

MAR 08 2012



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MEMORANDUM Real Estate - Council Memo No. RE12-113

DATE: MARCH 8, 2012

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PAT MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R. J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 SHEINA HUGHES, CITY ENGINEER *SH*

FROM: ERICH KUNTZE, REAL ESTATE COORDINATOR

SUBJECT: RESOLUTION NO. 4575 AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO LICENSE THAT EXTENDS AN EXISTING TEN (10) YEAR LICENSE AGREEMENT FROM SALT RIVER PROJECT (SRP) TO THE CITY OF CHANDLER FOR THE CONTINUED USE OF CERTAIN REAL PROPERTY THAT CONTAINS EXISTING CITY WATER AND SEWER SERVICE LINES, LOCATED AT THE GILA DRAIN, SOUTH OF RAY ROAD AND WEST OF THE PINEVIEW UNIT ONE SUBDIVISION.

RECOMMENDATION: Staff recommends that Council pass and adopt Resolution No. 4575 authorizing the execution of the First Amendment to License that extends an existing ten (10) year license agreement from Salt River Project (SRP) to the City of Chandler for the continued use of certain real property that contains existing City water and sewer service lines, located at the Gila Drain, south of Ray Road and west of the Pineview Unit One Subdivision.

BACKGROUND/DISCUSSION: The license to be renewed is for a ten (10) year term at no cost to the City. Salt River Project (SRP) on behalf of the United States of America (USA) has agreed to extend the existing license agreement for an additional ten (10) year term from the current June 1, 2012 to May 31, 2022. The current license expires on May 31, 2012. The license will provide permission to enter upon, use and maintain certain City-owned water and sewer facilities along the Gila Drain canal bank within an 8,772 square foot strip easement owned by the USA. Pursuant to contracts with the USA, SRP is the authorized licensor and manages the licensed property.

City staff has furnished the required proof of insurance certificate associated with the license.

Resolution No. 4575
March 8, 2012
Page Two

FINANCIAL IMPLICATIONS:

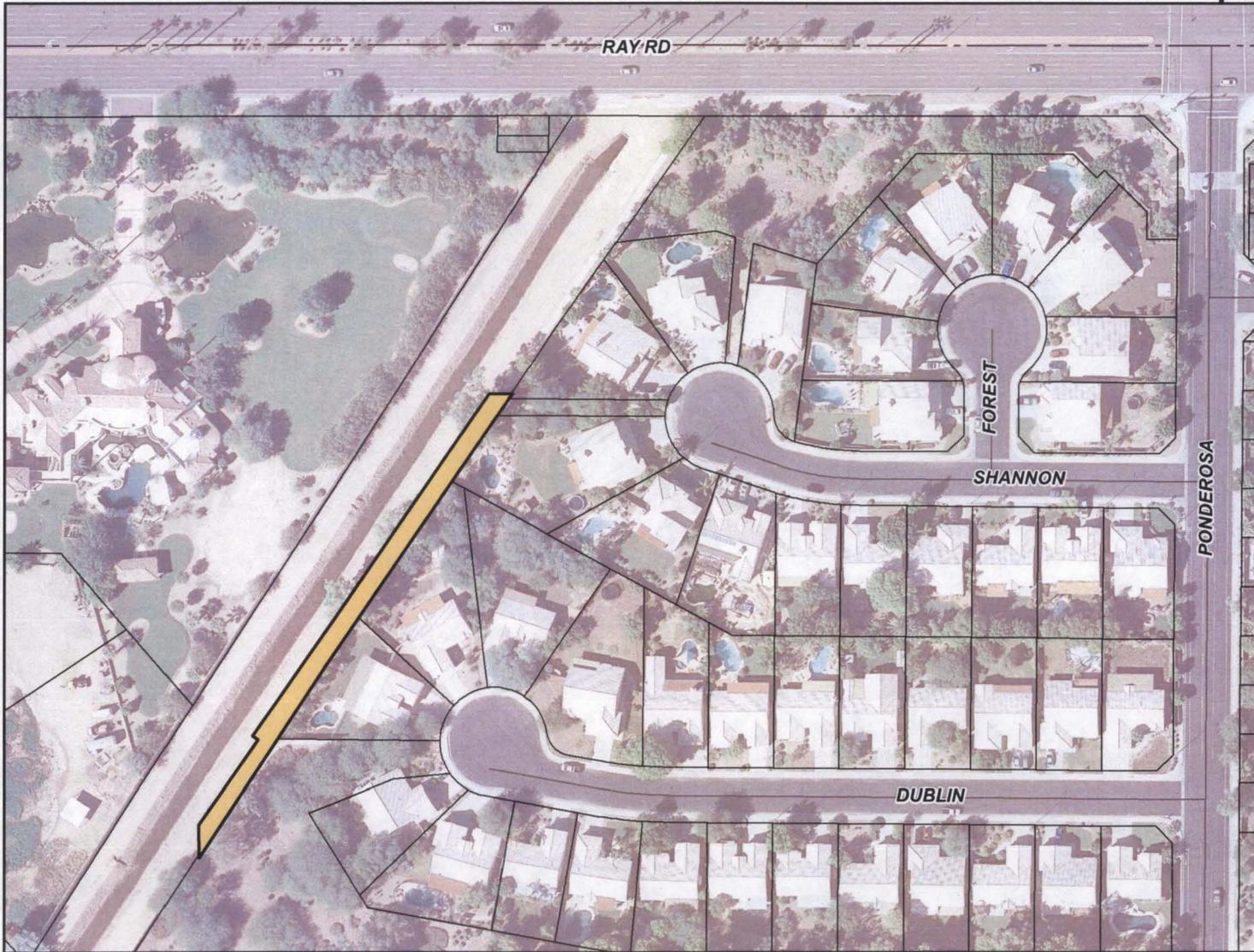
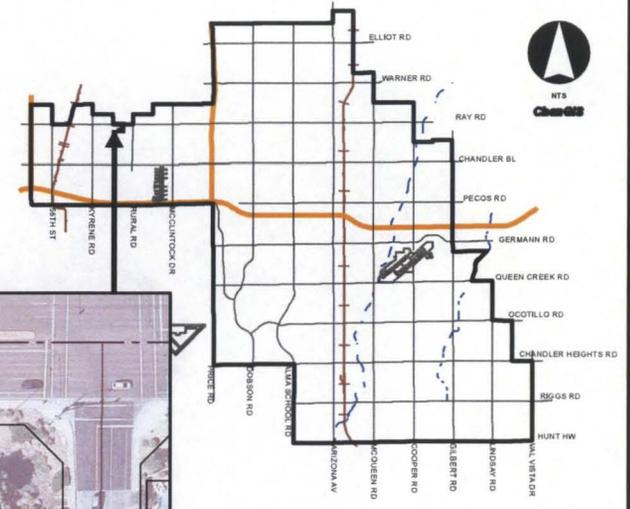
Cost: N/A
Savings: N/A
Long Term Costs: N/A

