

ORDINANCE NO. 4996

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE SALE OF CITY PROPERTY LOCATED IN THE WILLIAMS FIELD BUSINESS PARK SUBDIVISION ON ROOSEVELT AVENUE BETWEEN FRYE ROAD AND CHANDLER BOULEVARD TO OSBORNE REAL ESTATE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR THE AMOUNT OF ONE HUNDRED AND TEN THOUSAND DOLLARS (\$110,000).

WHEREAS, the City of Chandler owns two parcels (the "Parcels") of land that adjoin Lot 14 in the Williams Field Road Business Park Subdivision located on Roosevelt Avenue between Frye Road and Chandler Boulevard; and

WHEREAS, the City has determined that the Parcels are no longer needed for City operations; and

WHEREAS, Osborne Real Estate LLC, an adjoining property owner, is willing to purchase the Parcels for \$110,000, or approximately 16% above the appraised value.

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

- Section 1. That the City Council of the City of Chandler, Arizona, authorizes and approves the conveyance of the real property described in Exhibit "A" attached and incorporated into this Ordinance to Osborne Real Estate LLC for the sum of \$110,000.
- Section 2. That the transfer of said real property shall be by deed in a form approved by the City Attorney.
- Section 3. That the City's Real Estate Manager, or any City real estate officer acting on the Manager's behalf, is authorized to execute, deliver, and deposit into escrow the purchase agreement attached to this Ordinance as Exhibit "B" along with all other documents and instructions necessary to consummate the sale of said real property.
- Section 4. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the deed and this Ordinance on behalf of the City.

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. 4996 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 NO. 1:

BEGINNING at the Southeast corner of Lot 14 WILLIAMSFIELD ROAD BUSINESS PARK, according to Book 176 of Maps page 8, records of Maricopa County, Arizona;

Thence South 89 degrees 58 minutes 45 seconds West along the Southerly line of said Lot 14, a distance of 253.46 feet to the Southwest corner of the said Lot 14; said point also marking the beginning of a curve concave Westerly, and having a radius of 430.00 feet;

Thence Northeasterly along the Westerly line of the Said Lot 14, and along the arc of the said curve through a central angle of 3 degrees 36 minutes 00 seconds a distance of 27.02 feet;

Thence North 89 degrees 58 minutes 45 seconds East 32.00 feet;

Thence South 0 degrees 01 minutes 15 seconds East 11.89 feet;

Thence North 89 degrees 58 minutes 45 seconds East being parallel to the said Southerly line of Lot 14, a distance of 120.26 feet;

Thence North 0 degrees 08 minutes 08 seconds West 85.00 feet;

Thence North 89 degrees 58 minutes 45 seconds East 98.36 feet to a point on the Easterly line of the said Lot 14;

Thence South 0 degrees 21 minutes 41 seconds East 100.00 feet to the **TRUE POINT OF BEGINNING**.

PARCEL NO. 2:

That portion of Lot 14, WILLIAMS FIELD ROAD BUSINESS PARK, according to Book 176 of Maps, Page 8, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Lot 14;

Thence North 0 degrees 21 minutes 41 seconds West along the Easterly line of said Lot 14, a distance of 100 feet to the **TRUE POINT OF BEGINNING** of the legal description;

Thence North 0 degrees 21 minutes 41 seconds West, a distance of 85.00 feet;

Thence South 89 degrees 58 minutes 45 seconds West, a distance of 98.02 feet;

Thence South 0 degrees 08 minutes 08 seconds East, a distance of 85.00 feet;

Thence North 89 degrees 58 minutes 45 seconds East, a distance of 98.36 feet to the **TRUE POINT OF BEGINNING**.

Exhibit "B"
Purchase Agreement