

RESOLUTION NO. 2020-2027

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE CITY ATTORNEY TO BRING ACTION(S) AS NECESSARY, UNDER THE AUTHORITY OF EMINENT DOMAIN TO ACQUIRE SUCH PROPERTY INTERESTS REQUIRED FOR THE GOODYEAR WATER TREATMENT FACILITY AND RAW WATER PIPELINE DELIVERY PROJECT FOR JUST COMPENSATION AS DETERMINED BY THE COURT OR JURY.

WHEREAS, in January 2017 Council approved the CAP/SRP Interconnection Facility Lease and Water Transportation Agreement with Salt River Project by City Council action 17-5965. The city entered into the agreement in February 2017. The agreement provided for the transportation of the city's allotment of Central Arizona Project surface water from their interconnection facility located at the Granite Reef Dam, to a connection point at approximately Avondale Boulevard and Broadway Road. In connection with the agreement the city plans to construct facilities, including a pipeline, to convey the water from the connection point to a surface water treatment facility; and

WHEREAS, on April 23, 2018, Council approved the expenditure of funds which allowed the city to enter into a contract with CH2M Engineers for design-build pre-construction services, which included real estate acquisition services; and

WHEREAS, on December 17, 2018, Council approved the acquisition of property rights for the Goodyear Water Treatment Facility and Raw Water Pipeline Delivery Project; and

WHEREAS, City staff has acquired or has agreements in escrow for 37 of the 41 parcels required for the pipeline portion of the project. The outstanding seven parcels are owned by TVG Investments, LLC, an Arizona limited liability company and Rexco, LLC, an Arizona limited liability company. The parcels are more specifically identified in Resolution 2020-2027 and Exhibit A attached hereto. These parcels are required in order to construct the surface water pipeline; and

WHEREAS, the Mayor and Council of the city of Goodyear, Arizona find that the purchase of the property rights identified in Exhibit A are necessary for the public health, safety and welfare of the citizens of Goodyear;

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

SECTION 1. The City Attorney is hereby authorized and directed to bring action under the power of eminent domain to acquire the property rights identified in Exhibit A for just compensation as determined by the court or jury.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20_____.

Date: _____

APPROVED AS TO FORM:

Roric Massey, City Attorney

STATE OF ARIZONA)
) ss.
County of Maricopa)

Given under my hand and sealed this _____ day of _____, 20____.

City Clerk

EXHIBIT 'A'

LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION

APN: 500-66-005D

NEW EASEMENT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE LAND DESCRIBED AS PARCEL NO. 2 IN DOCUMENT 2017-0758134, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 24, BEARS SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST (BASIS OF BEARINGS AS SHOWN ON BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS), A DISTANCE OF 2643.15 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 909.48 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE DEPARTING SAID MID-SECTION LINE AND ALONG SAID WEST LINE, SOUTH 09 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF 104.98 FEET TO THE SOUTHERLY LINE OF AN EXISTING SRP ELECTRIC EASEMENT AS DESCRIBED IN DOCUMENT 2009-1070706 RECORDS OF MARICOPA COUNTY, ARIZONA AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 853.27 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 88 DEGREES 56 MINUTES 03 SECONDS EAST, A DISTANCE OF 6.36 FEET;

THENCE LEAVING SAID SOUTH LINE, SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST, A DISTANCE OF 934.20 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 47 SECONDS WEST, A DISTANCE OF 903.93 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 849.72 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE ALONG SAID WEST LINE, NORTH 09 DEGREES 27 MINUTES 42 SECONDS WEST. A DISTANCE OF 30.53 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 30,369 SQUARE FEET OR 0.70 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.



100' USA ELECTRICAL TRANSMISSION EASEMENT
PER BOOK 67 OF MISC, PAGE 548 MCR

4' MST&T EASEMENT
PER DKT. 4197-219 MCR

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH
POC

W. ELWOOD ST. (ALIGNMENT)

N89°56'43"W 2633.17'
909.48'

C 1/4
CORNER
SEC. 24,
T1N, R1W
NOT FD.
CALCULATED

POB
NEW
EASEMENT

30' SRP ELECTRICAL
EASEMENT
PER DOC.
2009-1070706 MCR

CENTERLINE OF USA ELECTRIC
EASEMENT PER RESOLUTION
DATED 2-21-46
(NO DEFINED WIDTH)

SEE DETAIL AND
LINE TABLE ON SHEET 2

APN: 500-66-005D
REXCO LLC
PARCEL NO. 2
DOC. 2017-0758134 MCR

PRESSURE
REDUCTION
FACILITY
PER DOC. 2011-
0908492 MCR

33' ROADWAY PER
BOOK 2 OF ROAD MAPS,
PAGE 14 MCR

S. AVONDALE BLVD.

2643.15'
S00°13'47"E
(BASIS OF BEARINGS)

8' SRP U/G ELECTRIC EASEMENT
PER DOC. 2002-0698941 MCR

5' SRP O/H ELECTRIC
EASEMENT PER
DKT. 14872-488 MCR

W. BROADWAY RD.

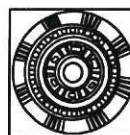
SE
CORNER
SEC. 24,
T1N, R1W
FD. BCHH



LEGEND

- . — . — . = SECTION LINE
- ===== = PROPERTY LINE
- = EASEMENT LINES
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ROW = RIGHT-OF-WAY
- ESMT = EASEMENT
- MCR = MARICOPA COUNTY RECORDER
- FD. = FOUND
- BCHH = BRASS CAP IN HAND HOLE
- //// = NEW EASEMENT

EXHIBIT "A"



AZTEC ENGINEERING

4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | |
|----------------|--------------|-------|--------|
| DR: GLG | CK: CWH | SHEET | TOTAL |
| DATE: 2-28-19 | REV: 3-21-19 | NO. | SHEETS |
| SCALE: 1"=300' | | 1 | 2 |

W. ELWOOD ST. (ALIGNMENT)

N89°56'43"W

2633.17'

909.48'

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH
POC

POB
NEW
EASEMENT

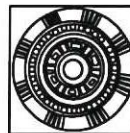
APN: 500-66-005D
REXCO LLC
PARCEL NO. 2
DOC. 2017-0758134 MCR

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S09°27'42"E | 104.98' |
| L2 | N89°48'03"E | 853.27' |
| L3 | N88°56'03"E | 6.36' |
| L4 | S00°13'47"E | 934.20' |
| L5 | N90°00'00"W | 5.00' |
| L6 | N00°13'47"W | 903.93' |
| L7 | S89°48'03"W | 849.72' |
| L8 | N09°27'42"W | 30.53' |

30,369 SQ.FT. 0.70 ACRES
MORE OR LESS (NEW EASEMENT) - TOTAL
(NO OVERLAPPING EXISTING EASEMENTS)



EXHIBIT "A"



AZTEC ENGINEERING
4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | |
|---------------|--------------|-----------|--------------|
| DR: GLG | CK: CWH | SHEET NO. | TOTAL SHEETS |
| DATE: 2-28-19 | REV: 3-21-19 | 2 | 2 |
| N.T.S. | | | |

LEGAL DESCRIPTION
APN: 500-66-005D
TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE LAND DESCRIBED AS PARCEL NO. 2 IN DOCUMENT 2017-0758134, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 24, BEARS SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST (BASIS OF BEARINGS AS SHOWN ON BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS), A DISTANCE OF 2643.15 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 909.48 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE DEPARTING SAID MID-SECTION LINE AND ALONG SAID WEST LINE, SOUTH 09 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF 135.51 TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 849.72 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST, A DISTANCE OF 903.93 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST, A DISTANCE OF 30.00 FEET

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.00 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 47 SECONDS WEST, A DISTANCE OF 903.82 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 814.85 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE ALONG SAID WEST LINE, NORTH 09 DEGREES 27 MINUTES 42 SECONDS WEST, A DISTANCE OF 30.40 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 52,689 SQUARE FEET OF 1.21 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.