PROPOSED MOTION: Move that Council pass and adopt Resolution No. 4575 authorizing the execution of the First Amendment to License that extends an existing ten (10) year license agreement from Salt River Project (SRP) to the City of Chandler for the continued use of certain real property that contains existing City water and sewer service lines, located at the Gila Drain, south of Ray Road and west of the Pineview Unit One Subdivision.

Attachments: Location Map
Resolution No. 4575



AUTHORIZE EXECUTION OF A FIRST AMENDMENT TO LICENSE AGREEMENT



MEMO NO. RE12-113

RESOLUTION NO. 4575

LICENSE AREA FOR CITY FACILITIES (8,772 Sq. Ft.)

RESOLUTION NO. 4575

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO LICENSE THAT EXTENDS AN EXISTING TEN (10) YEAR LICENSE AGREEMENT FROM SALT RIVER PROJECT (SRP) TO THE CITY OF CHANDLER FOR THE CONTINUED USE OF CERTAIN REAL PROPERTY THAT CONTAINS EXISTING CITY WATER AND SEWER SERVICE LINES, LOCATED AT THE GILA DRAIN, SOUTH OF RAY ROAD AND WEST OF THE PINEVIEW UNIT ONE SUBDIVISION.

WHEREAS, City water and sewer service lines have been installed within an eighteen foot wide strip of USA fee property in the bank of the Gila Drain in an area south of Ray Road and west of the Pineview Unit One subdivision; and

WHEREAS, Salt River Project, as manager of the property it its owner, the United States of America, has agreed to grant a ten (10) year extension to the existing license for City water and sewer facilities to the City of Chandler, at no cost, effective June 1, 2012 and ending May 31, 2022, to accommodate the management and maintenance of the City facilities at this location;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the City of Chandler is authorized to accept the First Amendment to License to extend the existing License Agreement for an additional ten (10) year term, within that portion of the Gila Drain, Exhibit "A", and described in Exhibit "B"(legal description and drawing), attached hereto and made a part hereof by this reference.

Section 2. That said First Amendment to License shall be in the form as approved by the City Attorney.

Section 3. That the Mayor of the City of Chandler is authorized to accept and execute the First Amendment to License document and this Resolution on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this
_____ day of _____, 2012.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4575 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2012, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GAB

FIRST AMENDMENT TO LICENSE

This First Amendment to License dated the 23rd day of January, 2012, by and between **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district, organized and existing under the laws of the State of Arizona ("Licensor") and the **CITY OF CHANDLER**, an Arizona municipal corporation ("Licensee").

WHEREAS, the parties hereto entered into a License Agreement dated June 1, 2002 known as License Number 02176-0 ("License Agreement").

WHEREAS, the parties now desire to amend said License Agreement.

NOW, THEREFORE, it is mutually understood and agreed by the parties hereto as follows:

- 1) Section 5, Term, of the License Agreement is hereby amended by deleting the termination date of May 31, 2012, and replacing it with May 31, 2022.
- 2) Except as above provided, all of the terms, covenants and conditions of said License Agreement, shall be and remain in full force and effect.

LICENSOR:

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT

By: _____

Its: _____

Dated: _____

LICENSEE:

CITY OF CHANDLER

By: _____

Its: _____

Dated: _____

**WOOD / PATEL
ASSOCIATES**

Civil Engineers
Hydrologists
Land Surveyors

Darrel E. Wood, P.E., R.L.S.
Ashok C. Patel, P.E., R.L.S.
James S. Campbell, P.E.
Lynn M. Thomas, P.E.
G. Thomas Hennessy, P.E.

