

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**  
(Riggs Road - 400-62-036E)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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 "Riggs Road Property"):

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee's acceptance of the Riggs Road Property and Grantee's possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee's sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

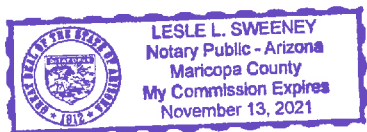
By: [Signature]

Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



[Signature]  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

*Exhibits on Following Pages*



# EXHIBIT A

APN 400-62-036E

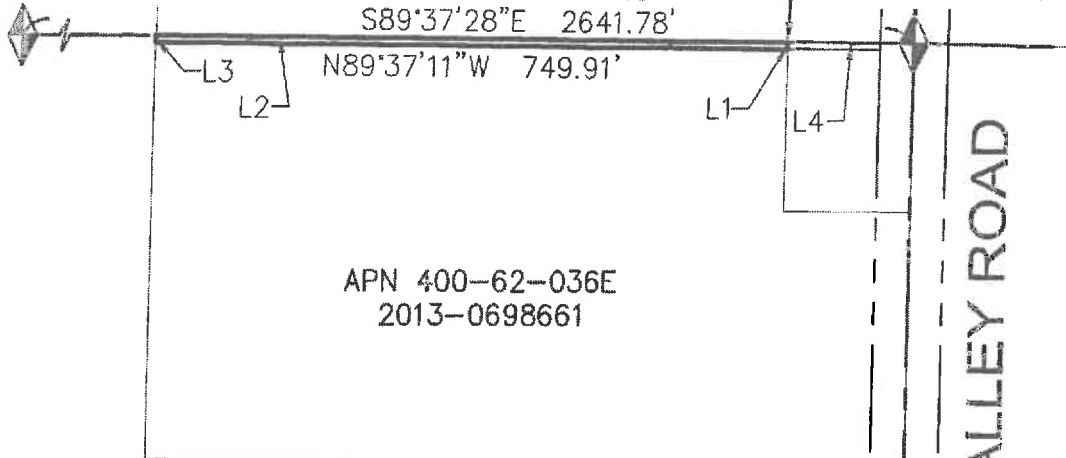


N 1/4 COR.  
SEC 34  
T2S, R2W,  
G&SRM

## RIGGS ROAD

BASIS OF BEARING  
S89°37'28"E 2641.78'

NE COR.  
SEC 34  
T2S, R2W,  
G&SRM POC



APN 400-62-036E  
2013-0698661

Line Table		
Line #	Direction	Length
L1	S0°19'42"W	8.13'
L2	S89°37'28"E	749.91'
L3	N0°19'43"E	8.07'
L4	N89°37'28"W	149.98'



## LEGEND

- SUBJECT LINE
- SUB-SECTION LINE
- SECTION LINE
- DEED LINE
- EXIST RIGHT OF WAY
- ◆ SECTION MONUMENT



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MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
www.sunrise-eng.com



U:\Goodyear\00000Rings\QWG\Legals\APN 400--52...035E.dwg Oct 07 20:8 11:08om tellav

THAT PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 2 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTH LINE OF SAID SECTION 34 NORTH 89°37'28" WEST 149.98 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT 2013-0698661 RECORDS OF MARICOPA COUNTY AND TO THE POINT OF BEGINNING;

THENCE NORTH 00°19'43" EAST 8.07 FEET TO THE NORTH LINE OF SAID SECTION 34:

CONTAINS 6075 SQUARE FEET OR 0.139 ACRES, MORE OR LESS.



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EXEMPT UNDER A.R.S. § 11-1134(A)(3)

**SPECIAL WARRANTY DEED**  
(Riggs Road - 400-62-039G)

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FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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:

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SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee's acceptance of the Riggs Road Property and Grantee's possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee's sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

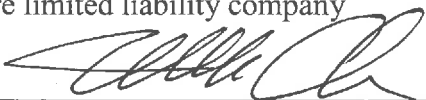
IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

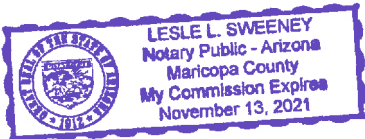
By: 

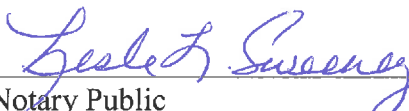
Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

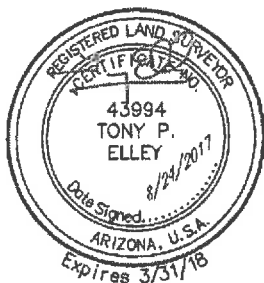
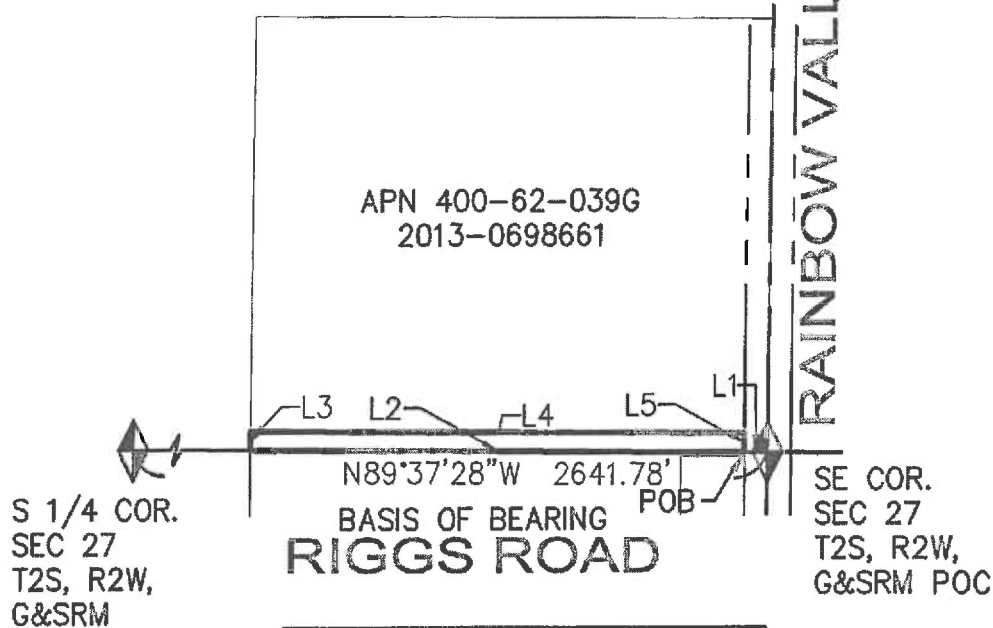
\_\_\_\_\_  
Notary Public

*Exhibits on Following Pages*



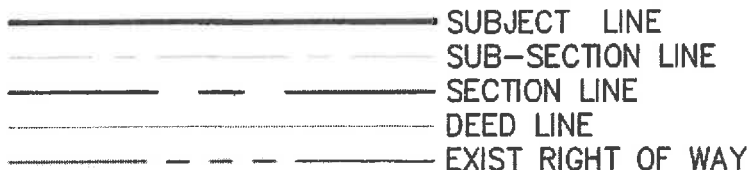
# EXHIBIT A

APN 400-62-039G



Line Table		
Line #	Direction	Length
L1	N89°37'28"W	40.00'
L2	N89°37'28"W	859.89'
L3	N0°19'47"E	33.00'
L4	S89°37'28"E	859.89'
L5	S0°19'47"W	33.00'