100' USA ELECTRICAL TRANSMISSION EASEMENT
PER BOOK 67 OF MISC, PAGE 548 MCR

4' MST&T EASEMENT
PER DKT. 4197-219 MCR

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH
POC

W. ELWOOD ST. (ALIGNMENT)

N89°56'43"W 2633.17'
909.48'

C 1/4
CORNER
SEC. 24,
T1N, R1W
NOT FD.
CALCULATED

POB
NEW TCE

30' SRP ELECTRICAL
EASEMENT
PER DOC.
2009-1070706 MCR

CENTERLINE OF USA ELECTRIC
EASEMENT PER RESOLUTION
DATED 2-21-46
(NO DEFINED WIDTH)

SEE DETAIL AND
LINE TABLE ON SHEET 2

APN: 500-66-005D
REXCO LLC
PARCEL NO. 2
DOC. 2017-0758134 MCR

PRESSURE
REDUCTION
FACILITY
PER DOC. 2011-
0908492 MCR

2643.15'
S. AVONDALE BLVD.
(BASIS OF BEARINGS)
S00°13'47"E

33' ROADWAY PER
BOOK 2 OF ROAD MAPS,
PAGE 14 MCR

8' SRP U/G ELECTRIC EASEMENT
PER DOC. 2002-0698941 MCR

5' SRP O/H ELECTRIC
EASEMENT PER
DKT. 14872-488 MCR

W. BROADWAY RD.

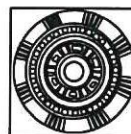
SE
CORNER
SEC. 24,
T1N, R1W
FD. BCHH

LEGEND

- = SECTION LINE
- == = PROPERTY LINE
- - - = EASEMENT LINES
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ROW = RIGHT-OF-WAY
- ESMT = EASEMENT
- MCR = MARICOPA COUNTY RECORDER
- FD. = FOUND
- BCHH = BRASS CAP IN HAND HOLE
- XXXX = NEW TCE



EXHIBIT "A"



AZTEC ENGINEERING

4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | |
|----------------|--------------|-----------|--------------|
| DR: GLG | CK: CWH | SHEET NO. | TOTAL SHEETS |
| DATE: 2-28-19 | REV: 3-21-19 | 1 | 2 |
| SCALE: 1"=300' | | | |

W. ELWOOD ST. (ALIGNMENT)

N89°56'43"W 2633.17' 909.48'

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH
POC

POB
NEW TCE

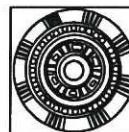
APN: 500-66-005D
REXCO LLC
PARCEL NO. 2
DOC. 2017-0758134 MCR

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S09°27'42"E | 135.51' |
| L2 | N89°48'03"E | 849.72' |
| L3 | S00°13'47"E | 903.93' |
| L4 | N90°00'00"E | 5.00' |
| L5 | S00°13'47"E | 30.00' |
| L6 | N90°00'00"W | 35.00' |
| L7 | N00°13'47"W | 903.82' |
| L8 | S89°48'03"W | 814.85' |
| L9 | N09°27'42"W | 30.40' |

52,689 SQ.FT. 1.21 ACRES
MORE OR LESS (NEW TCE) - TOTAL (NO
OVERLAPPING EXISTING EASEMENTS)



EXHIBIT "A"



AZTEC ENGINEERING
4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | |
|---------------|--------------|-----------|--------------|
| DR: GLG | CK: CWH | SHEET NO. | TOTAL SHEETS |
| DATE: 2-28-19 | REV: 3-21-19 | 2 | 2 |
| N.T.S. | | | |

LEGAL DESCRIPTION

APN: 500-66-005C

NEW EASEMENT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE LAND DESCRIBED AS PARCEL NO. 1 IN DOCUMENT 2017-0758134, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STEM OF A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST (BASIS OF BEARINGS AS SHOWN ON BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS), A DISTANCE OF 5266.12 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 2632.95 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 24 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID MID-SECTION LINE, SOUTH 00 DEGREES 42 MINUTES 09 SECONDS EAST, A DISTANCE OF 111.12 FEET TO THE SOUTHERLY LINE OF AN EXISTING SRP ELECTRIC EASEMENT AS DESCRIBED IN DOCUMENT 2009-1070706 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 1709.59 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID EAST LINE, SOUTH 09 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF 30.40 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 1744.22 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 42 MINUTES 09 SECONDS WEST. A DISTANCE OF 141.26 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 55,599 SQUARE FEET OR 1.28 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.



W 1/4
CORNER
SEC. 24, C 1/4
T1N, R1W COR
FD. STEM SEC 24
OF BC NOT FD.
POC POB
NEW
EASEMENT

100' USA ELECTRICAL
TRANSMISSION EASEMENT
PER BOOK 67 OF
MISC, PAGE 548 MCR

DITCH EASEMENT PER
DOC. 2007-1034736 MCR

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH

W. ELWOOD ST. (ALIGNMENT)
(BASIS OF BEARINGS)

S89°56'43"E 5266.12'
1693.69'

2632.95'

909.48'

S. EL MIRAGE ROAD

S. AVONDALE BLVD.

30' SRP ELECTRICAL EASEMENT
PER DOC. 2009-1070706 MCR

CENTERLINE OF USA ELECTRIC
EASEMENT PER RESOLUTION
DATED 2-21-46
(NO DEFINED WIDTH)

APN: 500-66-005C
REXCO LLC
PARCEL NO. 1
DOC. 2017-0758134 MCR

8' SRP U/G ELECTRIC EASEMENT
PER DOC. 2002-0698941 MCR

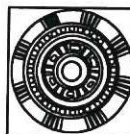
SEE DETAIL AND
LINE TABLE ON SHEET 2



LEGEND

- = SECTION LINE
- == = PROPERTY LINE
- - - = EASEMENT LINES
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ROW = RIGHT-OF-WAY
- ESMT = EASEMENT
- MCR = MARICOPA COUNTY RECORDER
- FD. = FOUND
- BCHH = BRASS CAP IN HAND HOLE
- /// = NEW EASEMENT

EXHIBIT "A"



AZTEC ENGINEERING

4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | |
|----------------|---------|-------|--------|
| DR: GLG | CK: CWH | SHEET | TOTAL |
| DATE: 3-07-19 | REV: | NO. | SHEETS |
| SCALE: 1"=300' | | 1 | 2 |