See Exhibit dated
December 13, 1991

December 13, 1991
WP #91731

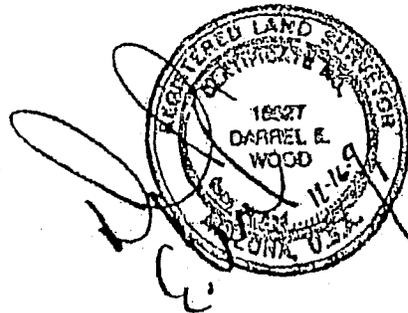
**EXHIBIT "B"
LICENSE DESCRIPTION**

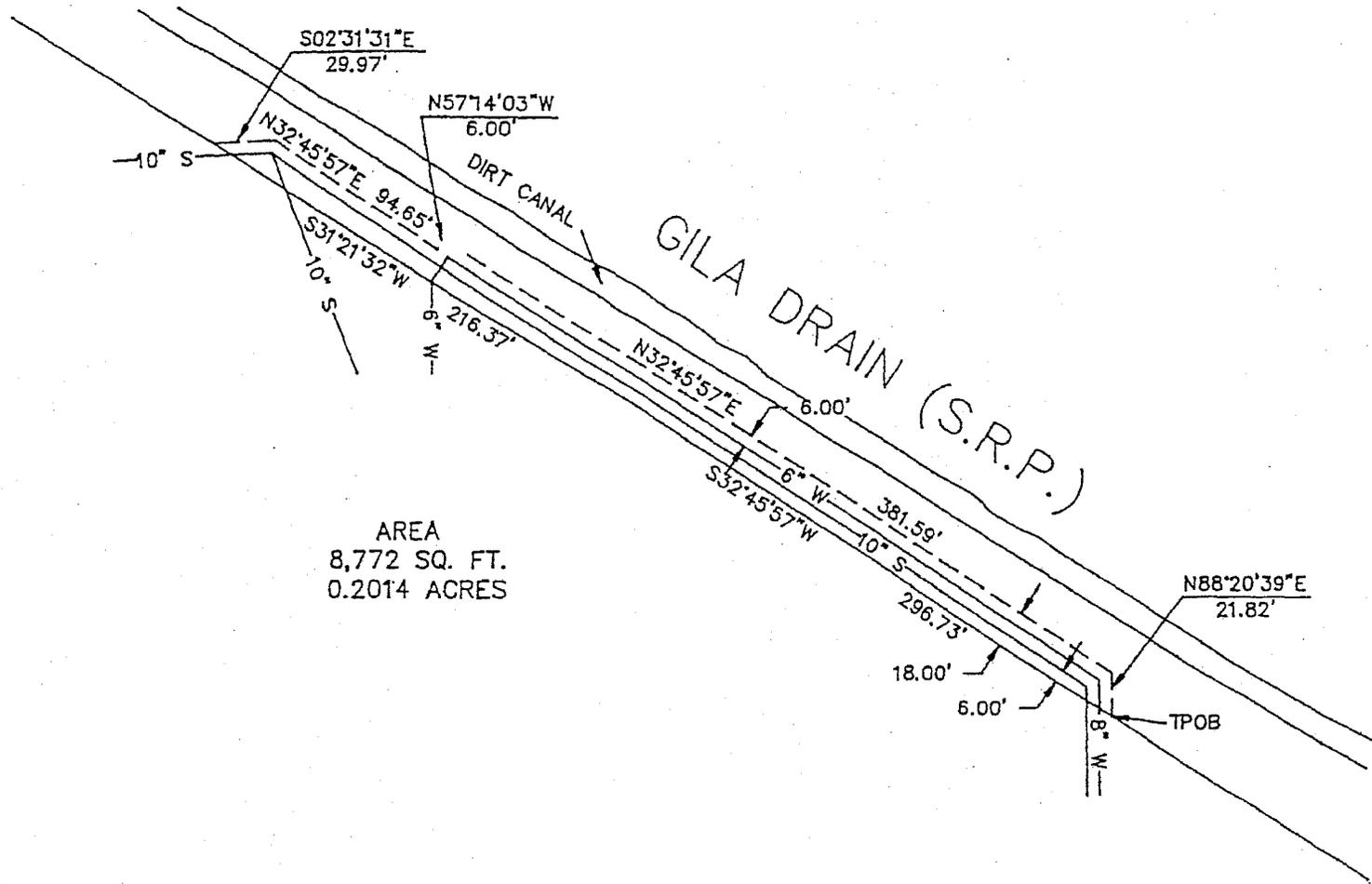
That portion of Northeast quarter of Section 27, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 8;
THENCE South 87° 54' 32" West, along the North line of said Section 27, 1791.50 feet;
THENCE South 32° 45' 57" West, 391.40 feet to the TRUE POINT OF BEGINNING.
THENCE South 32° 45' 57" West, 296.73 feet;
THENCE South 31° 21' 32" West, 216.37 feet;
THENCE North 02° 31' 31" West, 29.97 feet;
THENCE North 32° 45' 57" East, 94.65 feet;
THENCE North 57° 14' 03" West, 6.00 feet;
THENCE North 32° 45' 57" East, 381.59 feet;
THENCE North 88° 20' 39" East, 21.82 feet to the TRUE POINT OF BEGINNING.