## LEGEND



POB  
POC  
G&SRM

SECTION MONUMENT

POINT OF BEGINING  
POINT OF COMMENCEMENT  
GILA & SALT RIVER MERIDIAN



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MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
[www.sunrise-eng.com](http://www.sunrise-eng.com)



# APN 400-62-039G

## LEGAL DESCRIPTION

THAT PORTION OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 27 BEARS NORTH 89°37'28" WEST A DISTANCE OF 2641.78 FEET (BASIS OF BEARING);

THENCE ALONG THE SOUTH LINE OF SAID SECTION 27 NORTH 89°37'28" WEST 40.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT 2013-0698661 OF MARICOPA COUNTY AND TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°37'28" WEST 859.89 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

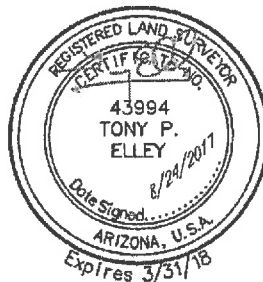
THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°19'47" EAST 33.00 FEET;

THENCE SOUTH 89°37'28" EAST 859.89 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE ALONG SAID EAST LINE SOUTH 00°19'47" WEST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 28376 SQUARE FEET OR 0.651 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE APART HERETO.



**SUNRISE**  
ENGINEERING

2152 SOUTH VINEYARD, SUITE 123  
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EXEMPT UNDER A.R.S. § 11-1134(A)(3)

**SPECIAL WARRANTY DEED**  
(Riggs Road – 400-62-039H)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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:

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SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee’s acceptance of the Riggs Road Property and Grantee’s possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee’s sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

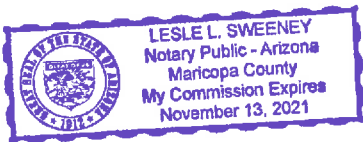
By: [Signature]

Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



[Signature]  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

*Exhibits on Following Pages*

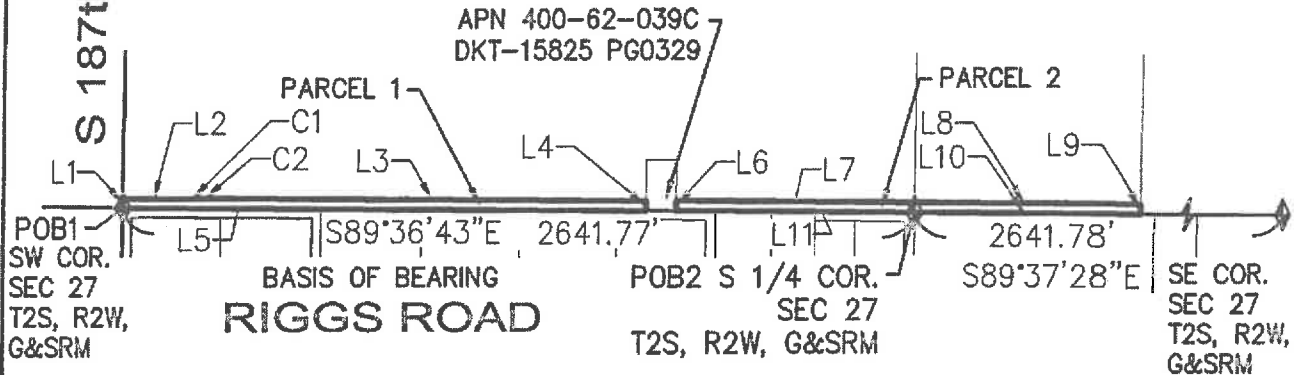


S 187th AVE.

EXHIBIT A  
APN 400-62-039H  
APN 400-62-039H  
2013-0698661

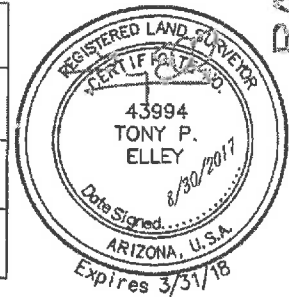


RAINBOW VALLEY RD



Curve Table

Curve	Delta	Radius	Length	Chord Bearing	Chord Dist
C1	2°24'06"	975.00	40.87'	N89°10'45"E	40.87'
C2	2°24'35"	1025.00	43.11'	N89°11'00"E	43.10'



Line Table

Line #	Direction	Length
L1	N0°17'58"E	31.20'
L2	S89°37'11"E	215.03'
L3	S89°36'43"E	1451.02'
L4	S0°17'58"W	33.00'
L5	N89°36'43"W	1750.00'

Line Table

Line #	Direction	Length
L6	N0°17'58"E	33.00'
L7	S89°36'43"E	791.81'
L8	S89°37'28"E	743.71'
L9	S0°19'47"W	33.00'
L10	N89°37'28"W	743.74'
L11	N89°36'43"W	791.77'

LEGEND



POB  
POC  
G&SRM

SECTION MONUMENT  
POINT OF BEGINNING  
POINT OF COMMENCEMENT  
GILA & SALT RIVER MERIDIAN



2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
www.sunrise-eng.com



# APN 400-62-039H

## LEGAL DESCRIPTION PARCEL 1

THAT PORTION OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 27 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°36'43" EAST A DISTANCE OF 2641.77 FEET (BASIS OF BEARING);

THENCE ALONG THE WEST LINE OF SAID SECTION 27 NORTH 00°17'58" EAST 31.20 FEET;

THENCE SOUTH 89°37'11" EAST 215.03 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 02°24'06" AND A CHORD THAT BEARS NORTH 89°10'45" EAST 40.87 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 40.87 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 02°24'35" AND A CHORD THAT BEARS NORTH 89°11'00" EAST 43.10 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 43.11 FEET;

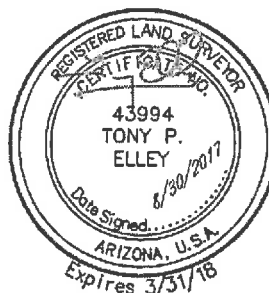
THENCE SOUTH 89°36'43" EAST 1451.02 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 15825, PAGE 0329 RECORDS OF MARICOPA COUNTY;

THENCE ALONG SAID WEST LINE SOUTH 00°17'58" WEST 33.00 FEET TO THE SOUTH LINE OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE NORTH 89°36'43" WEST 1750.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 57293 SQUARE FEET OR 1.315 ACRES, MORE OR LESS.

AND



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# APN 400-62-039H

## LEGAL DESCRIPTION PARCEL 2

THAT PORTION OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27 FROM WHICH THE SOUTHWEST CORNER BEARS NORTH 89°36'43" WEST A DISTANCE OF 2641.77 FEET (BASIS OF BEARING) AND THE SOUTHEAST CORNER OF SAID SECTION 27 BEARS SOUTH 89°37'28" EAST A DISTANCE OF 2641.78 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 27 NORTH 89°36'43" WEST 791.77 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 15825, PAGE 0329 RECORDS OF MARICOPA COUNTY;

THENCE ALONG SAID EAST LINE NORTH 00°17'58" EAST 33.00 FEET;

THENCE SOUTH 89°36'43" EAST 791.81 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 27;

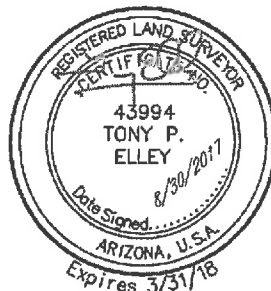
THENCE CONTINUING SOUTH 89°37'28" EAST 743.71 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT 2013-0698661 RECORDS OF MARICOPA COUNTY;

THENCE ALONG SAID WEST LINE SOUTH 00°19'47" WEST 33.00 FEET TO THE SOUTH LINE OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE NORTH 89°37'28" WEST 743.74 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27 TO THE POINT OF BEGINNING.