W 1/4
CORNER
SEC. 24,
T1N, R1W
FD. STEM
OF BC
POC

C 1/4
COR
SEC 24
NOT FD.
POB
NEW
EASEMENT

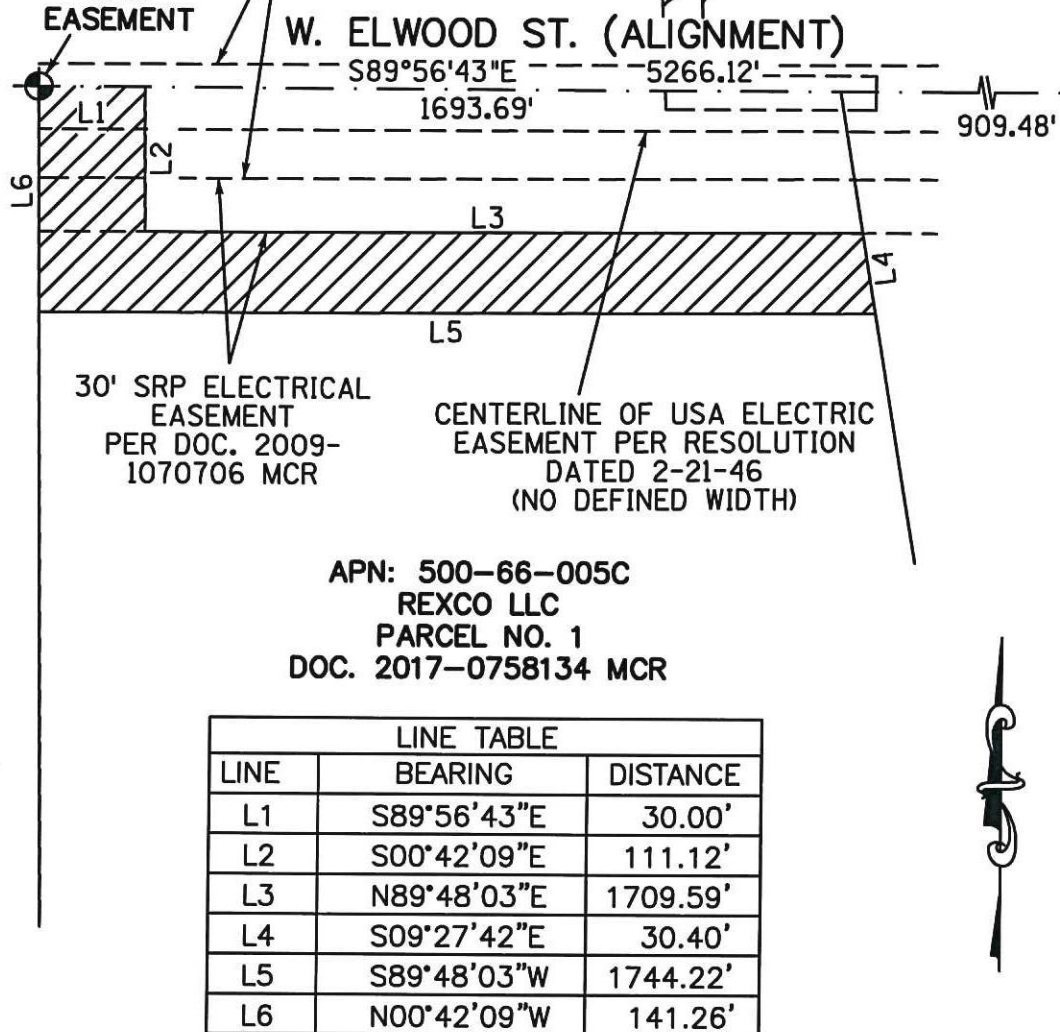
100' USA ELECTRICAL
TRANSMISSION EASEMENT
PER BOOK 67 OF
MISC, PAGE 548 MCR

DITCH EASEMENT
PER
DOC. 2007-
1034736 MCR

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH

S. EL MIRAGE ROAD

S. AVONDALE BLVD.



55,599 SQ. FT. OR 1.28 ACRES MORE OR LESS (NEW EASEMENT) - TOTAL
3,342 SQ. FT. OR 0.08 ACRES MORE OR LESS (NEW EASEMENT)
WITHIN EXISTING EASEMENTS
52,257 SQ. FT. OR 1.20 ACRES MORE OR LESS (NEW EASEMENT)
OUTSIDE EXISTING EASEMENTS



EXHIBIT "A"



AZTEC ENGINEERING
4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | | |
|---------------|---------|-----------|--------------|--|
| DR: GLG | CK: CWH | SHEET NO. | TOTAL SHEETS | |
| DATE: 3-07-19 | REV: | | | |
| N.T.S. | | 2 | 2 | |

LEGAL DESCRIPTION
APN: 500-66-005C
TEMPORARY CONSTRUCTION EASEMENT

TWO PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE LAND DESCRIBED AS PARCEL NO. 1 IN DOCUMENT 2017-0758134, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NEWTCE 1:

COMMENCING AT A STEM OF A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST (BASIS OF BEARINGS AS SHOWN ON BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS), A DISTANCE OF 5266.12 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 2632.95 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 24;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE AND ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00 DEGREES 42 MINUTES 09 SECONDS EAST, A DISTANCE OF 141.26 TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 1744.22 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE ALONG SAID EAST LINE, SOUTH 09 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF 30.40 FEET

THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 1748.85 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 52,402 SQUARE FEET OR 1.20 ACRES, MORE OR LESS.

TOGETHER WITH;

NEW TCE 2:

COMMENCING AT A STEM OF A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST (BASIS OF BEARINGS AS SHOWN ON BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS), A DISTANCE OF 5266.12 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 2632.95 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 24;

THENCE CONTINUING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 30.00 FEET;

THENCE LEAVING SAID MID-SECTION LINE, SOUTH 00 DEGREES 42 MINUTES 09 SECONDS EAST, A DISTANCE OF 110.99 FEET TO THE SOUTH LINE OF A SRP ELECTRIC EASEMENT RECORDED IN DOCUMENT 2009-1070706 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 30.00 FEET;

