



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

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FEE: \$15.00
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FEE NUMBER: 2024-005460

When recorded mail to:
City of Maricopa
39700 W Civic Center Plaza
Maricopa, AZ 85138

(The above space reserved for recording information)

DOCUMENT TITLE

RESOLUTION NO. 24-03

DO NOT DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART OF YOUR DOCUMENT. THE CERTIFICATE OF RECORDATION WITH THE FEE NUMBER IN THE UPPER RIGHT CORNER IS THE PERMANENT REFERENCE NUMBER OF THIS DOCUMENT IN THE PINAL COUNTY RECORDER'S OFFICE.

RESOLUTION NO. 24-03

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, VACATING AND ABANDONING, WITHOUT COMPENSATION, A PORTION OF NORTH ROOSEVELT AVENUE AND THE PUBLIC UTILITY EASEMENT GENERALLY LOCATED SOUTH OF W. EDISON ROAD AND NORTH OF W. GARVEY AVENUE WITHIN THE CITY OF MARICOPA.

WHEREAS, A.R.S. §28-7201, et. seq. provides that the City may dispose of a public roadway or portion thereof that is no longer necessary for public use; and

WHEREAS, the City is authorized pursuant to A.R.S. §28-7215(B) to abandon, without compensation, a portion of North Roosevelt Avenue generally located south of W. Edison Avenue and north of W. Garvey Avenue, legally described and generally depicted on Exhibit "A" attached hereto, if the City determines that said portions of the right of way have no public use or market value and if the person taking title to said portions of the right of way agree to assume the cost of maintaining the abandoned portions of such right of way and agrees to assume the liability for the abandoned portions of such right of way; and

WHEREAS, pursuant to A.R.S. §28-7205, title to the abandoned portions of such right of way vests in the abutting property owner subject to the same encumbrances, liens, limitations, restrictions and estates as exist on the land to which it accrues; and

WHEREAS, the abutting property owner, Estrella Gin Business Park, LLC, an Arizona limited liability company ("Owner") agrees to assume liability for the abandoned portions of such right of way and public utility easement as evidenced by the Agreement attached as Exhibit "B"; and

WHEREAS, the Mayor and City Council find that the portion of North Roosevelt Avenue and the public utility easement, legally described and generally depicted on Exhibit "A" attached hereto, has no public use; and

WHEREAS, the Mayor and City Council of the City of Maricopa, Arizona, find it to be in the best interest of the City to vacate and abandon a portion of North Roosevelt Avenue and the public utility easement generally located south of W. Edison Avenue and north of W. Garvey Avenue within the City of Maricopa without compensation.

NOW, THEREFORE, BE IT RESOLVED BY the Mayor and City Council of the City of Maricopa, Arizona as follows:

1. That a portion of North Roosevelt Avenue and the public utility easement, legally described and generally depicted on Exhibit "A", are hereby vacated and abandoned without compensation.

2. That pursuant to A.R.S. §28-7205, title to the abandoned portion of the right-of-way vests in Owner as the owner of the abutting property, subject to the same encumbrances, liens, limitations, restrictions and estates as exist on land to which it accrues.

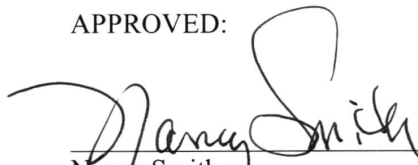
3. That the rights of way or easements of existing sewer, gas, water or similar pipelines and appurtenances and for canals, laterals, or ditches and appurtenances and for electric, telephone and similar lines and appurtenances shall continue as they existed prior to the vacation or abandonment thereof.

4. That Owner, to whom title to the abandoned portion of the right-of-way and public utility easement vests, agrees to assume the cost of maintaining such vacated and abandoned portions of said right-of-way and public utility easement and agrees to assume liability for such vacated and abandoned portions of said right-of-way and public utility easement.

5. That the City Clerk is hereby authorized and directed to record a copy of this Resolution with the Pinal County Recorder evidencing the City's vacation and abandonment of a portion of North Roosevelt Avenue and the public utility easement generally located south of W. Edison Avenue and north of W. Garvey Avenue, legally described and generally depicted on Exhibit "A" attached hereto, and vesting of title to said abandoned portion of said right-of-way and public utility easement in Owner, the owner of the abutting property.