CONTAINS 50672 SQUARE FEET OR 1.163 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE APART HERETO.



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**SPECIAL WARRANTY DEED**  
(Riggs Road – 400-62-039J)

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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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

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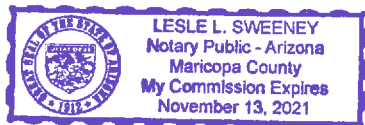
By: [Signature]

Name: William M. Olson

Its: Senior Vice President

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                                  )ss.  
County of Maricopa    )

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[Signature]  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

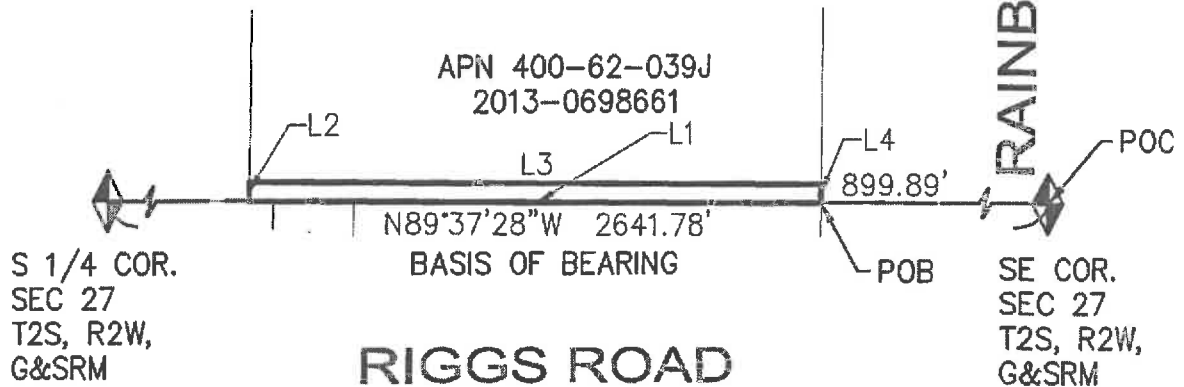
\_\_\_\_\_  
Notary Public

*Exhibits on Following Pages*



# EXHIBIT A

APN 400-62-039J



Line Table		
Line #	Direction	Length
L1	N89°37'28"W	998.15'
L2	N0°19'47"E	33.00'
L3	S89°37'28"E	998.15'
L4	S0°19'47"W	33.00'

## LEGEND

- SUBJECT LINE
- - - - - SUB-SECTION LINE
- SECTION LINE
- DEED LINE
- EXIST RIGHT OF WAY



POB  
POC  
G&SRM

SECTION MONUMENT

POINT OF BEGINING  
POINT OF COMMENCEMENT  
GILA & SALT RIVER MERIDIAN



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MESA, ARIZONA 85210  
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www.sunrise-eng.com



# APN 400-62-039J

## LEGAL DESCRIPTION

THAT PORTION OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 27 BEARS NORTH 89°37'28" WEST A DISTANCE OF 2641.78 FEET (BASIS OF BEARING);

THENCE ALONG THE SOUTH LINE OF SAID SECTION 27 NORTH 89°37'28" WEST 899.89 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT 2013-0698661 OF MARICOPA COUNTY AND TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°37'28" WEST 998.15 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°19'47" EAST 33.00 FEET;

THENCE SOUTH 89°37'28" EAST 998.15 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE ALONG SAID EAST LINE SOUTH 00°19'47" WEST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 32939 SQUARE FEET OR 0.756 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE APART HERETO.



2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
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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**  
(Riggs Road – 400-64-015C)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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 “Riggs Road Property”):

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee’s acceptance of the Riggs Road Property and Grantee’s possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee’s sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

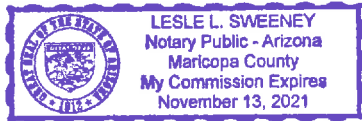
By: 


Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

*Exhibits on Following Pages*

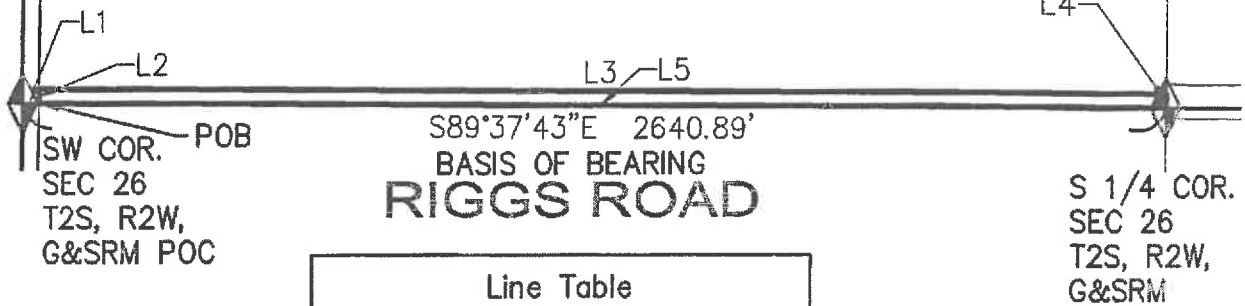


RAINBOW VALLEY  
ROAD

EXHIBIT A  
APN 400-64-015C

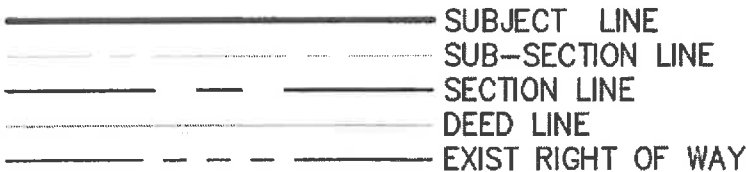


400-64-015C  
2013-0698661



Line Table		
Line #	Direction	Length
L1	S89°37'43"E	40.00'
L2	N0°19'47"E	33.00'
L3	S89°37'43"E	2600.88'
L4	S0°18'46"W	33.00'
L5	N89°37'43"W	2600.89'

LEGEND



POB  
POC  
G&SRM

SECTION MONUMENT

POINT OF BEGINING  
POINT OF COMMENCEMENT  
GILA & SALT RIVER MERIDIAN



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MESA, ARIZONA 85210  
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# APN 400-64-015C

## LEGAL DESCRIPTION

THAT PORTION OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26 BEARS SOUTH 89°37'43" EAST A DISTANCE OF 2640.89 FEET; (BASIS OF BEARING)

THENCE ALONG THE SOUTH LINE OF SAID SECTION 26 SOUTH 89°37'43" EAST 40.00 FEET TO THE EAST LINE OF THE WEST 40.00 FEET OF SAID SECTION 26 AND TO THE POINT OF BEGINNING;

THENCE ALONG SAID EAST LINE NORTH 00°19'47" EAST 33.00 FEET TO THE NORTH LINE OF THE SOUTH 33.00 FEET OF SAID SECTION 26;

THENCE ALONG SAID NORTH LINE SOUTH 89°37'43" EAST 2600.88 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE ALONG SAID EAST LINE SOUTH 00°18'46" WEST 33.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 26 NORTH 89°37'43" WEST 2600.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 85829 SQUARE FEET OR 1.970 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE APART HERETO.