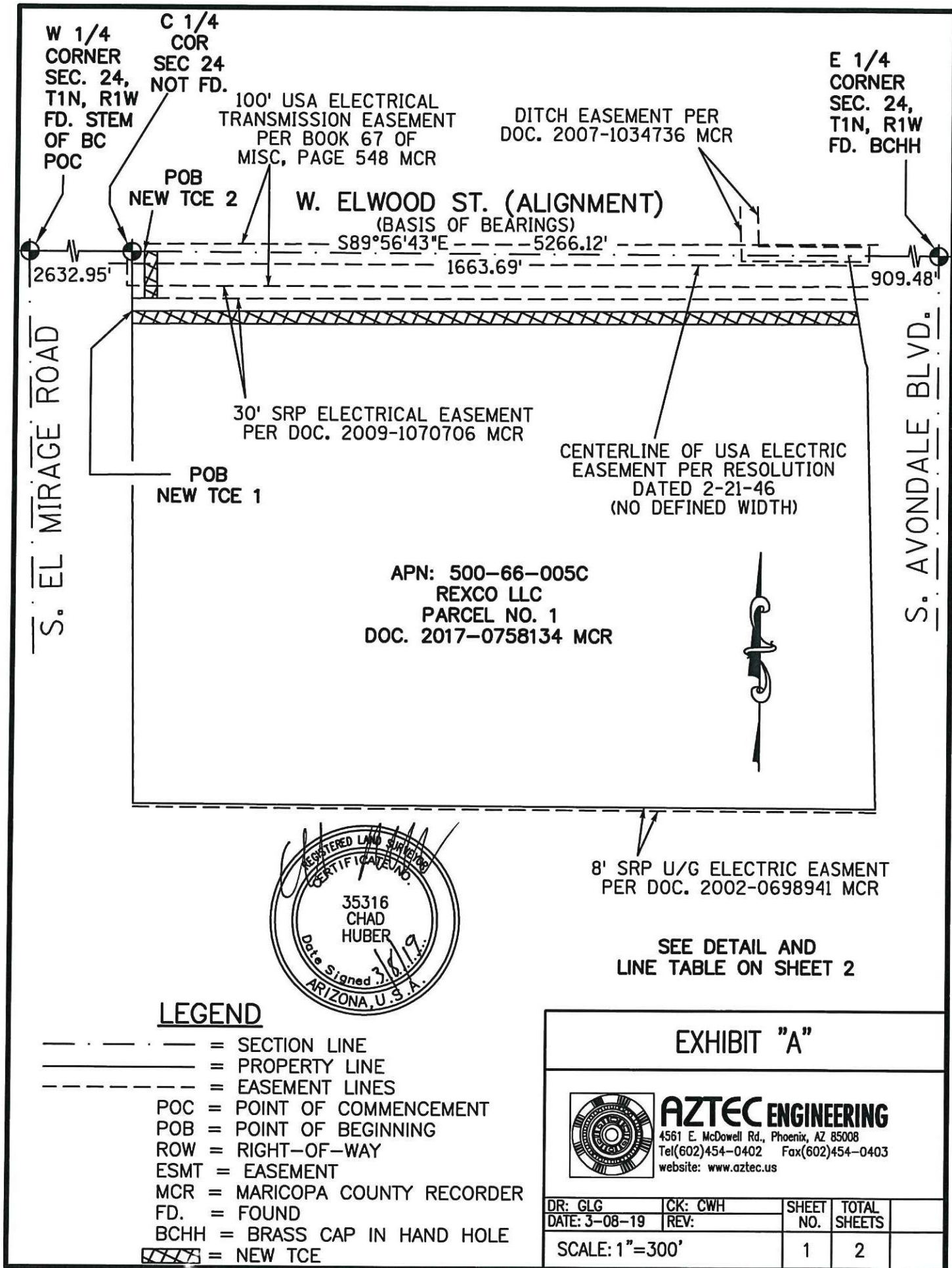
THENCE NORTH 00 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 111.12 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 3,332 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

TOTAL COMBINED PARCELS CONTAIN 55,734 SQUARE FEET OR 1.28 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.





W 1/4
CORNER
SEC. 24,
T1N, R1W
FD. STEM
OF BC
POC

C 1/4
COR
SEC 24
NOT FD.

100' USA ELECTRICAL
TRANSMISSION EASEMENT
PER BOOK 67 OF
MISC, PAGE 548 MCR

DITCH EASEMENT
PER
DOC. 2007-
1034736 MCR

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH

POB
NEW
TCE 2

W. ELWOOD ST. (ALIGNMENT)

2632.95'

30.00'

S89°56'43"E
1663.69'

5266.12'

909.48'

S. EL MIRAGE ROAD

POB
NEW
TCE 1

APN: 500-66-005C
REXCO LLC
PARCEL NO. 1
DOC. 2017-0758134 MCR

30' SRP ELECTRICAL
EASEMENT
PER DOC. 2009-
1070706 MCR

CENTERLINE
OF USA
ELECTRIC
EASEMENT
PER
RESOLUTION
DATED
2-21-46
(NO DEFINED
WIDTH)

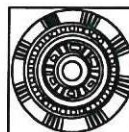
S. AVONDALE BLVD.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S00°42'09"E | 141.26' |
| L2 | N89°48'03"E | 1744.22' |
| L3 | S09°27'42"E | 30.40' |
| L4 | S89°48'03"W | 1748.85' |
| L5 | N00°42'09"W | 30.00' |
| L6 | S89°56'43"E | 30.00' |
| L7 | S00°42'09"E | 110.99' |
| L8 | S89°48'03"W | 30.00' |
| L9 | N00°42'09"W | 111.12' |

52,402 SQ. FT. OR 1.20 ACRES MORE OR LESS
OUTSIDE OF EXISTING EASEMENTS
3,332 SQ. FT. OR 0.08 ACRES MORE OR LESS
WITHIN EXISTING EASEMENTS



EXHIBIT "A"



AZTEC ENGINEERING
4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | | |
|---------------|---------|-------|--------|--|
| DR: GLG | CK: CWH | SHEET | TOTAL | |
| DATE: 3-08-19 | REV: | NO. | SHEETS | |
| N.T.S. | | 2 | 2 | |

LEGAL DESCRIPTION
APN: 500-66-001D
NEW EASEMENT

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE LAND DESCRIBED AS PARCEL NO. 1 IN DOCUMENT 2014-0276460, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE STEM OF A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST (BASIS OF BEARINGS AS SHOWN ON BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS), A DISTANCE OF 5266.12 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 2632.95 FEET TO THE CENTER OF SAID SECTION 24, THE SOUTHWEST CORNER OF SAID PARCEL, AND **THE POINT OF BEGINNING**;

THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 24, NORTH 00 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 58.43 FEET;

THENCE DEPARTING SAID MID-SECTION LINE, SOUTH 45 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF 42.43 FEET;