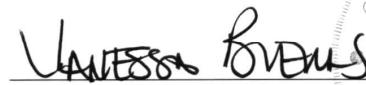
PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 16th day of January, 2024.

APPROVED:



Nancy Smith
Mayor

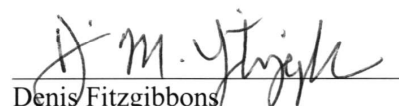
ATTEST:



Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description and Map

{00258679}



**Legal Description
RIGHT-OF-WAY ABANDONMENT**

Job No. 23-0500

October 11, 2023

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION, FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF BEARS AS A BASIS OF BEARING, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 2632.55 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 533.54 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE DEPARTING SAID LINE AND ALONG THE NORTH LINE OF ROOSEVELT AVENUE AS DEDICATED ON THE AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK, RECORDED IN FEE NO. 2019-073078, RECORDS OF PINAL COUNTY, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST, 16.00 FEET TO THE **POINT OF BEGINNING**;

THENCE PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST QUARTER, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 381.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 184.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 67.83 FEET TO A TANGENT LINE;

THENCE SOUTH 20 DEGREES 36 MINUTES 43 SECONDS WEST, 74.55 FEET;

THENCE SOUTH 73 DEGREES 06 MINUTES 56 SECONDS WEST, 17.80 FEET TO THE SOUTHERLY LINE OF SAID ROOSEVELT AVENUE AND A NON-TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 34,433.74 FEET, THE CENTER OF WHICH BEARS SOUTH 35 DEGREES 38 MINUTES 36 SECONDS WEST;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID ROOSEVELT AVENUE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 01 SECONDS, AND AN ARC LENGTH OF 30.25 FEET TO A NON-TANGENT LINE;

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THENCE ALONG THE WEST LINE OF SAID ROOSEVELT AVENUE, NORTH 73 DEGREES 06 MINUTES 56 SECONDS EAST, 24.38 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 20 DEGREES 36 MINUTES 43 SECONDS EAST, 62.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET;

THENCE CONTINUING ALONG SAID WEST LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 58.99 FEET TO A TANGENT LINE;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, 381.30 FEET TO SAID NORTH LINE OF ROOSEVELT AVENUE;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, 24.00 FEET TO THE **POINT OF BEGINNING**.