U:\Goodyear\05893\_Riggs\UWG\Legal's\New folder\APN 400-64-015C-Rev.dwg Aug 24, 2017 4:26pm jolley



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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**  
(Riggs Road --- 400-66-019D)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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 "Riggs Road Property"):

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee's acceptance of the Riggs Road Property and Grantee's possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee's sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

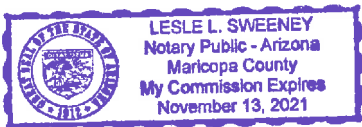
By: [Signature]

Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



[Signature]  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

*Exhibits on Following Pages*



# APN 400-66-019D

## LEGAL DESCRIPTION

THAT PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°42'47" EAST A DISTANCE OF 2638.99 FEET (BASIS OF BEARING);

THENCE ALONG THE WEST LINE OF SAID SECTION 29 NORTH 00°16'04" EAST 20.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°16'04" EAST 32.00 FEET;

THENCE SOUTH 89°37'28" EAST 239.13 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 983.00 FEET, A CENTRAL ANGLE OF 09°20'15" AND A CHORD THAT BEARS NORTH 85°42'26" EAST 160.02 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.20 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1017.00 FEET, A CENTRAL ANGLE OF 09°20'15" AND A CHORD THAT BEARS NORTH 85°42'26" EAST 165.56 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.74 FEET;

THENCE SOUTH 89°37'27" EAST 881.62 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1017.00 FEET, A CENTRAL ANGLE OF 06°47'00" AND A CHORD THAT BEARS SOUTH 86°13'57" EAST 120.33 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.40 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 983.00 FEET, A CENTRAL ANGLE OF 06°47'00" AND A CHORD THAT BEARS SOUTH 86°13'57" EAST 116.31 FEET;

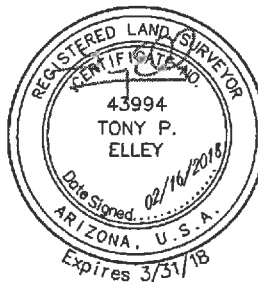
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 116.38 FEET;

THENCE SOUTH 89°37'27" EAST 957.50 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE ALONG SAID EAST LINE SOUTH 00°16'45" WEST 32.00 FEET;

THENCE NORTH 89°37'27" WEST 957.56 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1015.00 FEET, A CENTRAL ANGLE OF 06°47'00" AND A CHORD THAT BEARS NORTH 86°13'57" WEST 120.10 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.17 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 06°47'00" AND A CHORD THAT BEARS NORTH 86°13'57" WEST 116.55 FEET;



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www.sunrise-eng.com



# APN 400-66-019D

## LEGAL DESCRIPTION (CONTINUED)

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 116.61 FEET;

THENCE NORTH 89°37'27" WEST 881.62 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 09°20'15" AND A CHORD THAT BEARS SOUTH 85°42'26" WEST 160.35 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.52 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1015.00 FEET, A CENTRAL ANGLE OF 09°20'15" AND A CHORD THAT BEARS SOUTH 85°42'26" WEST 165.23 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.41 FEET;

THENCE NORTH 89°37'28" WEST 239.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 84511 SQUARE FEET OR 1.940 ACRES, MORE OR LESS.

SEE ATTACHED "EXHIBIT A" BY REFERENCE MADE APART HERETO.

U:\Goodyear\05683 Riggs\DWG\Legal\New Folder\APN 400-66-019D-REV.dwg Feb 16, 2018 1:26pm njohnson



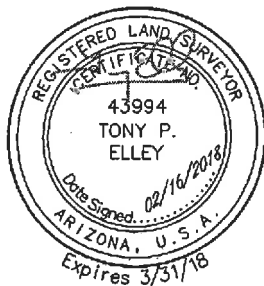
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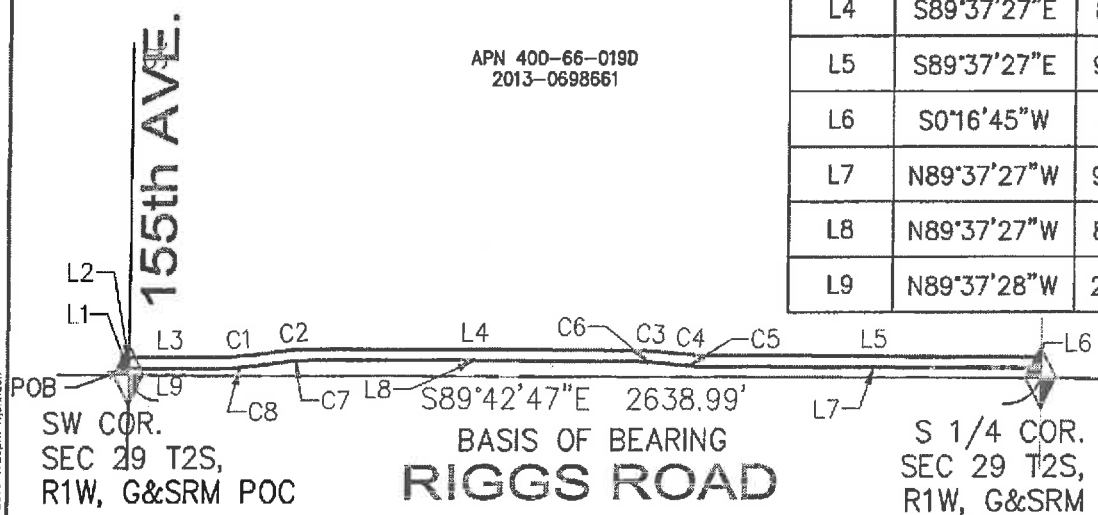
# EXHIBIT A

APN 400-66-019D



Line Table		
Line #	Direction	Length
L1	N0°16'04"E	20.49'
L2	N0°16'04"E	32.00'
L3	S89°37'28"E	239.13'
L4	S89°37'27"E	881.62'
L5	S89°37'27"E	957.50'
L6	S0°16'45"W	32.00'
L7	N89°37'27"W	957.56'
L8	N89°37'27"W	881.62'
L9	N89°37'28"W	239.07'

APN 400-66-019D  
2013-0698661



Curve Table					
Curve	Delta	Radius	Length	Chord Bearing	Chord Dist
C1	9°20'15"	983.00	160.20'	N85°42'26"E	160.02'
C2	9°20'15"	1017.00	165.74'	S85°42'26"W	165.56'
C3	6°47'00"	1017.00	120.40'	N86°13'57"W	120.33'
C4	6°47'00"	983.00	116.38'	S86°13'57"E	116.31'
C5	6°47'00"	1015.00	120.17'	S86°13'57"E	120.10'
C6	6°47'00"	985.00	116.61'	N86°13'57"W	116.55'
C7	9°20'15"	985.00	160.52'	S85°42'26"W	160.35'
C8	9°20'15"	1015.00	165.41'	N85°42'26"E	165.23'

## LEGEND

- SUBJECT LINE
- SUB-SECTION LINE
- SECTION LINE
- DEED LINE
- EXIST RIGHT OF WAY
- SECTION MONUMENT



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When recorded, return to:  
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190 N. Litchfield Road  
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

**SPECIAL WARRANTY DEED**  
(Riggs Road – 400-66-060B&C)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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 “Riggs Road Property”):

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee’s acceptance of the Riggs Road Property and Grantee’s possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee’s sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*

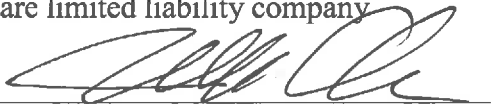


GRANTOR:

NNP III-EMR 4, LLC,

a Delaware limited liability company

By: \_\_\_\_\_



Name: William M. Olson

Its: Senior Vice President

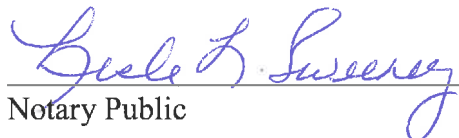
State of Arizona )

)ss.