Subject to existing rights-of-way and easements.

Said parcel of land containing 8,772 square feet or 0.2014 acres, more or less.

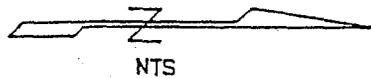




JOB# 91731
 DEC. 13, 1991

**WOOD/PATEL
 ASSOCIATES**

Civil Engineers
 Hydrologists
 Land Surveyors
 (602) 957-3149



**SALT RIVER PROJECT
LICENSE**

Salt River Project License No.: 02176-0
Salt River Project File No.: 1371.1208
Effective Date: June 1, 2002
Agent: MES

1. License Granted

WHEREAS, it is understood by the parties hereto that Licensor manages the Licensed Property pursuant to contracts with the United States, which assign to Licensor the responsibility and authority for the care, operation, maintenance and management of the Salt River Reclamation Project ("Reclamation Project"), of which the Licensed Property is a part, and;

WHEREAS, Licensor is willing to consent to Licensee's use of the Licensed Property in a manner that does not in any way compromise the contractual obligation or authority of Licensor to manage the Reclamation Project.

The **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona ("Licensor"), grants the **CITY OF CHANDLER**, a municipal corporation ("Licensee"), a revocable License conveying the nonexclusive right and privilege to enter upon and use certain real property, the Licensed Property, under the following terms and conditions.

2. Purpose

Licensee shall use the Licensed Property only for maintenance of water and sewer lines and associated facilities. Licensee shall not use the Licensed Property for any other purpose without the prior written approval of Licensor.

3. Licensed Property

The Licensed Property shall mean: that portion of the Northeast quarter of Section 27, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, further described by Exhibits A and B attached hereto and by this reference made a part hereof.

R-4028
cc 2-22-07

4. Compensation

4.1 The license fee shall be waived in consideration for a past quit claim of adjacent property from Pulte Homes to Licensor.

4.2 Licensee shall reimburse Licensor, for all federal, state and local excise, sales, privilege, gross receipts and other similar taxes lawfully imposed on and paid by Licensor as a result of the consideration received by Licensor under this License; provided, however, that this Section shall not apply to income taxes. Licensee shall pay all property taxes, if any, levied on the Licensed Property.

4.3 All amounts paid by Licensee to Licensor as a result of damages, costs, expenses and sums incurred by Licensor hereunder as a result of Licensee's default shall be deemed to be additional License Fees.

4.4 Any payment due unpaid under this License shall bear interest from the date payment is due at the rate of ten percent (10%) per annum. Licensor shall have all the rights and remedies provided herein and by law for Licensee's failure to pay any of the compensation specified in this Section 4.

4.5 Within 30 days of receipt of an invoice therefore, Licensee shall pay any incremental increase in Licensor's operation and maintenance costs on the Licensed Property resulting from Licensee's exercise of its rights hereunder, Licensor shall incur no liability for any costs of repairing or replacing Licensee's improvements within the Licensed Property, damaged as a result of Licensor's operation and maintenance of its facilities, unless due to negligent or willful acts or omissions of Licensor or its agents or employees.

5. Term

The term of this license shall be from June 1, 2002 (the "Effective Date") through May 31, 2012 and may be extended by Licensee with 30 days written notice for no more than one, ten-year term as long as Licensee is not in default of any provision of this license, or until terminated subject to Section 8 hereof.

6. Rights of the United States of America

This License is subject to the paramount rights of the United States of America ("U.S.A.") in and to the Licensed Property, federal reclamation law, and all agreements existing and to be made between and among the U.S.A., the Salt River Valley Water Users' Association ("Association") and Licensor regarding the management, care, operation and maintenance of the Reclamation Project.

7. Assignment and Sub-Licensing

Licensee shall neither assign this License nor sub-license all or any portion of the Licensed Property.

8. Termination of the License

8.1 If a party ("Defaulting Party") fails to make payment required herein or perform a material obligation under this License within 30 days after written notice is given to the Defaulting Party of its failure to perform such obligation on the date when such performance was due (or, if such default cannot reasonably be cured within 30 days, then within such longer period as is determined by the non-defaulting party to be necessary to cure such default, provided the Defaulting Party commences to cure such default within the 30 day period), then, upon the expiration of the applicable cure period, the non-defaulting party may terminate this License upon not less than 30 days prior written notice to the Defaulting Party (such notice of termination must be in addition to the notice of default).

8.2 Either party may terminate this License without cause upon not less than thirty (30) days written notice.

8.3 In the event either party terminates this License, Licensee shall, unless Licensor otherwise provides, remove, at Licensee's own cost, within ninety (90) calendar days after written notice from Licensor, any improvements placed on the Licensed Property by Licensee, its directors, officers, employees, or agents, and restore the Licensed Property to the condition in which it existed on the date this License was executed, subject to improvements to the Licensed Property made by parties other than Licensee. If Licensee has failed to remove any of the improvements that it is required to move, or fails to restore the Licensed Property within such ninety (90) day period, Licensee shall reimburse Licensor for the reasonable costs incurred by Licensor for the removal or storage of Licensee's improvements and restoration of the Licensed Property. Licensee shall release Licensor, Association and U.S.A. from all damages resulting to Licensee as a result of such removal, storage, or restoration. The provisions of this Section 8.3 shall survive termination of this License.