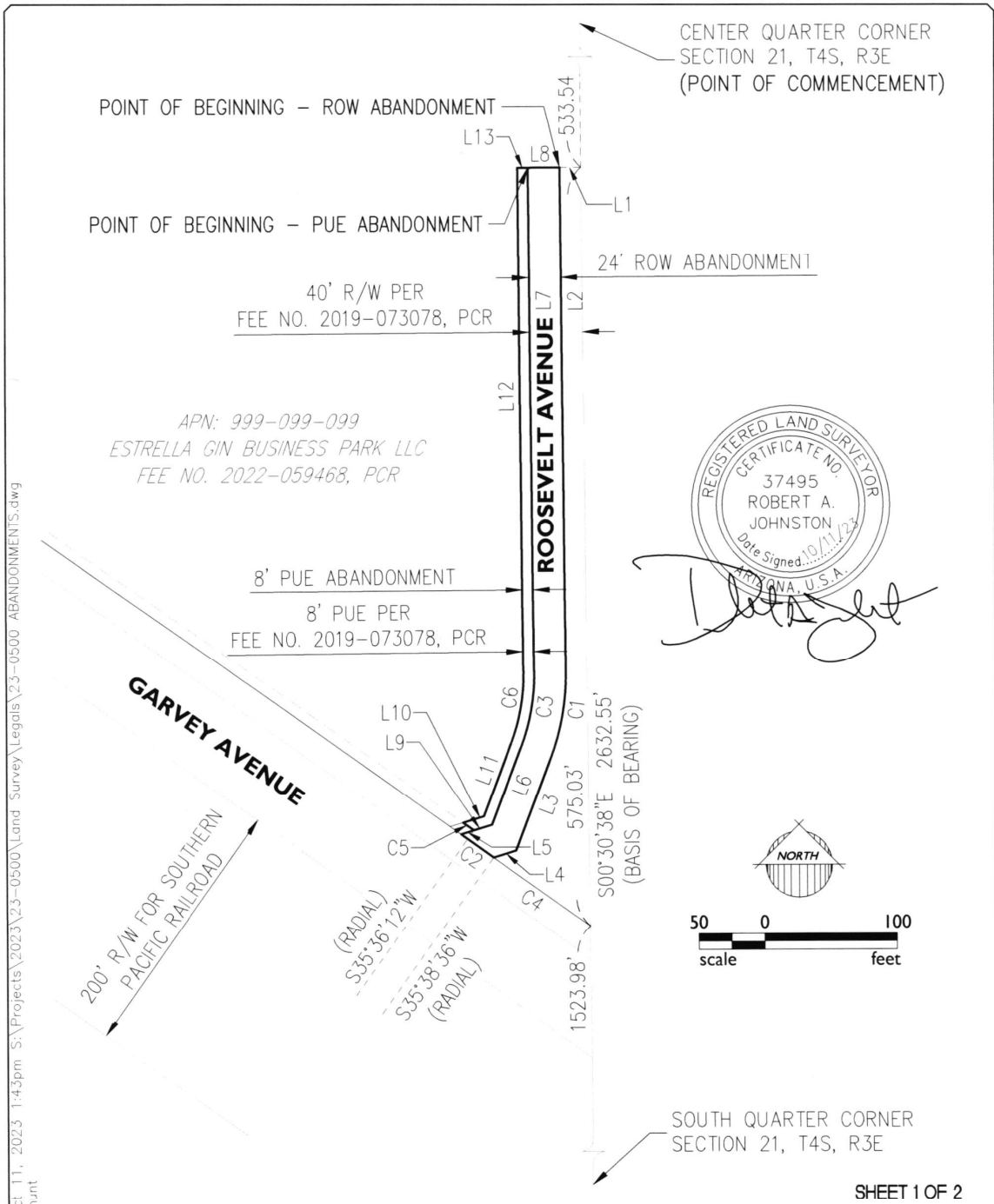
SAID PORTION OF LAND CONTAINING 12,825 SQUARE FEET, OR 0.2944 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.



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	EXHIBIT A	

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'52"W	16.00'
L2	S00°30'38"E	381.23'
L3	S20°36'43"W	74.55'
L4	S73°06'56"W	17.80'
L5	N73°06'56"E	24.38'
L6	N20°36'43"E	62.71'
L7	N00°30'38"W	381.30'
L8	N89°38'52"E	24.00'
L9	S73°06'56"W	14.30'
L10	N73°06'56"E	16.49'
L11	N20°36'43"E	58.76'
L12	N00°30'38"W	381.32'
L13	N89°38'52"E	8.00'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	67.83'	184.00'	21°07'21"	34.31'	67.45'	S10°03'02"W
C2	30.25'	34433.74'	0°03'01"	15.13'	30.25'	N54°22'54"W
C3	58.99'	160.00'	21°07'21"	29.83'	58.65'	N10°03'02"E
C4	89.64'	34433.74'	0°08'57"	44.82'	89.64'	N54°16'55"W
C5	10.09'	34441.74'	0°01'00"	5.04'	10.09'	N54°24'18"W
C6	56.04'	152.00'	21°07'21"	28.34'	55.72'	N10°03'02"E

SHEET 2 OF 2

23-0500

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EXHIBIT A



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Legal Description
PUBLIC UTILITY EASEMENT ABANDONMENT

Job No. 23-0500

October 11, 2023

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION, FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF BEARS AS A BASIS OF BEARING, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 2632.55 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 533.54 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE DEPARTING SAID LINE AND ALONG THE NORTH LINE OF ROOSEVELT AVENUE AS DEDICATED ON THE AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK, RECORDED IN FEE NO. 2019-073078, RECORDS OF PINAL COUNTY, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST, 40.00 FEET TO THE WEST LINE OF SAID ROOSEVELT AVENUE AND THE **POINT OF BEGINNING;**

