

When recorded, return to:
City of Goodyear
City Clerk / LRB
190 N. Litchfield Road
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED
(145th Ave – Northwest Side)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, KCI GOODYEAR NORTH, LLC, an Arizona limited liability company (“Grantor”), does hereby grant, sell, and convey to CITY OF GOODYEAR, an Arizona municipal corporation, the following real property situated in Maricopa County, Arizona:

See Exhibit A attached hereto and by this reference made a part hereof (the “Property”):

SUBJECT TO current taxes and other current assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property;

Grantor shall not be required to reimburse the City for the cost of any of the improvements that the City installs within the area described in Exhibit A. This conveyance does not, however, preclude the City from requiring the Grantor, and /or its successors or assigns, at its sole cost, to complete, uncompleted portions of the half street improvements within the Property as required by any City Code, Ordinance, Rule or Regulation or as required by development agreements.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters above set forth.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this _____ day of _____, 2015.

Signatures and Acknowledgements continue on following pages

KCI GOODYEAR NORTH, LLC,

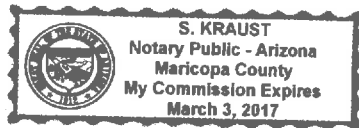
an Arizona limited liability company

By: Belmont Management Company,
an Arizona corporations, Manager

By: [Signature]
Its: Scott A. Seldin, President

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 22 day of May, 2015 by SCOTT A. SELDIN, the President of Belmont Management Company, an Arizona corporation, the Manager of KCI GOODYEAR NORTH, LLC, an Arizona limited liability company, on behalf of the company.



[Signature]
NOTARY PUBLIC

Signatures and Acknowledgements continue on following pages

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, the ____ day of _____, 2015.

By: _____

Its: _____

Date: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this day, personally appeared before me _____, as
_____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal
corporation, on behalf of said corporation.

NOTARY PUBLIC

My commission expires:

Exhibits on following pages

EXHIBIT "A"
PAGE 1 OF 4

LEGAL DESCRIPTION
FOR
145TH AVENUE - NORTHWEST SIDE RIGHT OF WAY

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9 FROM WHICH THE NORTHWEST CORNER THEREOF BEARS SOUTH 89 DEGREES 53 MINUTES 47 SECONDS WEST, 2,626.72 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 47 SECONDS WEST, ALONG AND WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 1306.89 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 293.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 00 MINUTES 49 SECONDS, AN ARC LENGTH OF 196.53 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 15 DEGREES 00 MINUTES 49 SECONDS EAST, 239.42 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL RECORDED IN BOOK 1079 OF MAPS ON PAGE 17, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA ;

THENCE SOUTH 15 DEGREES 00 MINUTES 49 SECONDS EAST, ALONG AND WITH THE WEST LINE OF SAID PARCEL, 36.19 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 52 MINUTES 54 SECONDS, AN ARC LENGTH OF 194.80 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST, 216.55 FEET;

EXHIBIT "A"
PAGE 2 OF 4

THENCE SOUTH 89 DEGREES 52 MINUTES 05 SECONDS WEST, 30.00 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, 216.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 720.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 52 MINUTES 54 SECONDS, AN ARC LENGTH OF 187.01 FEET TO A POINT OF TANGENCY;

THENCE NORTH 15 DEGREES 00 MINUTES 49 SECONDS WEST, 36.19 FEET;

THENCE NORTH 74 DEGREES 59 MINUTES 11 SECONDS EAST, 30.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 13,309 SQUARE FEET OR 0.310 ACRES OF LAND, MORE OR LESS.