9. Maintenance of Licensed Property & Interface with Licensor's Use of Licensed Property

9.1 Licensee, at its own expense, shall maintain all of the Licensed Property in reasonably good, sanitary and safe condition. Subject to the conditions set forth herein, Licensor reserves to itself, Association and the U.S.A., a right of access to the Licensed Property for the construction, use, operation, maintenance, relocation and removal of any existing and future electric or water distribution or transmission facilities. Any such construction, use, operation, maintenance, relocation or removal shall be performed in a manner designed to avoid, to the extent feasible, disturbance to Licensee's improvements and Licensee's use and enjoyment of the Licensed Property.

Licensors shall give Licensee at least ninety (90) days prior written notice of any such construction, use, operation, maintenance, relocation or removal that will materially disrupt Licensee's use and enjoyment of the Licensed Property or the Licensee's improvements; provided, however, that such notice may be given in such shorter period as Licensor determines to be reasonable under prevailing circumstances, or with no notice in the event of an emergency where no notice is feasible. Nothing in this License shall be construed to deny or lessen the powers and privileges granted Licensor by the laws of the State of Arizona and the U.S.A. Licensor shall not be liable to Licensee for any damage to Licensee's improvements located upon the Licensed Property, unless due to negligent or willful acts or omissions of Licensor or its agents or employees.

9.2 If Licensee defaults in the performance of the obligations set forth in Section 9.1, and Licensor gives notice of the default, Licensee shall correct such default to the reasonable satisfaction of Licensor within the required period of time set forth in the notice of default (the "Correction Period"), which period of time shall be reasonable under the circumstances. If Licensee fails to correct the default within the Correction Period, Licensor may take any action reasonably determined by Licensor to be necessary to correct such default, including without limitation making any repair or modification to or removing any of Licensee's improvements. Licensee shall reimburse Licensor for the reasonable costs it incurs to correct such default within thirty (30) calendar days after Licensor presents Licensee with a statement of such costs. Licensee shall release Licensor, Association and U.S.A. from all damages resulting to Licensee from the correction of such default, including, without limitation, those damages arising from all repairs or modifications to or removal of any of Licensee's improvements.

10. Nonexclusive Rights

This License is nonexclusive and nothing herein shall be construed to prevent or restrict Licensor from granting other privileges to use the Licensed Property in a manner not inconsistent with Licensee's use of the Licensed Property in accordance with this License.

11. Existing Easements and Licenses

This License is subject to all existing encumbrances of record, including easements and licenses. It shall be Licensee's obligation and responsibility to ascertain the rights of all third parties in the Licensed Property. Licensor consents only to the use of the Licensed Property for the purposes described herein. Nothing in this License shall be construed as Licensor's representation, warranty, approval or consent regarding rights in the Licensed Property held by other parties. Licensee shall indemnify and hold Licensor harmless from any liability arising out of any dispute or claim regarding actual or alleged interests in the Licensed Property, affecting Licensee's interests created herein.

12. Indemnification

To the extent not prohibited by law, Licensee, its successors and assigns, shall indemnify, release, and hold harmless Licensor, Association and the United States of America, and the directors, officers, employees, agents, successors and assigns thereof, against and from any claim, demand, lawsuit or action of any kind for damages or loss, whether such damage or loss is to person or property, arising in whole or in part out of: (a) negligent or otherwise wrongful acts or omissions of Licensee, its agents, contractors, officers, directors, or employees; (b) Licensee's use or occupancy of the Licensed Property for the purposes contemplated by this License, including but not limited to claims by third parties who are invited or permitted onto the Licensed Property, either expressly or impliedly, by Licensee or by the nature of Licensee's improvement or other use of the Licensed Property pursuant to this License; or (c) Licensee's failure to comply with or fulfill its obligations established by this License or by law. Such obligation to indemnify shall extend to and encompass all costs incurred by Licensor in defending against such claims, demands, lawsuits or actions, including but not limited to attorney, witness and expert fees, and any other litigation related expenses. Licensee's obligation pursuant to this Section 12 shall not extend to claims, demands, lawsuits or actions for liability attributable to the sole exclusive negligence or willful action of Licensor, its directors, officers, employees, agents, successors or assigns. The provisions of this Section shall survive termination of this License.

13. Insurance

Without limiting any liabilities or any other obligations of Licensee, Licensee shall provide and maintain, with forms and insurers acceptable to Licensor, and until all obligations under the License are satisfied, the minimum insurance coverages, as follows:

13.1 Worker's compensation insurance to cover obligations imposed by applicable federal and state statutes and employer's liability insurance with a minimum limit of One Million and No/100 Dollars (\$1,000,000.00).