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 381.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET;

THENCE CONTINUING ALONG SAID WEST LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 58.99 FEET TO A TANGENT LINE;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 20 DEGREES 36 MINUTES 43 SECONDS WEST, 62.71 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 73 DEGREES 06 MINUTES 56 SECONDS WEST, 14.30 FEET TO A POINT ON THE NORTHERLY LINE OF AN EXISTING PUBLIC UTILITY EASEMENT AS SHOWN ON SAID AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK AND A NON-TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 34,441.74 FEET, THE CENTER OF WHICH BEARS SOUTH 35 DEGREES 36 MINUTES 12 SECONDS WEST;

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THENCE NORTHWESTERLY ALONG SAID PUBLIC UTILITY EASEMENT AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTES 00 SECONDS, AND AN ARC LENGTH OF 10.09 FEET TO A NON-TANGENT LINE;

THENCE NORTH 73 DEGREES 06 MINUTES 56 SECONDS EAST, 16.49 FEET;

THENCE NORTH 20 DEGREES 36 MINUTES 43 SECONDS EAST, 58.76 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 152.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 56.04 FEET TO A TANGENT LINE;

THENCE PARALLEL WITH SAID WEST LINE OF ROOSEVELT AVENUE, NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, 381.32 FEET TO SAID NORTH LINE OF ROOSEVELT AVENUE;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, 8.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 4,120 SQUARE FEET, OR 0.0946 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

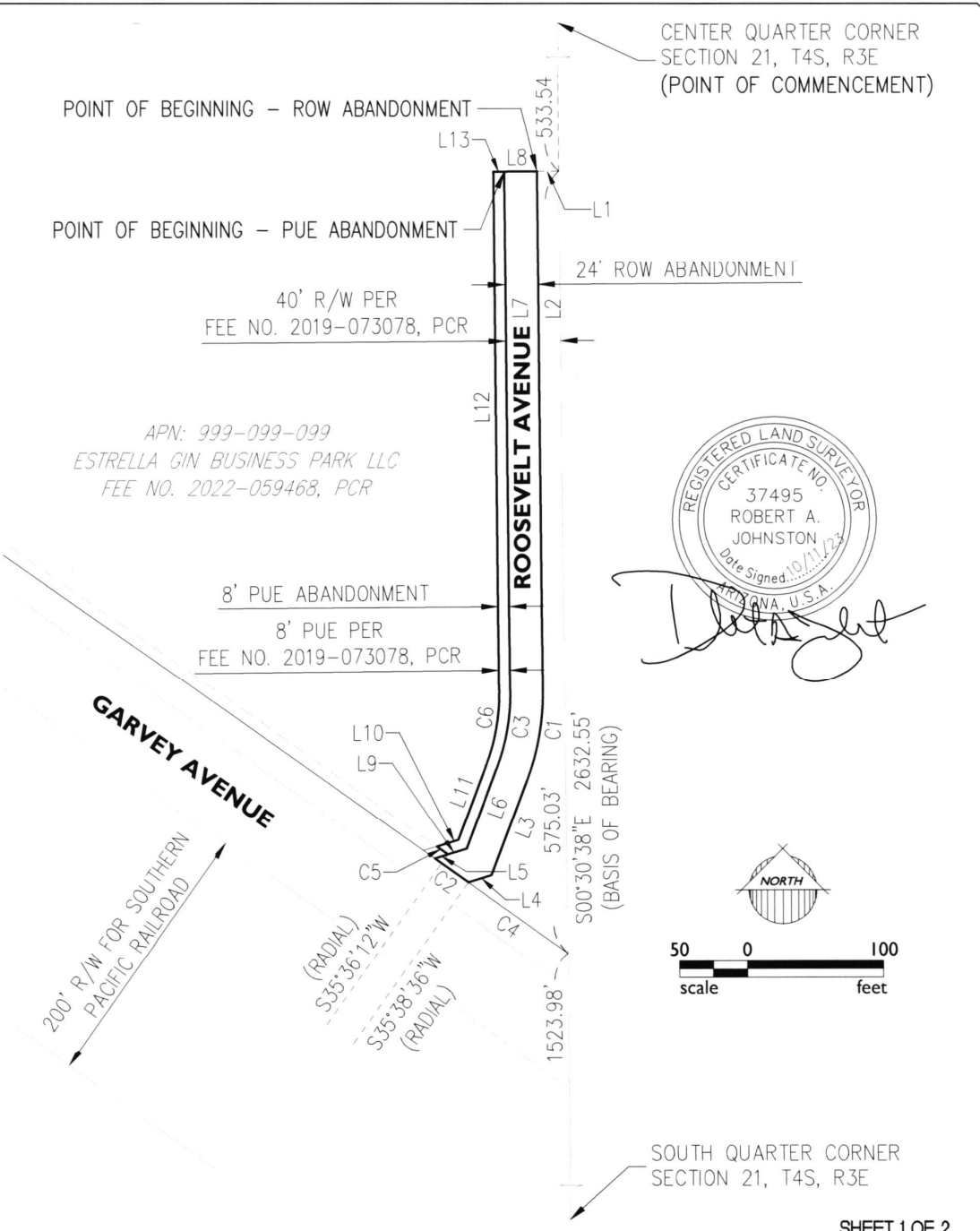
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APN: 999-099-099
ESTRELLA GIN BUSINESS PARK LLC
FEE NO. 2022-059468, PCR