County of Maricopa )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona )

)ss.

County of Maricopa )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

*Exhibits on Following Pages*



# APN 400-66-060B&C

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS SOUTH 89°42'47" EAST A DISTANCE OF 2638.99;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 NORTH 00°15'59" EAST 28.90 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°16'45" EAST 32.00 FEET;

THENCE SOUTH 89°47'05" EAST 2612.68 FEET;

THENCE NORTH 00°15'50" EAST 2575.81 FEET;

THENCE SOUTH 89°43'19" EAST 26.30 FEET TO THE EAST LINE OF SAID SECTION 29;

THENCE ALONG SAID EAST LINE SOUTH 00°15'50" WEST 2639.99 FEET TO THE SOUTH EAST CORNER OF SAID SECTION 29;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 29 SOUTH 89°42'47" EAST 26.26 FEET;

THENCE NORTH 00°13'55" EAST 32.17 FEET;

THENCE NORTH 89°47'05" WEST 2612.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 153052 SQUARE FEET OR 3.514 ACRES, MORE OR LESS.

SEE ATTACHED "EXHIBIT A" BY REFERENCE MADE APART HERETO.

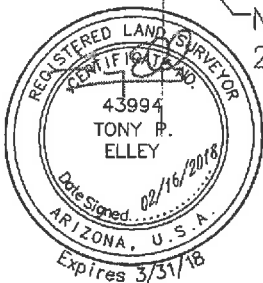
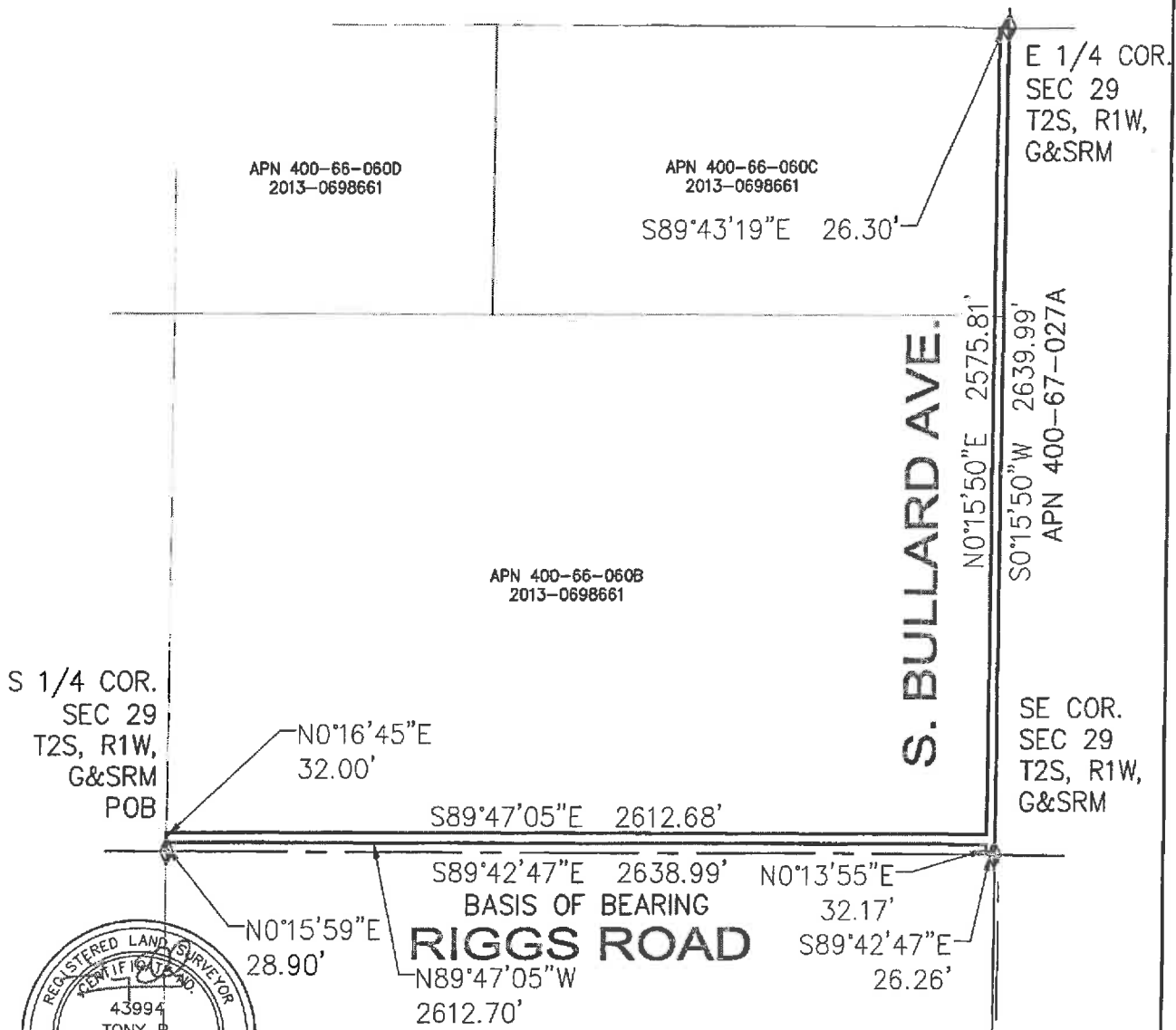


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MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
www.sunrise-eng.com



# EXHIBIT A

APN 400-66-060B&C



## LEGEND

- SUBJECT LINE
- - - SUB-SECTION LINE
- SECTION LINE
- DEED LINE
- - - EXIST RIGHT OF WAY
- ◆ SECTION MONUMENT



2152 SOUTH VINEYARD, SUITE 123  
 MESA, ARIZONA 85210  
 TEL 480.768.8600 • FAX 480.768.8609  
 www.sunrise-eng.com



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**  
(Riggs Road – 400-66-061A&B)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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 “Riggs Road Property”):

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee’s acceptance of the Riggs Road Property and Grantee’s possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee’s sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_

Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



Leslie L. Sweeney  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

*Exhibits on Following Pages*



APN 400-68-061A&B



# RIGGS ROAD

ONE COR.  
SEC 32  
T2S, R1W,  
G&SRM  
POB

APN 400-66-061A  
2013-0698661

N0°24'34"E 1757.45'

S014'19"W 2640.75'  
BASIS OF BEARING

APN 400-67-023E  
2009-0189473

BULLARD ROAD

Line Table		
Line #	Direction	Length
L1	N89°42'57"W	60.96'
L2	N0°13'55"E	11.21'
L3	S89°42'47"E	37.26'