13.2 Commercial general liability insurance with a minimum combined single limit of Two Million and No/100 Dollars (\$2,000,000.00) each occurrence. The policy shall include coverage for bodily injury liability, property damage liability, personal injury liability, and contractual liability for liability assumed under this License. The policy shall contain a severability of interests provision.

13.3 If applicable, comprehensive automobile liability insurance with a combined single limit for bodily injury and property damage of not less than Two Million and No/100 Dollars (\$2,000,000.00) each occurrence with respect to Licensee's vehicle, whether owned, hired or non-owned, assigned to or used in the performance of the work.

13.4 The policies required by Sections 13.2 and 13.3 hereof shall be endorsed to include Licensor, members of its governing bodies, its officers, agents and employees as additional insureds and shall stipulate that the insurance afforded for Licensor, members of its governing bodies, its officers, agents and employees shall be primary insurance and that any insurance carried by Licensor, members of its governing bodies, its officers, agents or employees shall be excess and not contributory insurance.

13.5 Licensee shall waive their rights of recovery and require its insurers providing the required coverages to waive all rights of subrogation against Licensor and members of its governing bodies, its officers, agents and employees for matters arising out of this License.

13.6 Prior to commencing any work, Licensee shall furnish Licensor with Certificates of Insurance as evidence that policies providing the required coverages, conditions and limits are in full force and effect. Such certificates shall provide that not less than thirty (30) days advance notice of cancellation, termination, or alteration shall be sent directly to Licensor addressed as follows:

Supervisor, Property Management, PAB348
Salt River Project
P.O. Box 52025
Phoenix, Arizona 85072-2025

13.7 The insurance policies may provide coverages that include deductibles or self-insured retentions. Licensee shall be solely responsible for deductibles and/or self-insured retentions, and Licensor, at its option, may require Licensee to secure the payment of such deductibles or self-insured retentions by a surety bond or an irrevocable and unconditional letter of credit.

14. Construction

14.1 Prior to making any improvements on the Licensed Property, Licensee shall submit to Licensor for its approval final construction documents and plan showing the location of any such improvements. Licensor shall approve or disapprove such documents and plans within 30 days. If applicable, Licensee shall obtain a Construction License from Water Engineering (*Bob Maurer 236-2962, or Susana Ortega 236-5799*) prior to the start of construction. Construction on the Licensed Property shall be performed only in accordance with approved construction documents and plan. At least ten (10) days prior to the beginning of any construction on the Licensed Property, Licensee shall give Licensor notice of the date that construction will begin and a schedule listing all construction activities and the dates when such construction activities will be performed. Licensee shall give Licensor written notice of all changes in the schedule and delays in construction immediately upon it being reasonably foreseeable that such change or delay will occur.

14.2 Licensee's improvements constructed, installed, operated and maintained on the Licensed Property shall not interfere with Licensor's use of Licensor's existing or any future irrigation or electric facilities on or adjacent to the Licensed Property.

14.3 Licensor may request Licensee to alter the scheduling of construction undertaken pursuant to Section 14.1 but only when and to the extent necessary to prevent any material interference with Licensor's use of the Licensed Property, and if such improvements do interfere with Licensor's use, Licensor may request Licensee to relocate Licensee's material, facilities and improvements as deemed necessary by Licensor.

14.4 If relocation of Licensee's materials, facilities, or improvements is necessitated by Licensor's use of existing facilities or the construction of improvements by or on behalf of Licensor, Licensee shall bear the entire actual cost of relocating said materials, facilities and improvements.

14.5 Licensor shall not exercise its right to require relocation of Licensee's facilities, materials, and improvements in an unreasonable or arbitrary manner.

15. Permits, Statutes and Codes

Licensee shall comply with all requirements of all statutes, acts, ordinances, regulations, codes, and standards of legally constituted authorities with jurisdiction, applicable to Licensee's use of the Licensed Property. Licensee shall obtain or cause to be obtained at its expense, all permits, approvals and authorizations required by Licensee's actions pursuant to this License.

16. Licensor's Right to Inspect

16.1 Licensor may enter any part of the Licensed Property at all reasonable times to make an inspection thereof. During any construction by Licensee, Licensor may inspect all trenching, backfilling and other related construction activity that potentially affects Licensor's facilities, and require conformance with all Licensor's requirements and specifications related thereto.

16.2 Licensee shall release Licensor, Association and the U.S.A. from any claims for damages arising out of any delay caused by Licensor in permitting or inspecting any work on the Licensed Premises. The provisions of this Section shall survive termination of this License.

17. Service of Notice

All notices and demands required or permitted by this License shall be in writing and shall be deemed to have been given properly when (i) sent by certified mail (postage fully prepaid) to the respective address below or to such other address furnished by either party to the other pursuant to

this Section; or (ii) delivered personally to either party hereto.

Notices to Licensor

Attn: Supervisor, PAB348
SALT RIVER PROJECT
Property Management Division
P.O. Box 52025
Phoenix, AZ 85072-2025

Notices to Licensee

Attn: Jack Michaelson
City of Chandler, Engineering
Mail Stop 406
200 East Commonwealth Street
Chandler, AZ 85225

18. Waiver

No waiver by either party of any breach of any of the covenants or conditions of this License which are to be performed by the other party shall be construed as a waiver of any succeeding breach of the same or any other covenant or conditions.