Robert A. Johnston



SHEET 1 OF 2

23-0500

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'52"W	16.00'
L2	S00°30'38"E	381.23'
L3	S20°36'43"W	74.55'
L4	S73°06'56"W	17.80'
L5	N73°06'56"E	24.38'
L6	N20°36'43"E	62.71'
L7	N00°30'38"W	381.30'
L8	N89°38'52"E	24.00'
L9	S73°06'56"W	14.30'
L10	N73°06'56"E	16.49'
L11	N20°36'43"E	58.76'
L12	N00°30'38"W	381.32'
L13	N89°38'52"E	8.00'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	67.83'	184.00'	21°07'21"	34.31'	67.45'	S10°03'02"W
C2	30.25'	34433.74'	0°03'01"	15.13'	30.25'	N54°22'54"W
C3	58.99'	160.00'	21°07'21"	29.83'	58.65'	N10°03'02"E
C4	89.64'	34433.74'	0°08'57"	44.82'	89.64'	N54°16'55"W
C5	10.09'	34441.74'	0°01'00"	5.04'	10.09'	N54°24'18"W
C6	56.04'	152.00'	21°07'21"	28.34'	55.72'	N10°03'02"E

SHEET 2 OF 2

23-0500

ABANDONMENTS

EXHIBIT A



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**Legal Description
PUBLIC UTILITY EASEMENT**

Job No. 23-0500

October 6, 2023

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION, FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF BEARS AS A BASIS OF BEARING, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 2632.55 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 533.54 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE DEPARTING SAID LINE AND ALONG THE NORTH LINE OF ROOSEVELT AVENUE AS DEDICATED ON THE AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK, RECORDED IN FEE NO. 2019-073078, RECORDS OF PINAL COUNTY, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST, 16.00 FEET TO THE **POINT OF BEGINNING**;

THENCE PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST QUARTER, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 381.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 184.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 67.83 FEET TO A TANGENT LINE;

THENCE SOUTH 20 DEGREES 36 MINUTES 43 SECONDS WEST, 74.55 FEET;

THENCE SOUTH 73 DEGREES 06 MINUTES 56 SECONDS WEST, 17.80 FEET TO THE SOUTHERLY LINE OF SAID ROOSEVELT AVENUE AND A NON-TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 34,433.74 FEET, THE CENTER OF WHICH BEARS SOUTH 35 DEGREES 38 MINUTES 36 SECONDS WEST;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID ROOSEVELT AVENUE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 01 SECONDS, AND AN ARC LENGTH OF 30.25 FEET TO A NON-TANGENT LINE;

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THENCE NORTH 73 DEGREES 06 MINUTES 56 SECONDS EAST, 10.09 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 34441.74 FEET, THE CENTER OF WHICH BEARS SOUTH 35 DEGREES 36 MINUTES 12 SECONDS WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 02 MINUTES 01 SECONDS, AND AN ARC LENGTH OF 20.17 FEET TO A NON-TANGENT LINE;