APN  
400-66-061B  
2013-0698661

APN  
400-67-023F  
2014-0286973

N1°27'59"E

E 1/4 COR.  
SEC 32  
T2S, R1W,  
G&SRM

Curve Table					
Curve	Delta	Radius	Length	Chord Bearing	Chord Dist
C1	1°14'04"	1025.00	22.09'	N0°50'57"E	22.08'

REGISTERED LAND STAKE FOR  
CERTIFICATE NO.  
43994  
TONY P.  
ELLEY  
Date Signed 10/7/2016  
ARIZONA, U.S.A.  
Expires 3/31/18

\_\_\_\_\_ SUBJECT LINE  
 \_\_\_\_\_ SUB-SECTION LINE  
 \_\_\_\_\_ SECTION LINE  
 \_\_\_\_\_ DEED LINE  
 \_\_\_\_\_ EXIST RIGHT OF WAY  
 \_\_\_\_\_ SECTION MONUMENT



# SUNRISE ENGINEERING

2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
[www.surprise-eng.com](http://www.surprise-eng.com)



APN 400-66-061A&B

### LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE ALONG THE EAST LINE OF SAID SECTION 32 SOUTH 00°14'19" WEST 2640.75 FEET  
(BASIS OF BEARING) TO THE EAST QUARTER CORNER OF SAID SECTION 32;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32 NORTH  
89°42'57" WEST 60.96 FEET;

THENCE NORTH 00°13'55" EAST 11.21 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 01°14'04" AND A CHORD THAT BEARS NORTH 00°50'57" EAST 22.08 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 22.09 FEET;

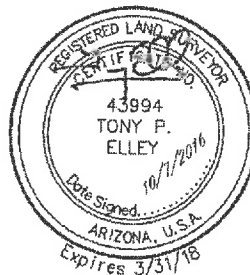
THENCE NORTH 01°27'59" EAST 850.20 FEET;

THENCE NORTH 00°24'34" EAST 1757.45 FEET TO THE NORTH LINE OF SAID SECTION 32;

THENCE ALONG SAID NORTH LINE SOUTH 89°42'47" EAST 37.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 116006 SQUARE FEET OR 2.663 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE APART HERETO.



# SUNRISE ENGINEERING

2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL. 480.768.8600 • FAX 480.768.8609  
[www.sunrise-eng.com](http://www.sunrise-eng.com)

J:\Gedwzr\0000x\ings\PHG\Leads\AFN 403-55-361A9.doc Oct 97, 2015 11:13am telley



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**  
(Riggs Road – 400-66-062)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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 “Riggs Road Property”):

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee’s acceptance of the Riggs Road Property and Grantee’s possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee’s sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

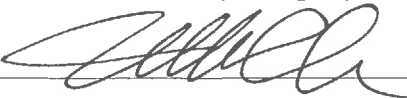
IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

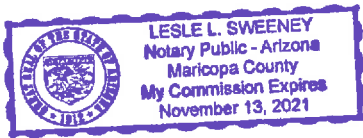
By: 

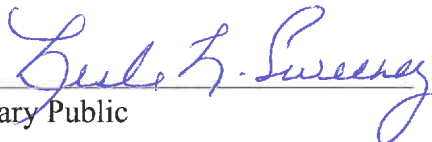
Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 10<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

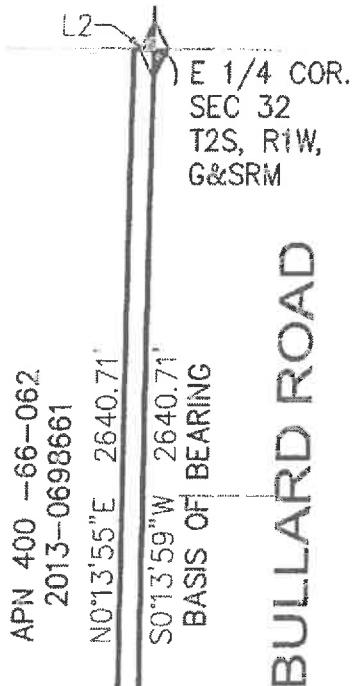


# EXHIBIT A

APN 400-66-062



Line Table		
Line #	Direction	Length
L1	N89°42'49"W	60.91'
L2	S89°42'57"E	60.96'



## LEGEND

- SUBJECT LINE
- SUB-SECTION LINE
- SECTION LINE
- DEED LINE
- EXIST RIGHT OF WAY



SECTION MONUMENT



2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
www.sunrise-eng.com



APN 400-66-062

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 0°13'59" EAST A DISTANCE OF 2640.71 FEET(BASIS OF BEARING);

THENCE ALONG THE SOUTH LINE OF SAID SECTION 32 NORTH 89°42'49" WEST 60.91 FEET;

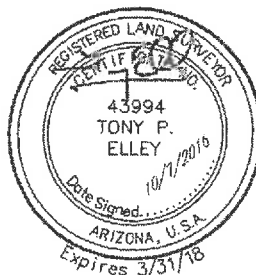
THENCE NORTH 00°13'55" EAST 2640.71 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE ALONG SAID NORTH LINE SOUTH 89°42'57" EAST 60.96 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32;

THENCE ALONG THE EAST LINE OF SAID SECTION 32 SOUTH 00°13'59" WEST 2640.71 FEET (BASIS OF BEARING) TO THE POINT OF BEGINNING.

CONTAINS 160910 SQUARE FEET OR 3.694 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE APART HERETO.



2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL 480.768.8600 · FAX 480.768.8609  
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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**  
(Riggs Road – 400-66-074)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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 “Riggs Road Property”):

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee’s acceptance of the Riggs Road Property and Grantee’s possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee’s sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

By: [Signature]

Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



[Signature]  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

*Exhibits on Following Pages*

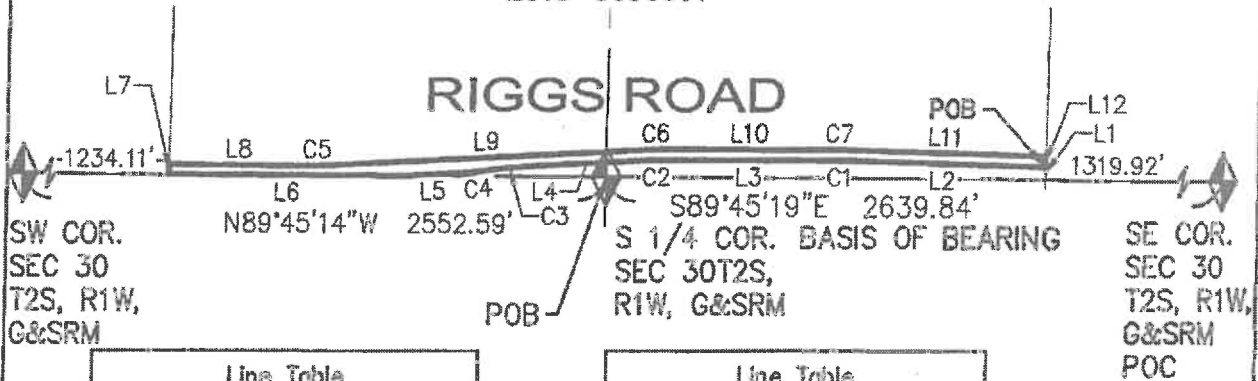


# EXHIBIT A

APN 400-66-074



APN 400-66-074  
2013-0698661



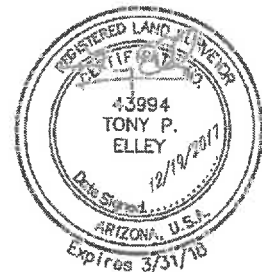
Line Table		
Line #	Direction	Length
L1	N0°15'54"E	38.36'
L2	N88°21'24"W	608.49'
L3	N89°56'43"W	508.60'
L4	S87°07'43"W	370.17'
L5	S87°07'43"W	174.04'
L6	N89°45'14"W	703.13'

