

ORDINANCE NO. 4990

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE SALE OF ASSESSOR'S PARCEL NUMBERS 303-42-003Q AND 008P LOCATED AT 21126 S. COOPER ROAD, CHANDLER, ARIZONA, TO DINESH PALARIYA AND AMISHA DHAM, HUSBAND AND WIFE AND TARUN CHOPRA AND CHARU CHOPRA, HUSBAND AND WIFE, FOR \$598,000.

WHEREAS, the City of Chandler owns two parcels of land located at 21126 S. Cooper Road in Chandler, Arizona that it acquired for the construction of a proposed future City facility (the "Property"); and

WHEREAS, after determining that it no longer needs the Property for a future City facility, the City had an appraisal performed on the Property and offered it for sale; and

WHEREAS, the City received multiple, competing bids on the Property; and

WHEREAS, Dinesh Palariya and Amisha Dham, husband and wife, and Tarun Chopra and Charu Chopra, husband and wife, have offered to purchase the Property for \$598,000 cash and have made an initial deposit of \$29,900 (the "Purchase Offer"); and

WHEREAS, the Purchase Offer exceeds the appraised value of the Property and also exceeds all other offers received for the Property.

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

Section 1. The City Council of the City of Chandler, Arizona, authorizes and approves the conveyance of the real property located at 21126 S. Cooper Road, Chandler, Arizona, as more fully described in Exhibit "A", to Dinesh Palariya and Amisha Dham, husband and wife, and Tarun Chopra and Charu Chopra, husband and wife, for \$598,000.

Section 2. The City's Real Estate Manager, or any City real estate officer acting on the Manager's behalf, is authorized to execute and deliver into escrow a purchase agreement in a form approved by the City Attorney along with all other documents and instructions necessary to consummate the sale of said real property.

Section 3. The Mayor is authorized to execute this Ordinance on behalf of the City and, upon satisfaction of the terms and conditions set forth in the approved purchase agreement, a special warranty deed in a form approved by the City Attorney.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this ____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4990 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2021, and that the vote was ____ ayes, and ____ nays.

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY



EXHIBIT "A"

Parcel One:

The South half of the South half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 14, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

Except the East 55 feet thereof for public roadway, utilities, ingress and egress.

Parcel Two:

A portion of the northeast quarter of the southeast quarter of Section 14, Township 2 South, Range 5 East, Gila and Salt River Base and Meridian, City of Chandler, Maricopa County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 14; Thence South 89 degrees, 13 minutes, 19 seconds West along the East-West mid-section line of said Section 14, a distance of 33.00 feet to the Point of Beginning;

Thence South 00 degrees, 07 minutes, 57 seconds, East parallel with and 33.00 feet westerly of the East line of said Section 14, a distance of 10.00 feet;

Thence South 89 degrees, 13 minutes, 19 seconds West parallel with and 10.00 feet South of the East-West mid-section line of said Section 14, a distance of 629.51 feet.

Thence North 00 degrees, 06 minutes, 47 seconds West along the southerly prolongation of the West line of the southeast quarter of the southeast quarter of the northeast quarter of said Section 14, a distance of 10.00 feet to the southwest corner of property described in deed to Sharon Thompson, recorded as instrument no. 95-0764473, Maricopa County Records;

Thence North 89 degrees, 13 minutes, 19 seconds East along the East-West mid-section line of said Section 14, a distance of 629.51 feet to the Point of Beginning.

Except the East 22 feet thereof for public roadway, utilities, ingress and egress.