. Within 60 days of receipt of payment of the PILOT Fee, the City shall distribute the appropriate portion of the PILOT Fee collected to the taxing jurisdictions, as applicable.

10. DEFAULT EVENTS OF NON-PERFORMANCE BY OPERATOR. An “Event of Non-Performance” or “Non-Performance” by Operator under this Agreement shall mean one or more of the following: Operator fails to comply with the 2023 Goodyear FTZ Policy or to pay any PILOT Fee owed under the terms of this Agreement. Upon the occurrence of an Event of Non-Performance by Operator, Operator shall, upon written notice from the City, cure or remedy such Non-Performance within thirty (30) days of the date of the City’s written notice. Whenever any Event of Non-Performance occurs and is not timely cured by Operator, the City may take any of one or more of the following actions:

a. the City may require Grantee to remove the Property from the boundaries of the GMFTZ; and/or

b. the City may require Grantee to deactivate the Property as an Activated foreign trade zone site; and/or

c. Seek, through court action, the recovery of any accrued but unpaid PILOT Fee; provided, however, that in no event shall Operator be liable for consequential, special, exemplary, punitive, treble, or other multiple damages as a result of an Event of Non-Performance described in this Section 10.

11. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the Parties regarding the subject matter hereof, and all prior and contemporaneous agreements, representations, negotiations, and understanding of the Parties, oral or written, are hereby superseded and merged herein. The Parties expressly acknowledge that there are no other agreements or understandings in regard to this transaction other than as set forth herein.

12. AMENDMENT OF THE AGREEMENT. This Agreement may be amended or canceled, in whole or in part, only by a written agreement or amendment fully executed by the Parties.

13. GOVERNING LAW. This Agreement shall be construed according to the laws of the State of Arizona applicable to contracts made and to be performed in Arizona. Exclusive jurisdiction and venue for any dispute hereunder shall be in Maricopa County, Arizona.

14. REPRESENTATION OF COUNSEL. The City and Operator acknowledge that they were each represented by legal counsel in connection with the drafting of this Agreement, that each of them and their respective counsel reviewed and revised this Agreement, that each of them and their respective counsel have independently reached their own conclusions as to the enforceability of this Agreement, that any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement, and that the language in all parts of this Agreement shall in all cases be construed as a whole and in accordance with its fair meaning.

15. WAIVER. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the Parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same, or of any other provision of this Agreement.

16. NO THIRD-PARTY BENEFICIARIES. This Agreement is made and entered into for the sole protection and benefit of the Parties and their respective successors and assigns. No person other than the Parties and their respective successors and assigns has any right of action based upon any provision of this Agreement.

17. ATTORNEYS' FEES AND COSTS. If either Party brings a legal action, either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party will be entitled to reimbursement of its reasonable attorneys' fees and court costs.

18. AUTHORITY. The undersigned represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. The Operator represents and warrants that it is duly formed and validly existing under the laws of the State of Wisconsin and that it is duly qualified to do business in the State of Arizona and is in good standing under applicable state laws. The Operator and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the Party on whose behalf each individual is signing.

19. NOTICES. All notices and communications provided for herein, or given in connection with this Agreement, shall be validly made if in writing and delivered personally or sent by registered or certified United States Postal Service mail, return receipt requested, postage prepaid to:

The City:	City of Goodyear Attn: City Manager 1900 N. Civic Square Goodyear, Arizona 85395 And City of Goodyear Attn: City Attorney 1900 N. Civic Square Goodyear, Arizona 85395
Operator	Sub-Zero Group, Inc. Attn: Senior Vice President - Operations P.O. Box 44130 Madison, Wisconsin 53744 And Sub-Zero Group, Inc. Attn: Plant Manager 4295 North Cotton Lane Goodyear, Arizona 85395 And Sub-Zero Group, Inc. Attn: General Counsel P.O. Box 44130 Madison, Wisconsin 53744

Notice of address may be changed by either Party by giving notice to the other Party in writing of a change of address. Such change will be deemed to be effective five days after date the written notice of change of address is personally delivered to the other Party or as of the seventh business day after mailing the written notice of change of address to the other Party by certified United States Postal Service mail, return receipt requested, postage prepaid.

20. COUNTERPARTS. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one agreement, binding on the Parties. Further, this Agreement may be executed and delivered by electronic transmission. A manually signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement provided however, Operator shall deliver an original to the City to be maintained by the City Clerk for the City of Goodyear.

IN WITNESS WHEREOF, and agreeing to be bound by the terms of this Agreement, the Parties have caused this Agreement to be executed by their duly appointed representatives.

**CITY OF GOODYEAR, an
Arizona municipal corporation**

**OPERATOR:
SUB-ZERO GROUP, INC.,
a Wisconsin Corporation**

By: _____
Name: Wynette Reed
Title: City Manager

By: _____
Name: _____
Title: _____

Date

Date

APPROVED AS TO FORM:

ATTEST:

City Attorney for City of Goodyear

City Clerk for City of Goodyear

ATTEST:
**GRANTEE OF FTZ NO. 277 WESTERN MARICOPA
GREATER MARICOPA FOREIGN TRADE ZONE, INC.**

By: _____

Name: _____

Title: _____

Date

EXHIBIT A
(Legal Description – the Property)

SUB-ZERO CAMELBACK LOCATION:

Lot 1, of Camelback 303, According to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 1732 of Maps, Page 40 (Instrument 20230195707).

SUB-ZERO COTTON LANE LOCATION:

Lot 4A, of Palm Valley Phase VI Perimeter West, According to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 1272 of Maps, Page 17 (Instrument 20160323917).

EXHIBIT 2

LEGAL DESCRIPTION OF SUB-ZERO'S SUBZONE LOCATIONS

SUB-ZERO CAMELBACK LOCATION:

Lot 1, of Camelback 303, According to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 1732 of Maps, Page 40 (Instrument 20230195707).

SUB-ZERO COTTON LANE LOCATION:

Lot 4A, of Palm Valley Phase VI Perimeter West, According to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 1272 of Maps, Page 17 (Instrument 20160323917).