19. Attorneys' Fees Upon Default

If either party brings or defends any legal action, suit or proceeding based on rights or obligations arising from this License, the successful party shall be entitled to recover reasonable litigation expenses, court costs and reasonable attorneys' fees, as determined by a court, in any such action, suit or proceeding. The foregoing shall not in any way limit or restrict any other right or remedy at law or equity otherwise available to such party.

20. Force Majeure

If either party is rendered unable, wholly or in part, by force majeure to carry out its obligations under this License, other than the obligation of Licensee to make payments of amounts due hereunder, then the obligations of both Licensee and Licensor, so far as they are affected by such force majeure, shall be suspended during the continuance of any inability so caused, but for no longer period, and such cause shall so far as possible be remedied within a reasonable time. The term "force majeure" as used herein shall mean acts of God, strikes, lockouts, or other industrial disturbances, acts of public enemies, wars, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, interruptions by government not due to the fault of the parties, civil disturbances, explosions, or unforeseeable action or nonaction by governmental bodies in approving the applications for approvals or permits or any material change in circumstances arising out of legislation, regulation or litigation. Nothing in this Section shall require Licensor to settle a strike.

21. Entire Agreement; Changes After Execution

This License, including its specified addenda and exhibits, if any, constitutes the entire agreement between the parties, and any amendment hereto must be in writing, signed by both

parties.

22. Water Damage

Except when the result of the negligent or willful act or omission of Licensor or its directors, officers, employees, agents or assigns, neither Licensor, Association nor the U.S.A. shall be liable for any loss sustained by Licensee, its officers, employees, agents or invitees on the Licensed Property because of water damage resulting from any source whatsoever, including, but not limited to, flood, drainage or run-off, irrespective of any prior knowledge by Licensor of the possibility of such flood, drainage or run-off, arising from or in connection with the operation or maintenance of any Reclamation Project dam, canal or other facility.

23. Reservation of Remedies

Unless otherwise provided herein, each party shall have available to it, all remedies provided by law or equity.

24. Archaeological and Environmental Compliance

24.1 Licensee shall obtain a cultural resource clearance from the Environmental Department of the Arizona Projects Office of the Bureau of Reclamation prior to construction on the Licensed Property whenever required by the National Historic Preservation Act, Section 106, and ensuing 36 CFR 800 regulations. A copy of the Bureau of Reclamation archaeological clearance shall be provided to Licensor's staff archaeologist prior to any construction activity on the Licensed Property.

Licensee shall notify Licensor's staff archaeologist should any cultural resources or human remains be found on the Licensed Property, and when appropriate, shall be responsible for other notifications and legal requirements as required by the Archeological Resource Protection Act and the Native American Graves Protection and Repatriation Act and ensuing 43 CFR 10 regulations. All costs are the responsibility of the Licensee.

24.2 Licensee hereby assumes and accepts all liability and responsibility for initiation and completion of response, cleanup, and corrective and remedial action, and the cost thereof, required on the Licensed Property and any other affected premises, due to any action taken by Licensee during use of the Licensed Property that results in release of any hazardous substance within the meaning of the Federal Comprehensive Environmental Response, Compensation and Liability Act - 42 U.S.C. § 9601 et seq., or the Arizona Environmental Quality Act -- A.R.S. § 49-101 et seq., as such laws have been or are amended from time to time, or regulated substance within the meaning of Subtitle I of the Federal Resource Conservation and Recovery Act (Underground Storage Tanks) -- 42 U.S.C. § 6991a et seq., or the Arizona Underground Storage Tank Law -- A.R.S. § 49-1001 et seq., as such laws have been or are amended from time to time. This Section 24.2 shall survive

termination of this License.

25. Motor Vehicle Use – Special Conditions

When operating a motor vehicle on the Licensed Property, Licensees must at all times:

25.1 Enter onto and exit from the Licensed Property at the point of reasonable access closest to the component of Licensee's facilities requiring maintenance;

25.2 Maintain a speed not to exceed five (5) miles per hour;

25.3 Ensure safe and reasonable passage through and around Licensee's vehicle and other repair facilities to all recreational users of the Licensed Property;

25.4 Ensure that no site of ongoing maintenance of Licensee's facilities is left unattended;
and

25.5 Refrain from accessing the Licensed Property with a motor vehicle except when necessary to effectuate maintenance of Licensees facilities.

IN WITNESS WHEREOF, the parties hereto have executed this License this 9th day of March, 2007.