EXHIBIT "A"
PAGE 3 OF 4

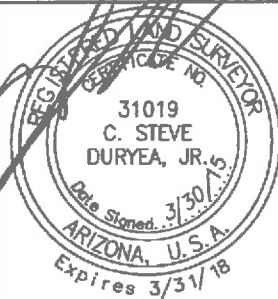
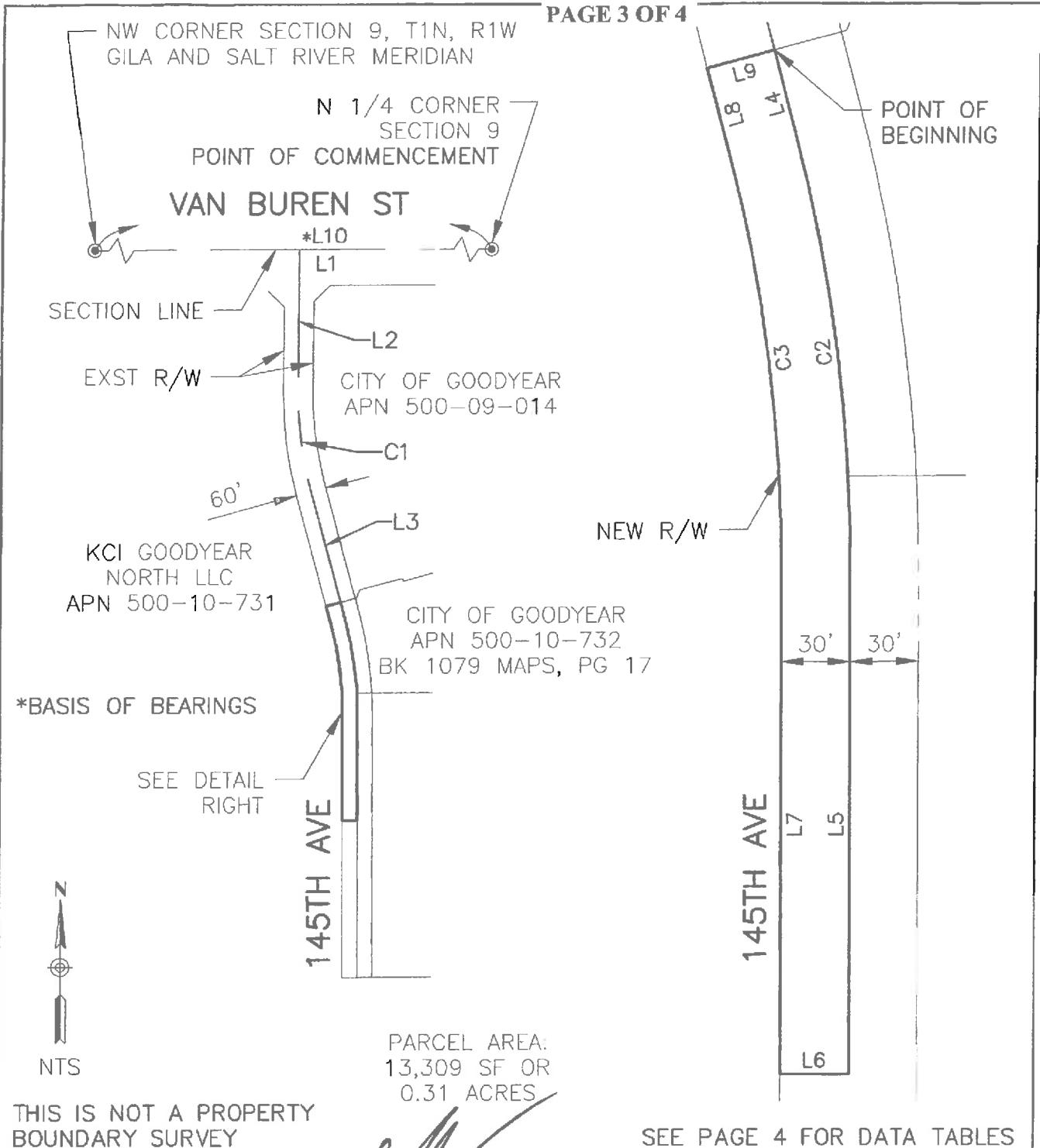


EXHIBIT "A"
RIGHT OF WAY
A PORTION OF THE NW QUARTER SECTION 9,
T1N, R1W, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DATE: MAR 2015
DRN: DBB
CHK: CSO

PAGE 3 OF 4

Dibble Engineering
Project No 1015012

EXHIBIT "A"

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LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S89°53'47"W	1306.89'
L2	S00°00'00"E	293.00'
L3	S15°00'49"E	239.42'
L4	S15°00'49"E	36.19'
L5	S00°07'55"E	216.55'
L6	S89°52'05"W	30.00'
L7	N00°07'55"W	216.55'
L8	N15°00'49"W	36.19'
L9	N74°59'11"E	30.00'
L10	S89°53'47"W	2626.72'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	196.53'	750.00'	15°00'49"
C2	194.80'	750.00'	14°52'54"
C3	187.01'	720.00'	14°52'54"

THIS IS NOT A PROPERTY
BOUNDARY SURVEY.