Line Table		
Line #	Direction	Length
L7	N0°15'22"E	29.50'
L8	S89°31'29"E	411.50'
L9	N87°07'43"E	974.74'
L10	S89°56'43"E	508.60'
L11	S88°21'24"E	607.72'
L12	S0°15'54"W	32.01'

Curve Table					
Curve	Delta	Radius	Length	Chord Bearing	Chord Dist
C1	1°35'19"	985.00	27.31'	N89°09'04"W	27.31'
C2	2°55'34"	985.00	50.30'	S88°35'30"W	50.30'
C3	5°46'32"	985.00	99.29'	S84°14'27"W	99.25'
C4	5°46'32"	985.00	99.29'	S84°14'27"W	99.25'
C5	3°20'48"	983.00	57.42'	N88°48'07"E	57.41'
C6	2°55'34"	1017.00	51.94'	N88°35'30"E	51.93'
C7	1°35'19"	1017.00	28.20'	S89°09'04"E	28.20'

## LEGEND

- SUBJECT LINE
- SUB-SECTION LINE
- SECTION LINE
- DEED LINE
- EXIST RIGHT OF WAY
- SECTION MONUMENT



2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
www.sunrise-eng.com

U:\Goodwork\050922 Riggs\0405\Legends\New folder\APN 400-66-0074-REV.dwg Dec 19, 2017 10:40am telly



# APN 400-66-074

## LEGAL DESCRIPTION

THAT PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 30 BEARS NORTH 89°45'19" WEST 2639.84 FEET (BASIS OF BEARING):

THENCE ALONG THE SOUTH LINE OF SAID SECTION 30 THENCE NORTH 89°45'19" WEST 1319.92 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30

THENCE ALONG THE WEST LINE OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 NORTH 00°15'54" EAST 38.36 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°21'24" WEST 608.49 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 01°35'19" AND A CHORD THAT BEARS NORTH 89°09'04" WEST 27.31 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.31 FEET;

THENCE NORTH 89°36'43" WEST 508.60 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 02°55'34" AND A CHORD THAT BEARS SOUTH 88°35'30" WEST 50.30 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.30 FEET;

THENCE SOUTH 87°07'43" WEST 370.17 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 05°46'32" AND A CHORD THAT BEARS SOUTH 84°14'27" WEST 99.25 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.29 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 05°46'32" AND A CHORD THAT BEARS SOUTH 84°14'27" WEST 99.25 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.29 FEET;

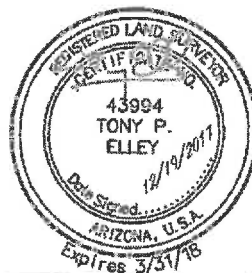
THENCE SOUTH 87°07'43" WEST 174.04 FEET;

THENCE NORTH 89°45'14" WEST 703.13 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE ALONG SAID WEST LINE NORTH 00°15'22" EAST 29.50 FEET;

THENCE SOUTH 88°31'29" EAST 411.50 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 983.00 FEET, A CENTRAL ANGLE OF 03°20'48" AND A CHORD THAT BEARS NORTH 88°48'07" EAST 57.41 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.42 FEET;



2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
www.sunrise-eng.com



APN 400-66-074

LEGAL DESCRIPTION (CONTINUED)

THENCE NORTH 87°07'43" EAST 974.74 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1017.00 FEET, A CENTRAL ANGLE OF 02°55'34" AND A CHORD THAT BEARS NORTH 88°35'30" EAST 51.93 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.94 FEET;

THENCE SOUTH 89°56'43" EAST 508.60 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1017.00 FEET, A CENTRAL ANGLE OF 01°35'19" AND A CHORD THAT BEARS SOUTH 89°09'04" EAST 28.20 FEET;

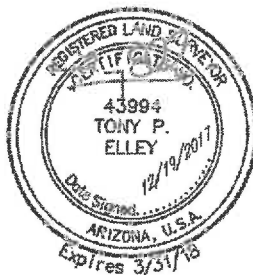
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.20 FEET;

THENCE SOUTH 88°21'24" EAST 807.72 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTH 00°15'54" WEST 32.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 86474 SQUARE FEET OR 1.985 ACRES, MORE OR LESS.

SEE ATTACHED "EXHIBIT A" BY REFERENCE MADE APART HERETO.



2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
[www.sunrise-eng.com](http://www.sunrise-eng.com)



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**  
(Riggs Road – 400-67-027A)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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 “Riggs Road Property”):

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee’s acceptance of the Riggs Road Property and Grantee’s possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee’s sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

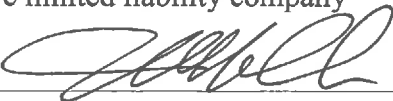
IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

By: 

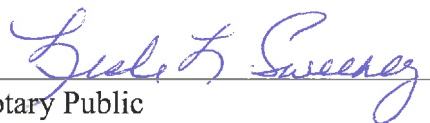
Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

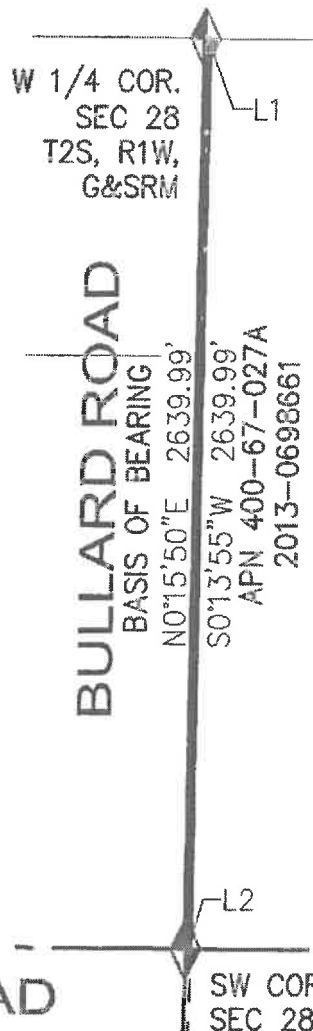
The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

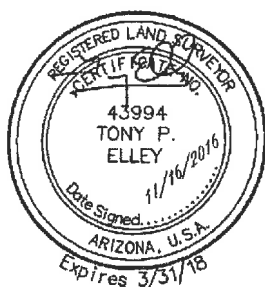


# EXHIBIT A

APN 400-67-027A



Line Table		
Line #	Direction	Length
L1	S89°43'16"E	11.26'
L2	N89°43'41"W	12.74'



RIGGS ROAD

## LEGEND

- SUBJECT LINE
- - - - - SUB-SECTION LINE
- SECTION LINE
- DEED LINE
- - - - - EXIST RIGHT OF WAY
- ◆ SECTION MONUMENT



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APN 400-67-027A

LEGAL DESCRIPTION

THAT PORTION THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28;

THENCE ALONG THE WEST LINE OF SAID SECTION 28 NORTH 00°15'50" EAST 2639.99 FEET (BASIS OF BEARING) TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

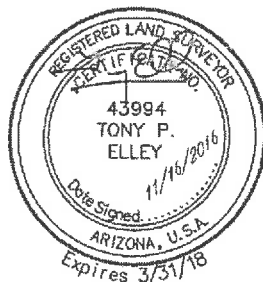
THENCE ALONG SAID NORTH LINE SOUTH 89°43'16" EAST 11.26 FEET;

THENCE SOUTH 00°13'55" WEST 2639.99 FEET TO THE SOUTH LINE OF SAID SECTION 28;

THENCE ALONG SAID SOUTH LINE NORTH 89°43'41" WEST 12.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 31669 SQUARE FEET OR 0.727 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE APART HERETO.