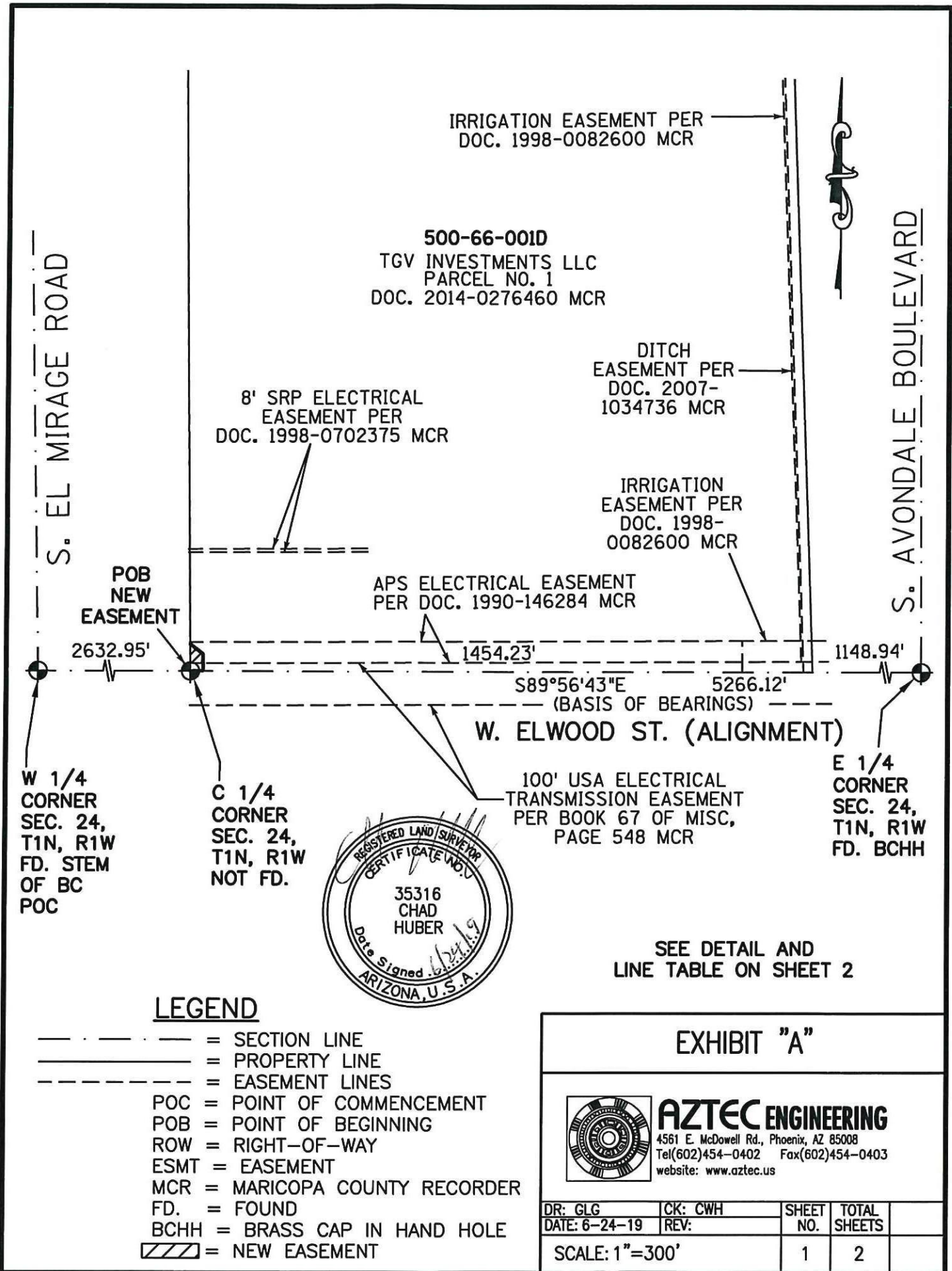
THENCE SOUTH 00 DEGREES 42 MINUTES 09 SECONDS EAST, A DISTANCE OF 28.82 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24;

THENCE ALONG SAID EAST-WEST MID-SECTION LINE, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,309 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.

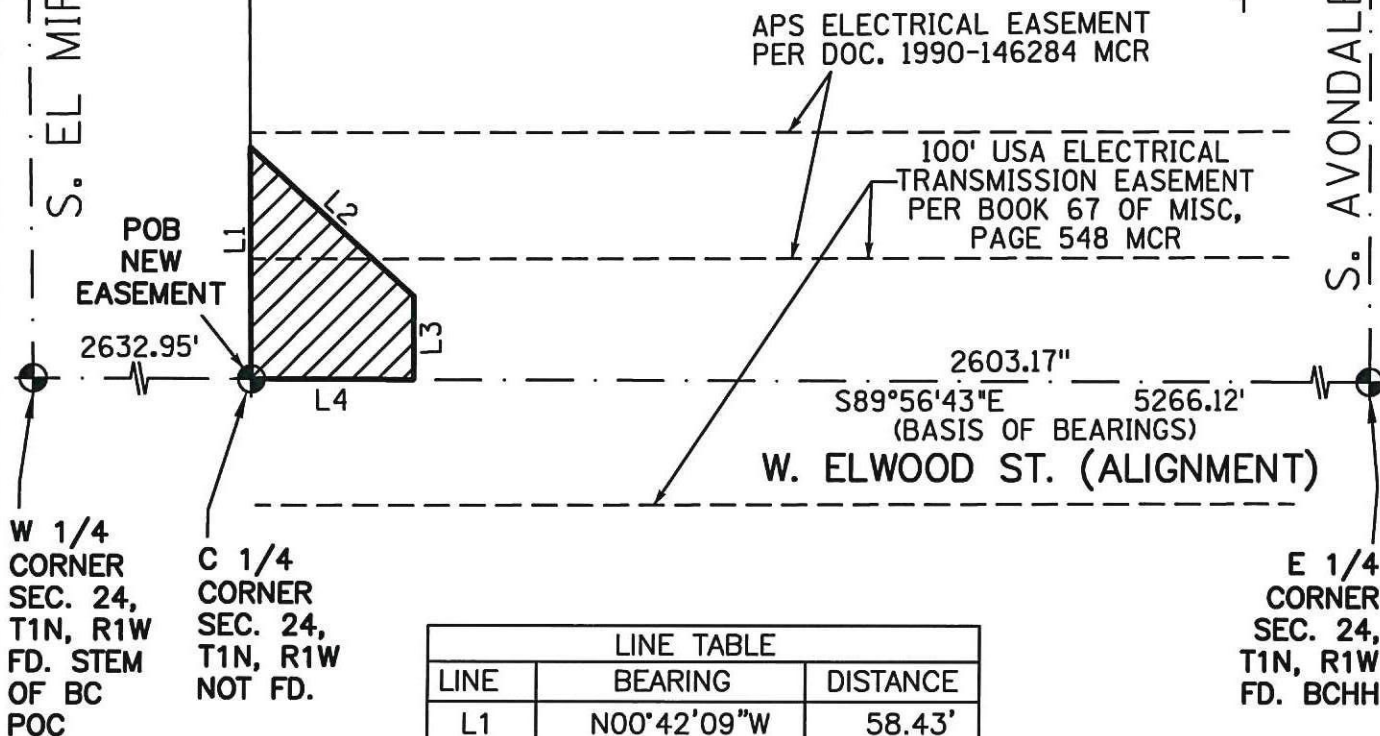




S. EL MIRAGE ROAD

500-66-001D
TGV INVESTMENTS LLC
PARCEL NO. 1
DOC. 2014-0276460 MCR

S. AVONDALE BOULEVARD

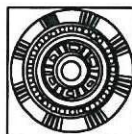


| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N00°42'09"W | 58.43' |
| L2 | S45°41'43"E | 42.43' |
| L3 | S00°42'09"E | 28.82' |
| L4 | N89°56'43"W | 30.00' |

1,309 SQ. FT. OR 0.03 ACRES MORE OR LESS (NEW EASEMENT)
ALL WITHIN EXISTING EASEMENTS



EXHIBIT "A"



AZTEC ENGINEERING
4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | | |
|---------------|---------|-------|--------|--|
| DR: GLG | CK: CWH | SHEET | TOTAL | |
| DATE: 6-24-19 | REV: | NO. | SHEETS | |
| N.T.S. | | 2 | 2 | |

LEGAL DESCRIPTION
APN: 500-66-001D
TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE LAND DESCRIBED AS PARCEL NO. 1 IN DOCUMENT 2014-0276460, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE STEM OF A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST (BASIS OF BEARINGS AS SHOWN ON BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS), A DISTANCE OF 5266.12 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 2632.95 FEET TO THE CENTER OF SAID SECTION 24, AND THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 24, NORTH 00 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 58.43 TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 5.72 FEET;

THENCE LEAVING SAID NORTH-SOUTH MID-SECTION LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 00 DEGREES 42 MINUTES 09 SECONDS EAST, A DISTANCE OF 64.21 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24;

THENCE ALONG SAID EAST-WEST MID-SECTION LINE, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 30.00 FEET;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE, NORTH 00 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 28.82 FEET;

THENCE NORTH 45 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF 42.43 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 2,542 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.