THENCE NORTH 73 DEGREES 06 MINUTES 56 SECONDS EAST, 9.91 FEET;

THENCE NORTH 20 DEGREES 36 MINUTES 43 SECONDS EAST, 70.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 176.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 64.88 FEET TO A TANGENT LINE;

THENCE NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, 381.26 FEET TO SAID NORTH LINE OF ROOSEVELT AVENUE;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, 8.00 FEET TO THE **POINT OF BEGINNING**.

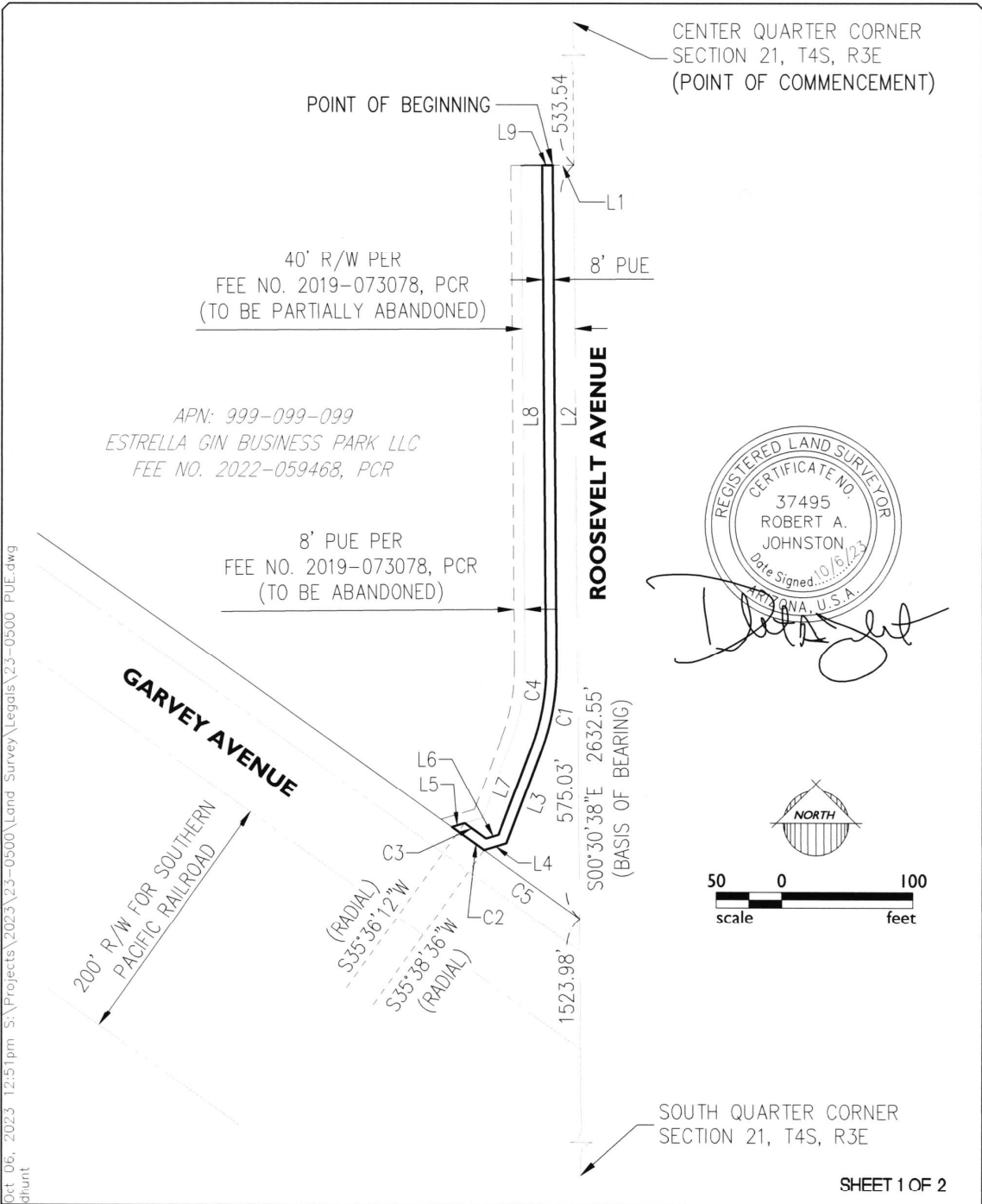
SAID PORTION OF LAND CONTAINING 4,474 SQUARE FEET, OR 0.1027 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