LICENSOR:

**SALT RIVER PROJECT AGRICULTURAL
IMPROVEMENT AND POWER DISTRICT**

By: Donald A. Handke

Its: SENIOR LAND MANAGEMENT AGENT

**LICENSEE:
CITY OF CHANDLER,
a municipal corporation**

By: [Signature]

Its: MAYOR

APPROVED AS TO FORM:
GAB [Signature]
CHANDLER CITY ATTORNEY

**WOOD / PATEL
ASSOCIATES**

Civil Engineers
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Land Surveyors

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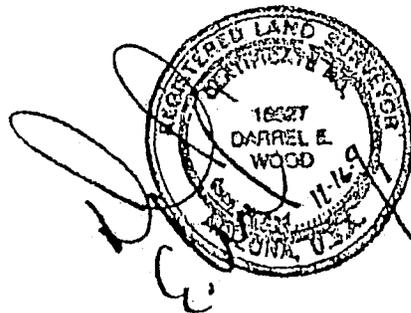
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LICENSE DESCRIPTION

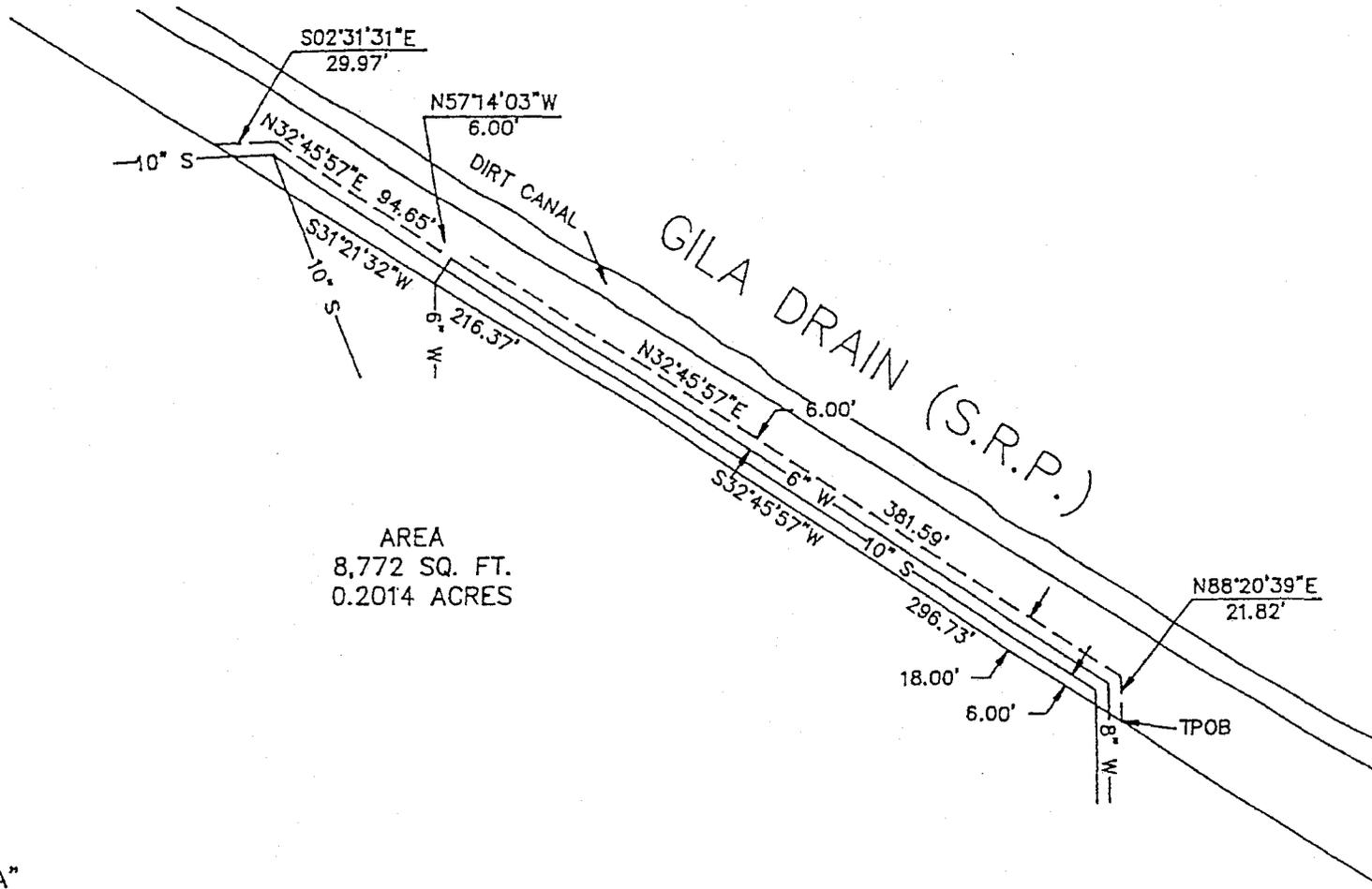
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COMMENCING at the Northeast corner of said Section 8;
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THENCE South 32° 45' 57" West, 296.73 feet;
THENCE South 31° 21' 32" West, 216.37 feet;
THENCE North 02° 31' 31" West, 29.97 feet;
THENCE North 32° 45' 57" East, 94.65 feet;
THENCE North 57° 14' 03" West, 6.00 feet;
THENCE North 32° 45' 57" East, 381.59 feet;
THENCE North 88° 20' 39" East, 21.82 feet to the TRUE POINT OF BEGINNING.

Subject to existing rights-of-way and easements.

Said parcel of land containing 8,772 square feet or 0.2014 acres, more or less.





AREA
 8,772 SQ. FT.
 0.2014 ACRES

EXHIBIT "A"
 JOB# 91731
 DEC. 13, 1991

**WOOD/PATEL
 ASSOCIATES**

Civil Engineers
 Hydrologists
 Land Surveyors
 (602) 957-3149