S. EL MIRAGE ROAD

S. AVONDALE BOULEVARD

IRRIGATION EASEMENT PER
DOC. 1998-0082600 MCR

500-66-001D
TGV INVESTMENTS LLC
PARCEL NO. 1
DOC. 2014-0276460 MCR

8' SRP ELECTRICAL
EASEMENT PER
DOC. 1998-0702375 MCR

DITCH
EASEMENT PER
DOC. 2007-
1034736 MCR

IRRIGATION
EASEMENT PER
DOC. 1998-
0082600 MCR

APS ELECTRICAL EASEMENT
PER DOC. 1990-146284 MCR

POB
NEW
TCE

W 1/4
CORNER
SEC. 24,
T1N, R1W
FD. STEM
OF BC
POC

C 1/4
CORNER
SEC. 24,
T1N, R1W
NOT FD.



100' USA ELECTRICAL
TRANSMISSION EASEMENT
PER BOOK 67 OF MISC,
PAGE 548 MCR

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH

W. ELWOOD ST. (ALIGNMENT)

SEE DETAIL AND
LINE TABLE ON SHEET 2

LEGEND

- = SECTION LINE
- == = PROPERTY LINE
- - - = EASEMENT LINES
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ROW = RIGHT-OF-WAY
- ESMT = EASEMENT
- MCR = MARICOPA COUNTY RECORDER
- FD. = FOUND
- BCHH = BRASS CAP IN HAND HOLE
- XXXX = NEW TCE

EXHIBIT "A"



AZTEC ENGINEERING

4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: GLG

DATE: 6-24-19

CK: CWH

REV:

SHEET

NO.

TOTAL

SHEETS

SCALE: 1"=300'

1

2

S. EL MIRAGE ROAD

500-66-001D
TGV INVESTMENTS LLC
PARCEL NO. 1
DOC. 2014-0276460 MCR

S. AVONDALE BOULEVARD

POB
NEW
TCE

APS ELECTRICAL EASEMENT
PER DOC. 1990-146284 MCR

100' USA ELECTRICAL
TRANSMISSION EASEMENT
PER BOOK 67 OF MISC,
PAGE 548 MCR

W 1/4
CORNER
SEC. 24,
T1N, R1W
FD. STEM
OF BC
POC

C 1/4
CORNER
SEC. 24,
T1N, R1W
NOT FD.

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH

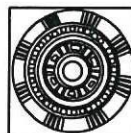
| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N00°42'09"W | 58.43' |
| L2 | N00°42'09"W | 5.72' |
| L3 | N90°00'00"E | 60.00' |
| L4 | S00°42'09"E | 64.21' |
| L5 | N89°56'43"W | 30.00' |
| L6 | N00°42'09"W | 28.82' |
| L7 | N45°41'43"W | 42.43' |

2,542 SQ. FT. OR 0.06 ACRES MORE OR LESS (NEW TCE)
ALL WITHIN EXISTING EASEMENTS

W. ELWOOD ST. (ALIGNMENT)



EXHIBIT "A"



AZTEC ENGINEERING

4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | | |
|---------------|---------|-----------|--------------|--|
| DR: GLG | CK: CWH | SHEET NO. | TOTAL SHEETS | |
| DATE: 6-24-19 | REV: | | | |
| N.T.S. | | 2 | 2 | |

LEGAL DESCRIPTION

APN: 500-66-009F

NEW EASEMENT

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE LAND DESCRIBED AS PARCEL NO. 2 IN DOCUMENT 2014-0276460, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A STEM OF A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 24, BEARS NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST (BASIS OF BEARINGS AS SHOWN ON BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS), A DISTANCE OF 5266.12 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 2633.17 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE CENTER OF SAID SECTION 24;

THENCE CONTINUING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 1316.45 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE DEPARTING SAID MID-SECTION LINE AND ALONG SAID WEST LINE, NORTH 00 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.22 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 109.31 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 181.87 FEET;

THENCE SOUTH 87 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 671.63 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, A DISTANCE OF 423.47 FEET;

THENCE SOUTH 45 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF 57.43 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 42 MINUTES 09 SECONDS EAST, A DISTANCE OF 42.42 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 45 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF 75.17 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 411.20 FEET;

THENCE NORTH 87 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF 672.26 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.97 FEET;