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MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
www.sunrise-eng.com



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**  
(Riggs Road – 400-69-019)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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 “Riggs Road Property”):

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee’s acceptance of the Riggs Road Property and Grantee’s possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee’s sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

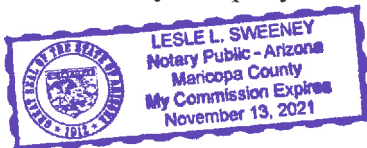
By: \_\_\_\_\_

Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



Leslie L. Sweeney  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

*Exhibits on Following Pages*





# EXHIBIT A

APN 400-69-019

HUNT HWY.

APN 400-69-019  
2013-0698661

L3

NE COR.  
SEC 5  
T3S, R1W,  
G&SRM  
POB

N0°15'55"E 2214.86'

S0°15'40"W 2640.30'

APN 400-68-012  
2013-0698661

BULLARD ROAD

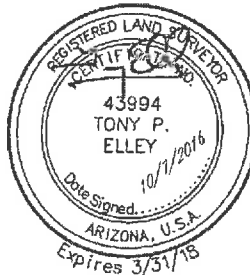
L2 C1 C2

L1

E 1/4 COR.  
SEC 5  
T3S, R1W,  
G&SRM

Line Table

Line #	Direction	Length
L1	N89°43'44"W	34.60'
L2	N0°15'55"E	100.96'
L3	S89°42'49"E	60.91'



Curve Table

Curve	Delta	Radius	Length	Chord Bearing	Chord Dist
C1	9°20'15"	975.00	158.89'	N4°24'12"W	158.72'
C2	9°20'15"	1025.00	167.04'	N4°24'12"W	166.86'

## LEGEND

- SUBJECT LINE
- - - SUB-SECTION LINE
- SECTION LINE
- DEED LINE
- - - EXIST RIGHT OF WAY



SECTION MONUMENT



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MESA, ARIZONA 85210  
TEL 480.768.8600 • FAX 480.768.8609  
www.sunrise-eng.com



U:\Goodyear\00000Riggs\DWG\Legg's\AFN 40E--69-019.dwg Oct 07, 2016 11:11 AM

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE OF SAID SECTION 5 SOUTH 00°15'40" WEST 2640.30 FEET  
(BASIS OF BEARING) TO THE EAST QUARTER CORNER OF SAID SECTION 5;

THENCE NORTH 00°15'55" EAST 100.96 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 09°20'15" AND A CHORD THAT BEARS NORTH 04°24'12" WEST 158.72 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 167.04 FEET;

THENCE ALONG SAID NORTH LINE SOUTH 89°42'49" EAST 60.91 FEET TO THE POINT OF BEGINNING.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE APART HERETO.



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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**  
(Riggs Road – 400-68-012)

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, NNP III-EMR 4, LLC, a Delaware 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 “Riggs Road Property”):

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and any matters discoverable by a survey or visual inspection of the Riggs Road Property.

AND SUBJECT TO the following terms and conditions: Grantor shall have no liability or responsibility for designing or constructing or paying for or reimbursing Grantee for the costs of designing or constructing any temporary improvements within the Riggs Road Property. Grantor and Grantee agree that Grantee’s acceptance of the Riggs Road Property and Grantee’s possible construction of temporary paving improvements, does not relieve Grantee and/or its successors and assigns from its responsibility under any law, rule, regulation, standard and/or agreement to construct, within the Riggs Road Property and at Grantee’s sole cost, permanent road improvements and utility improvements (which may include, without limitation, water and sewer improvements) that meet all applicable design and engineering standards when any portion of the property adjacent to the Riggs Road Property is developed. Grantee hereby agrees to indemnify, defend, assume all liability for and hold harmless Grantor and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, violations of law, damages to property, or injuries to persons caused by or alleged to have been caused by Grantee, its officers, employees, agents, contractors or subcontractors in connection with any activities of any such parties on the Riggs Road Property.

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, against every person lawfully claiming or to claim the same, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*



GRANTOR:

NNP III-EMR 4, LLC,  
a Delaware limited liability company

By: [Signature]

Name: William M. Olson

Its: Senior Vice President

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 16<sup>th</sup> day of April, 2018 by William M. Olson, as Senior Vice President of NNP III-EMR 4, LLC, a Delaware limited liability company.



[Signature]  
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: Georgia Lord

Its: Mayor

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Georgia Lord, as Mayor of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

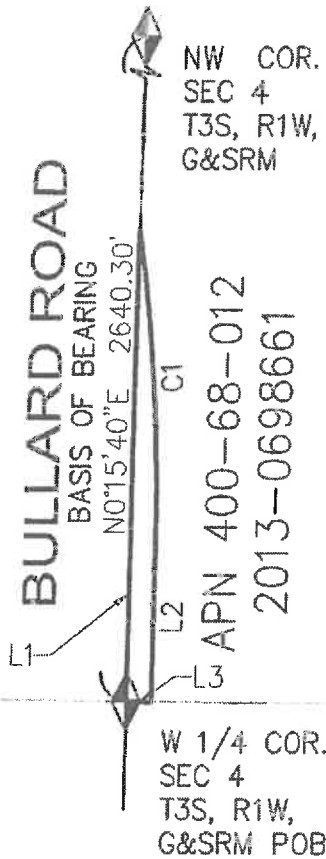
*Exhibits on Following Pages*





# EXHIBIT A

APN 400-68-012

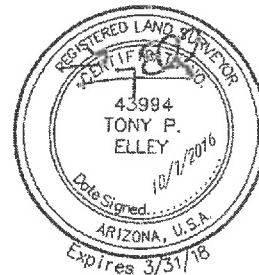


Line Table		
Line #	Direction	Length
L1	N0°15'40"E	278.93'
L2	S0°15'55"W	100.97'
L3	N89°43'01"W	15.40'

Curve Table					
Curve	Delta	Radius	Length	Chord Bearing	Chord Dist
C1	9°38'06"	1063.51	178.84'	S4°41'16"E	178.63'

## LEGEND

- SUBJECT LINE
- SUB-SECTION LINE
- SECTION LINE
- DEED LINE
- EXIST RIGHT OF WAY
- SECTION MONUMENT



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MESA, ARIZONA 85210  
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www.sunrise-eng.com



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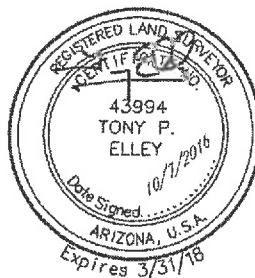
THAT PORTION OF THE NORTH WEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 1 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE WEST LINE OF SAID SECTION 4 NORTH 00°15'40" EAST 278.93 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1063.51 FEET AND A CHORD THAT BEARS SOUTH 04°41'16" EAST 178.63 FEET;

THENCE SOUTH 00°15'55" WEST 100.97 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4;

CONTAINS 3374 SQUARE FEET OR 0.077 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE APART HERETO.



2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
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