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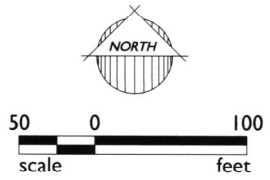
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REGISTERED LAND SURVEYOR
 CERTIFICATE NO.
 37495
 ROBERT A.
 JOHNSTON
 Date Signed: 10/6/23
 ARIZONA, U.S.A.



SHEET 1 OF 2

23-0500	PUBLIC UTILITY EASEMENT	 1130 N. Alma School Rd. Ste. 120 Mesa, AZ 85201 T: 480.503.2250 F: 480.503.2258 www.epsgruoinc.com
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'52"W	16.00'
L2	S00°30'38"E	381.23'
L3	S20°36'43"W	74.55'
L4	S73°06'56"W	17.80'
L5	N73°06'56"E	10.09'
L6	N73°06'56"E	9.91'
L7	N20°36'43"E	70.60'
L8	N00°30'38"W	381.26'
L9	N89°38'52"E	8.00'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	67.83'	184.00'	21°07'21"	34.31'	67.45'	N10°03'02"E
C2	30.25'	34433.74'	0°03'01"	15.13'	30.25'	S54°22'54"E
C3	20.17'	34441.74'	0°02'01"	10.08'	20.17'	N54°22'48"W
C4	64.88'	176.00'	21°07'21"	32.81'	64.52'	S10°03'02"W
C5	89.64'	34433.74'	0°08'57"	44.82'	89.64'	N54°16'55"W

SHEET 2 OF 2

23-0500	PUBLIC UTILITY EASEMENT	 <small>1130 N. Alma School Rd. Ste. 120 Mesa, AZ 85201 T:480.503.2250 F:480.503.2258 www.epsgroupinc.com</small>
	EXHIBIT A	

AGREEMENT

THIS AGREEMENT ("Agreement") is entered into this 16th day of January, 2024, by and between the City of Maricopa, a municipal corporation (the "CITY") and Estrella Gin Business Park, LLC, an Arizona limited liability company ("Owner").

WHEREAS, by Resolution No. 24-03 the CITY will vacate and abandon without compensation a portion of North Roosevelt Avenue and the public utility easement, generally located south of W. Edison Road and north of W. Garvey Avenue, legally described and generally depicted on Exhibit "A" attached hereto (the "Abandoned Property"); and

WHEREAS, the Owner is the owner of the property that abuts the Abandoned Property;

WHEREAS, pursuant to A.R.S. §28-7205, title to the Abandoned Property vests in the Owner subject to the same encumbrances, liens, limitations, restrictions and estates as exist on the land to which it accrues;

WHEREAS, pursuant to A.R.S. §28-7215(B), the Owner agrees to assume the cost of maintaining the Abandoned Property and assume all liability for the Abandoned Property; and

WHEREAS, the parties enter into this Agreement to set forth their understandings and agreement in connection with the Abandoned Property.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Acknowledgment. The Owner hereby acknowledges that it is taking title to the Abandoned Property subject to the same encumbrances, liens, limitations, restrictions and estates as exist on the land to which it accrues.

2. Maintenance. The Owner, for as long as Owner is the owner of the Abandoned Property, and all successor owners of the Abandoned Property, hereby assumes the cost of maintaining the Abandoned Property in accordance with any and all applicable City, County, or State laws rules and regulations governing the maintenance of the Abandoned Property.

3. Use of Property. The Owner, for as long as Owner is the owner of the Abandoned Property, and all successor owners of the Abandoned Property, hereby agrees that any future use of the Abandoned Property or the property abutting the Abandoned Property shall be in compliance with any and all applicable City, County, or State laws, rules and regulations including, but not limited to, the City's Zoning Code and Subdivision Ordinance.