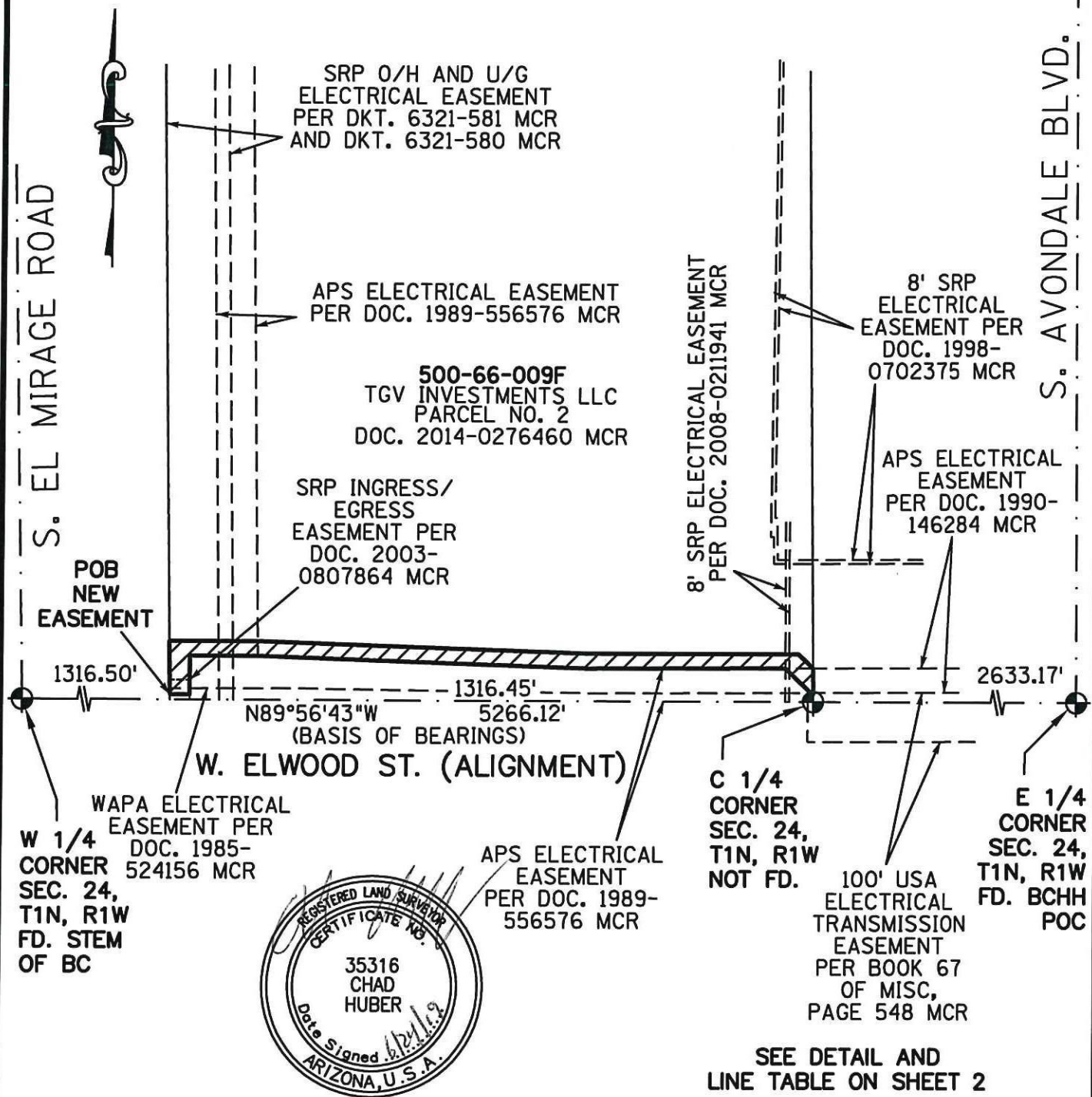
THENCE SOUTH 01 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF 79.57 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 58 SECONDS WEST, A DISTANCE OF 30.04 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 42,450 SQUARE FEET OR 0.97 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.



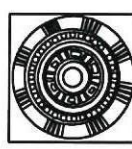


SEE DETAIL AND
LINE TABLE ON SHEET 2

LEGEND

- = SECTION LINE
- == = PROPERTY LINE
- - - = EASEMENT LINES
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ROW = RIGHT-OF-WAY
- ESMT = EASEMENT
- MCR = MARICOPA COUNTY RECORDER
- FD. = FOUND
- BC = BRASS CAP
- /// = NEW EASEMENT

EXHIBIT "A"

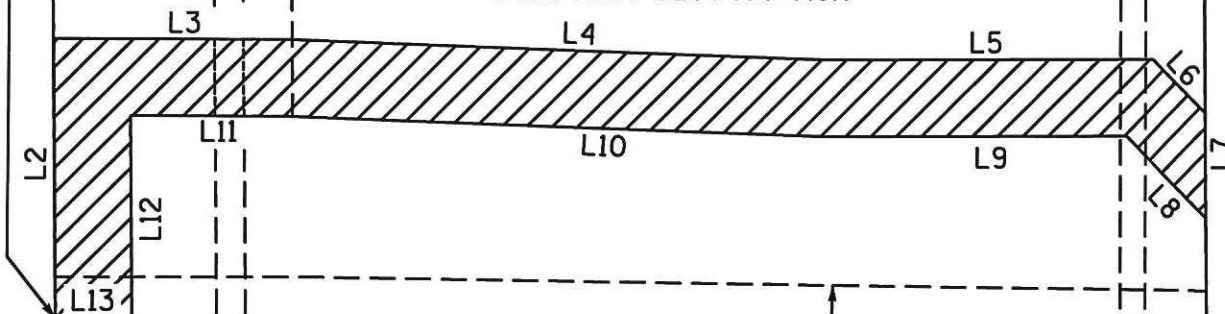


AZTEC ENGINEERING
4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | | |
|----------------|---------|-------|--------|--|
| DR: GLG | CK: CWH | SHEET | TOTAL | |
| DATE: 6-24-19 | REV: | NO. | SHEETS | |
| SCALE: 1"=300' | | 1 | 2 | |

S. EL MIRAGE ROAD

S. AVONDALE BLVD.

SRP O/H AND U/G
ELECTRICAL EASEMENT
PER DKT. 6321-581 MCR
AND DKT. 6321-580 MCRPOB
NEW
EASEMENTAPS ELECTRICAL EASEMENT
PER DOC. 1989-556576 MCR8' SRP ELECTRICAL
EASEMENT PER DOC.
2008-0211941 MCR500-66-009F
TGV INVESTMENTS LLC
PARCEL NO. 2
DOC. 2014-0276460 MCR

1316.50'

1316.45'

2633.17'

N89°56'43"W

5266.12'

W. ELWOOD ST. (ALIGNMENT)

WAPA ELECTRICAL
EASEMENT PER
DOC. 1985-
524156 MCRW 1/4 CORNER
SEC. 24, T1N, R1W
FD. STEM OF BCE 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH
POCC 1/4
CORNER
SEC. 24,
T1N, R1W
NOT FD.

LINE TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| L1 | N00°55'13"W | 10.22' | L7 | S00°42'09"E | 42.42' |
| L2 | N00°55'13"W | 109.31' | L8 | N45°41'43"W | 75.17' |
| L3 | N90°00'00"E | 181.87' | L9 | S89°48'37"W | 411.20' |
| L4 | S87°58'54"E | 671.63' | L10 | N87°58'54"W | 672.26' |
| L5 | N89°48'37"E | 423.47' | L11 | N90°00'00"W | 150.97' |
| L6 | S45°41'43"E | 57.43' | L12 | S01°01'48"E | 79.57' |
| | | | L13 | N89°33'58"W | 30.04' |

42,450 SQ. FT. OR 0.97 ACRES MORE OR LESS (NEW EASEMENT) - TOTAL
10,074 SQ. FT. OR 0.23 ACRES MORE OR LESS (NEW EASEMENT)

WITHIN EXISTING EASEMENTS

32,376 SQ. FT. OR 0.74 ACRES MORE OR LESS (NEW EASEMENT) - OUTSIDE OF EXISTING
EASEMENTS

EXHIBIT "A"

**AZTEC ENGINEERING**4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | | |
|---------------|---------|-------|--------|--|
| DR: GLG | CK: CWH | SHEET | TOTAL | |
| DATE: 6-24-19 | REV: | NO. | SHEETS | |
| N.T.S. | | 2 | 2 | |

LEGAL DESCRIPTION
APN: 500-66-009F
TEMPORARY CONSTRUCTION EASEMENT

TWO PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE LAND DESCRIBED AS PARCEL NO. 2 IN DOCUMENT 2014-0276460, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NEW TCE 1:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A STEM OF A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 24, BEARS NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST (BASIS OF BEARINGS AS SHOWN ON BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS), A DISTANCE OF 5266.12 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 2633.17 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE CENTER OF SAID SECTION 24;

THENCE CONTINUING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 1316.45 TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE **POINT OF BEGINNING**;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE AND ALONG SAID WEST LINE, NORTH 00 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 30.04 FEET;

THENCE SOUTH 01 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24;

THENCE ALONG SAID EAST-WEST MID-SECTION LINE, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 30.06 FEET TO THE **POINT OF BEGINNING**.