Dibble
Engineering

Dibble Engineering
Project No 1015012

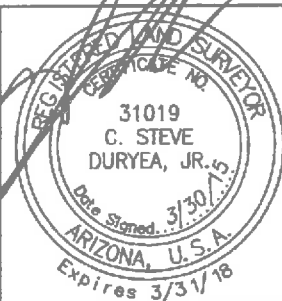


EXHIBIT "A"
RIGHT OF WAY

A PORTION OF THE NW QUARTER SECTION 9,
T1N, R1W, GILA & SALT RIVER MERIDIAN,
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SPECIAL WARRANTY DEED
(145th Ave – Southwest Side)

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Grantor shall not be required to reimburse the City for the cost of any of the improvements that the City installs within the area described in Exhibit A. This conveyance does not, however, preclude the City from requiring the Grantor, and /or its successors or assigns, at its sole cost, to complete, uncompleted portions of the half street improvements within the Property as required by any City Code, Ordinance, Rule or Regulation or as required by development agreements.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters above set forth.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this _____ day of _____, 2015.

Signatures and Acknowledgements continue on following pages

KCI GOODYEAR NORTH, LLC,

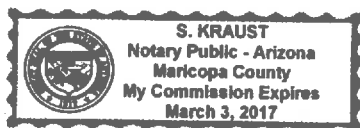
an Arizona limited liability company

By: Belmont Management Company,
an Arizona corporations, Manager

By: [Signature]
Its: Scott A. Seldin, President

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 22 day of May, 2015 by SCOTT A. SELDIN, the President of Belmont Management Company, an Arizona corporation, the Manager of KCI GOODYEAR NORTH, LLC, an Arizona limited liability company, on behalf of the company.



[Signature]
S. Kraust
NOTARY PUBLIC

Signatures and Acknowledgements continue on following pages

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, the ____ day of _____, 2015.

By: _____

Its: _____

Date: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this day, personally appeared before me _____, as
_____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal
corporation, on behalf of said corporation.

NOTARY PUBLIC

My commission expires:

Exhibits on following pages

EXHIBIT "A"

PAGE 1 OF 4

**LEGAL DESCRIPTION
FOR
145TH AVENUE - SOUTHWEST SIDE RIGHT OF WAY**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9 FROM WHICH THE NORTHWEST CORNER THEREOF BEARS SOUTH 89 DEGREES 53 MINUTES 47 SECONDS WEST, 2,626.72 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 47 SECONDS WEST, ALONG AND WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 1306.89 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 293.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 00 MINUTES 49 SECONDS, AN ARC LENGTH OF 196.53 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 15 DEGREES 00 MINUTES 49 SECONDS EAST, 275.61 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 52 MINUTES 54 SECONDS, AN ARC LENGTH OF 194.80 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST, 216.55 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUING SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST, 320.00 FEET;

