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HELEN PURCELL

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AGREEMENT CREATING EASEMENT FOR COMMON DRIVEWAY AND PROVIDING FOR TRASH COLLECTION

Agreement made effective the 15 day of MAY, 1996,
between MANUFACTURERS INVESTMENT, an Arizona general partnership ("MI") and
GREATER SOUTHWEST LODGING, INC., an Arizona corporation ("GSLI").

RECITALS:

- A. The parties have an interest in adjoining real estate situated in the City of Tempe, Maricopa County, Arizona, and described respectively as the MI Property on Exhibit A hereof, and the GSLI Property on Exhibit B hereof.
- B. The parties desire to create a common driveway between the above described adjoining properties, and to provide a trash collection area on the MI Property for the deposit of trash accumulated from time to time as the result of conducting business on either property.
- C. The beneficiaries of this Agreement are the parties hereto, the City of Tempe in operation of its Fire Department, Police Department, and its Refuse Collection Department, and customers, employees, and agents of the parties hereto.

NOW THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

An easement for a common driveway twenty-four (24) feet in width for the uses described in the Recitals hereto for the benefit of both properties is hereby created over the driveways/areas on the MI Property as delineated on Exhibit C hereof, and over the driveways/areas on the GSLI Property as delineated on Exhibit D hereof. The common drive herein created on the MI Property may be used as a turn around to access the refuse enclosure that services the restaurant located on the GSLI Property.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the 16th day of MAY Unofficial Document — 1996, but this Agreement shall be effective as of the day and year first written above.

GSLI:

Greater Southwest Lodging, Inc., an Arizona Corporation

By: [Signature]

Title: Pres.

MI:

Manufactures Investment, an Arizona general partnership

By: [Signature]

_____, general partner.

STATE OF ARIZONA)
)
County of Maricopa)

The foregoing instrument was acknowledged before me this 16 day of May 1996, by John W. Perkinson, President of Greater Southwest Lodging, Inc., an Arizona corporation, for and on behalf of the corporation.

Cynthia M. Wilson
Notary Public

My Commission Expires:
5/22/97

Unofficial Document

STATE OF ARIZONA)
)
County of Maricopa)

The foregoing instrument was acknowledged before me this 16 day of May, 1996, by Daniel C. Willis who acknowledged (himself/herself) to be the General Partner of Manufacturers Investment, an Arizona general partnership, for and on behalf of the partnership.

Cynthia M. Wilson
Notary Public

My Commission Expires:
5/22/97

The South 200 feet of the North 600 feet of the Northeast quarter of the Northeast quarter of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT the East 568 feet thereof. AND EXCEPT the West 495 feet thereof.

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EXHIBIT 'A'

The East 568 feet of the South 200 feet of the North 600 feet of the Northeast quarter of the Northeast quarter of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except any portion lying within lands described in Recording No. 92-0030251 and described as follows:

Commencing at the Northeast corner of said Section 15;

thence South 0 degrees 06 minutes 39 seconds West along the East section line of said section 15, a distance of 601.33 feet;

thence North 89 degrees 53 minutes 21 seconds West 52.00 feet to the Point of Beginning on the South line of the above described property;

thence North 0 degrees 06 minutes 39 seconds East 52.00 feet parallel with said Section line, a distance of 146.00 feet;

thence from a local tangent bearing ^{Unofficial Document} 0 degrees 06 minutes 39 seconds East along a curve to the left, having a radius of 72.00 feet, a distance of 60.34 feet to the point of ending on the North line of the above described property.

EXHIBIT 'B'