SAID TCE 1 CONTAINS 301 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

TOGETHER WITH;

NEW TCE 2:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A STEM OF A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 24, BEARS NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST (BASIS OF BEARINGS AS SHOWN ON BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS), A DISTANCE OF 5266.12 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 2633.17 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE CENTER OF SAID SECTION 24;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 1316.45 TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE AND ALONG SAID WEST LINE, NORTH 00 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 119.57 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 30.02 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 182.87 FEET;

THENCE SOUTH 87 DEGREES 59 MINUTES 36 SECONDS EAST, A DISTANCE OF 672.09 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 16 SECONDS EAST, A DISTANCE OF 439.87 FEET;

THENCE SOUTH 01 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 47.94 FEET;

THENCE NORTH 45 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF 25.59 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 423.47 FEET;

THENCE NORTH 87 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF 671.63 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 181.87 FEET TO THE **POINT OF BEGINNING**.

SAID **TCE 2** CONTAINS 39,047 SQUARE FEET OR 0.90 ACRES, MORE OR LESS.

TOTAL COMBINED **TCE 1 AND 2** CONTAIN 39,348 SQUARE FEET OR 0.90 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.



S. EL MIRAGE ROAD

S. AVONDALE BLVD.

SRP O/H AND U/G
ELECTRICAL EASEMENT
PER DKT. 6321-581 MCR
AND DKT. 6321-580 MCR

APS ELECTRICAL EASEMENT
PER DOC. 1989-556576 MCR

500-66-009F
TGV INVESTMENTS LLC
PARCEL NO. 2
DOC. 2014-0276460 MCR

SRP INGRESS/
EGRESS
EASEMENT PER
DOC. 2003-
0807864 MCR

8' SRP ELECTRICAL EASEMENT
PER DOC. 2008-0211941 MCR

8' SRP
ELECTRICAL
EASEMENT PER
DOC. 1998-
0702375 MCR

APS ELECTRICAL
EASEMENT
PER DOC. 1990-
146284 MCR

POB
NEW
TCE 2

1316.50'

POB
NEW
TCE 1

WAPA ELECTRICAL
EASEMENT PER
DOC. 1985-
524156 MCR

W 1/4
CORNER
SEC. 24,
T1N, R1W
FD. STEM
OF BC

N89°56'43"W
(BASIS OF BEARINGS)

1286.39'
5266.12'
W. ELWOOD ST. (ALIGNMENT)

APS ELECTRICAL
EASEMENT
PER DOC. 1989-
556576 MCR

C 1/4
CORNER
SEC. 24,
T1N, R1W
NOT FD.

100' USA
ELECTRICAL
TRANSMISSION
EASEMENT
PER BOOK 67
OF MISC,
PAGE 548 MCR

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH
POC

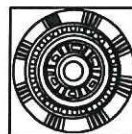


SEE DETAIL AND
LINE TABLE ON SHEET 2

LEGEND

- . — . — = SECTION LINE
- — — — — = PROPERTY LINE
- - - - - = EASEMENT LINES
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ROW = RIGHT-OF-WAY
- ESMT = EASEMENT
- MCR = MARICOPA COUNTY RECORDER
- FD. = FOUND
- BC = BRASS CAP
- XXXXX = NEW TCE

EXHIBIT "A"



AZTEC ENGINEERING
4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | | |
|----------------|---------|-------|--------|--|
| DR: GLG | CK: CWH | SHEET | TOTAL | |
| DATE: 7-11-19 | REV: | NO. | SHEETS | |
| SCALE: 1"=300' | | 1 | 2 | |

S. EL MIRAGE ROAD

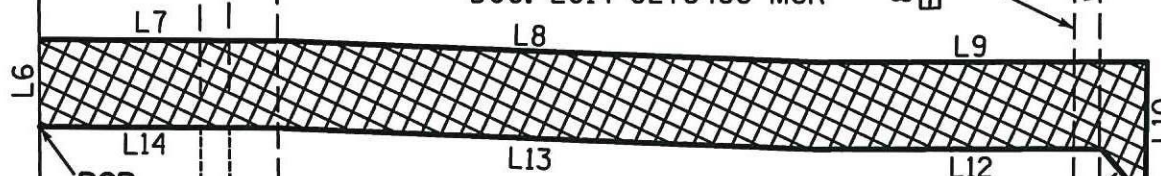
S. AVONDALE BLVD.

SRP O/H AND U/G
ELECTRICAL EASEMENT
PER DKT. 6321-581 MCR
AND DKT. 6321-580 MCR

APS ELECTRICAL EASEMENT
PER DOC. 1989-556576 MCR

500-66-009F
TGV INVESTMENTS LLC
PARCEL NO. 2
DOC. 2014-0276460 MCR

8' SRP ELECTRICAL
EASEMENT PER DOC.
2008-0211941 MCR



WAPA ELECTRICAL EASEMENT PER
DOC. 1985-524156 MCR

1286.39'
5266.12'
N89°56'43"W
(BASIS OF BEARINGS)

W. ELWOOD ST. (ALIGNMENT)

W 1/4 CORNER
SEC. 24, T1N, R1W
FD. STEM OF BC

E 1/4
CORNER
SEC. 24,
T1N, R1W
FD. BCHH
POC

C 1/4
CORNER
SEC. 24,
T1N, R1W
NOT FD.

LINE TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| L1 | N00°55'13"W | 10.00' | L8 | S87°59'36"E | 672.09' |
| L2 | S89°56'43"E | 30.04' | L9 | N89°49'16"E | 439.87' |
| L3 | S01°01'48"E | 10.00' | L10 | S01°06'40"E | 47.94' |
| L4 | N89°56'43"W | 30.06' | L11 | N45°41'43"W | 25.59' |
| L5 | N00°55'13"W | 109.57' | L12 | S89°48'37"W | 423.47' |
| L6 | N00°55'13"W | 30.02' | L13 | N87°58'54"W | 671.63' |
| L7 | S89°58'59"E | 182.87' | L14 | N90°00'00"W | 181.87' |

39,348 SQ. FT. OR 0.90 ACRES MORE OR LESS (NEW TCE) – TOTAL
6,424 SQ. FT. OR 0.14 ACRES MORE OR LESS (NEW TCE) WITHIN EXISTING EASEMENTS
32,924 SQ. FT. OR 0.76 ACRES MORE OR LESS (NEW TCE)

OUTSIDE
OF EXISTING
EASEMENTS



EXHIBIT "A"



AZTEC ENGINEERING
4561 E. McDowell Rd., Phoenix, AZ 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

| | | | | |
|---------------|---------|-------|--------|--|
| DR: GLG | CK: CWH | SHEET | TOTAL | |
| DATE: 7-11-19 | REV: | NO. | SHEETS | |
| N.T.S. | | 2 | 2 | |