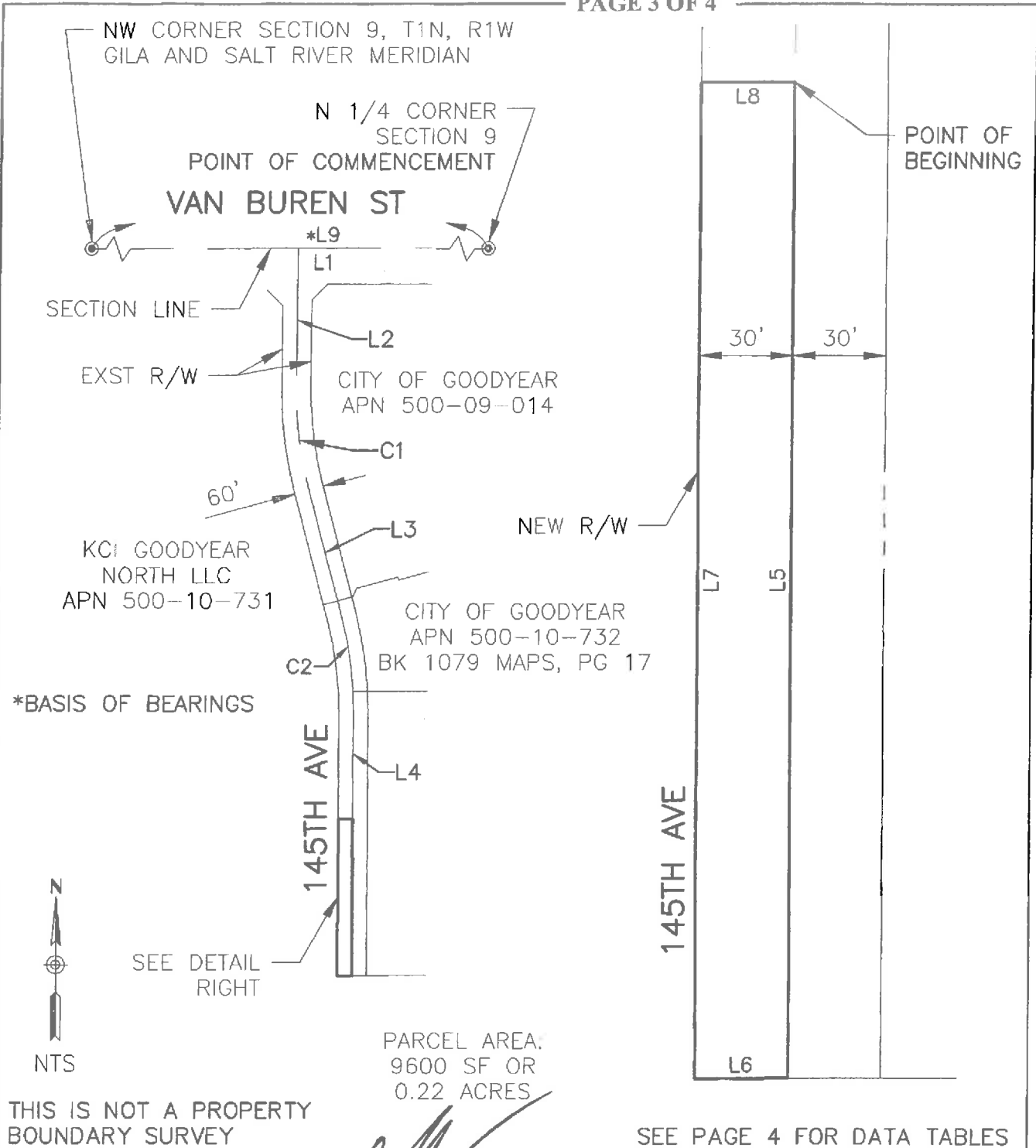
THENCE SOUTH 89 DEGREES 52 MINUTES 05 SECONDS WEST, 30.00 FEET;

EXHIBIT "A"
PAGE 2 OF 4

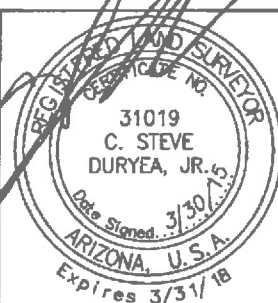
THENCE NORTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, 320.00 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 05 SECONDS EAST, 30.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 9,600 SQUARE FEET OR 0.220 ACRES OF LAND, MORE OR LESS.





**Dibble
Engineering**



Dibble Engineering
Project No 1015012

EXHIBIT "A"
RIGHT OF WAY
A PORTION OF THE NW QUARTER SECTION 9,
T1N, R1W, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DATE: MAR 2015
DRN: DBB
CHK: CSD

PAGE 3 OF 4

EXHIBIT "A"
PAGE 4 OF 4

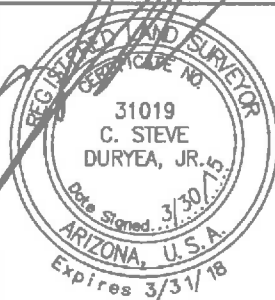
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L3	S15°00'49"E	275.61'
L4	S00°07'55"E	216.55'
L5	S00°07'55"E	320.00'
L6	S89°52'05"W	30.00'
L7	N00°07'55"W	320.00'
L8	N89°52'05"E	30.00'
L9	S89°53'47"W	2626.72'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C2	194.80'	750.00'	14°52'54"

THIS IS NOT A PROPERTY
BOUNDARY SURVEY.



**Dibble
Engineering**



Dibble Engineering
Project No 1015012

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PAGE 4 OF 4