4. Indemnification. The Owner, for as long as Owner is the owner of the Abandoned Property, and all future owners of the Abandoned Property, hereby assumes all liability for the Abandoned Property and, on behalf of itself and its successors and assigns and agrees to indemnify, defend and hold harmless the CITY, its Council, Council Members, officials, agents, attorneys, and

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successors, for, from and against any and all claims, demands, liabilities, losses, damages, liens, costs and expenses (including reasonable attorneys' fees and costs) which may be claimed or asserted against the CITY, its Council, Council Members, officials, agents, attorneys, and successors on account of or arising out of the Owner's ownership of the Abandoned Property unless any such claim is wholly caused by CITY's gross negligence or willful conduct; provided, however, the Owner shall have no responsibility for pre-existing environmental contamination or liabilities on the Abandoned Property.

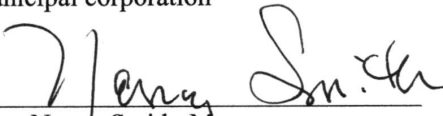
5. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, devisees, personal and legal representatives, successors and assigns including, but not limited to, all future owners of all or any portion of the Abandoned Property.

6. Venue and Jurisdiction. This Agreement shall be construed in accordance with the laws of the State of Arizona, and the Pinal County Superior Court shall be the proper and exclusive venue for any litigation arising out of this Agreement.

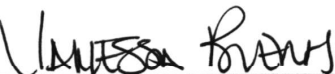
7. Conflict of Interest. This Agreement is subject to the conflict of interest provisions set forth in A.R.S. Section 38-511.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first written above.

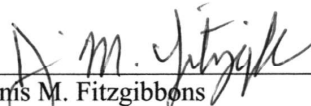
CITY OF MARICOPA,
a municipal corporation

By: 
Nancy Smith, Mayor

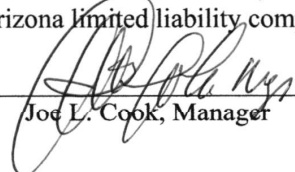
Attest:

By: 
Vanessa Bueras, MMC
City Clerk

Approved as to form:

By: 
Denis M. Fitzgibbons
City Attorney

Estrella Gin Business Park, LLC
an Arizona limited liability company

By: 
Joe L. Cook, Manager

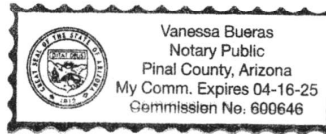


STATE OF ARIZONA)
) ss.
County of Pinal)

The foregoing instrument was acknowledged before me this 16TH day of JAN, 2024, by Nancy Smith, the Mayor of THE CITY OF MARICOPA, a municipal corporation of the State of Arizona, on behalf thereof.

Vanessa Bueras
Notary Public

My commission expires:
4/16/25



STATE OF ARIZONA)
) ss.
County of Pinal)

The foregoing instrument was acknowledged before me this 16 day of January, 2024, by Joe L. Cook, the Manager of Estrella Gin Business Park, LLC, an Arizona limited liability company.

Michelle J Hannan
Notary Public

My commission expires:
June 20, 2025



{00280309}

[Handwritten mark]



Pinal County Recorder

Print Date: 01/25/2024 11:59:09 AM

Transaction #: 474634

Receipt #: 437276

Cashier Date: 01/25/2024 11:58:58 AM

DANA LEWIS

P. O. Box 848

Florence, AZ 85132-3017

(520) 866-6830

(1057) CITY OF MARICOPA

39700 W CIVIC CENTER PLAZA ATTN: CHRIS EVRII

MARICOPA, AZ 85138

Escrow Balance: \$493.00

Payment Summary

Total Fees:	\$15.00
Total Payments:	\$15.00
Balance Due:	\$0.00

1 Payments

Escrow Payment	\$15.00
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1 Recorded Items

Resolution	Fee #: 2024-005460 Date: 01/25/2024 11:58:57 AM
Name:	
Recording Fees	1 \$15.00