

RESOLUTION NO. 5547

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, DETERMINING THAT ACQUISITION OF REAL PROPERTY LOCATED AT 35 NORTH MCQUEEN ROAD AND 1032 EAST TRAILS END PLACE, CHANDLER, ARIZONA, IS A MATTER OF PUBLIC NECESSITY, APPROVING THE PURCHASE OF SUCH REAL PROPERTY AT MARKET VALUE PLUS CLOSING AND ESCROW FEES; AUTHORIZING THE CITY'S REAL ESTATE MANAGER TO SIGN, ON BEHALF OF THE CITY, THE PURCHASE AGREEMENTS AND ANY OTHER DOCUMENTS NECESSARY TO FACILITATE THESE ACQUISITIONS; AND APPROVING RELOCATION SERVICES AS MAY BE NEEDED AND REQUIRED BY LAW.

WHEREAS, the City requires the property located at 35 North McQueen Road and 1032 East Trails End Place as described in Exhibit "A" attached to and made a part of this Resolution (the "Property") for the development of a planned future senior living facility (the "Project"); and

WHEREAS, relocation services and assistance may be necessary for some tenants living in the Property as required by law.

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

- Section 1. It is hereby determined that the acquisition of the Property is for a public and necessary purpose and is in the best interest of the citizens of the City of Chandler.
- Section 2. The City is authorized and directed to purchase the Property for an amount equal to the market value of the Property as determined by appraisal or as approved by the Neighborhood Resources Director at an amount not exceeding the appraisal by ten percent (10%) or up to \$50,000. The written offer and purchase agreement shall be in a form approved by the Chandler City Attorney.
- Section 3. Subject to Section 2 above, the City's Real Estate Manager, any City real estate officer acting on the Manager's behalf, or any retained right-of-way consultant acting at the direction of the Real Estate Manager, is authorized to make written offers for the Property and, where accepted, to execute, deliver and deposit into escrow the approved purchase agreement, along with all other documents and instructions necessary to consummate the purchase of the Property.
- Section 4. Where the property owner or tenants require relocation services or assistance as required by law City staff are authorized to arrange for such assistance.

PASSED AND ADOPTED by the City Council this _____ day of _____, 2022.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5547 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2022, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

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EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The West half of the North half of the South half of the Northwest quarter of the Northwest quarter of Section 35, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that portion of the Southwest quarter of the Northwest quarter of the Northwest quarter of said Section 35 described as follows:

COMMENCING at the Northwest corner of said Section 35;

Thence along the West line of said Section 35, also being the centerline of McQueen Road (100 feet wide) South 01 degrees 17 minutes 57 seconds West, a distance of 660.35 feet to the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of said Section 35;

Thence along the North line of the Southwest quarter of the Northwest quarter of the Northwest quarter of said Section 35, South 89 degrees 57 minutes 18 seconds East, a distance of 273.95 feet to the POINT OF BEGINNING;

Thence continuing along said North line South 89 degrees 57 minutes 18 seconds East, a distance of 385.09 feet to the Northeast corner of said Southwest quarter of the Northwest quarter of the Northwest quarter of said Section 35, said corner also being the Northwest corner of SENATE ACRES WEST, according to Book 200 of Maps, page 19, records of Maricopa County, Arizona;

Thence along the West line of said SENATE ACRES WEST, South 01 degrees 15 minutes 21 seconds West, a distance of 327.41 feet to the Northeast corner of S&H Apartments Unit One, according to Book 204 of Maps, page 1, records of Maricopa County, Arizona;

Thence along the North line of said S&H Apartments Unit One, North 89 degrees 65 minutes 57 seconds West, a distance of 656.28 feet to the West line of said Section 35, Township 1 South, Range 5 East;

Thence along the West line of said Section 35, North 00 degrees 04 minutes 03 seconds East, a distance of 137.41 feet;

Thence East a distance of 273.19 feet;

Thence North a distance of 190.00 feet to the POINT OF BEGINNING; and

EXCEPT the West 50 feet; and

EXCEPT that portion described as follows:

COMMENCING at the Northwest corner of said Section 35;

Thence South 00 degrees 25 minutes 12 seconds West 659.23 feet along the West line of said Section 35;

Thence departing said West line South 89 degrees 34 minutes 48 seconds East 50.00 feet to the Easterly right of way line of McQueen Road and the POINT OF BEGINNING;

Thence North 89 degrees 10 minutes 20 seconds East, 15.00 feet along the North line of said Southwest quarter of the Northwest quarter of the Northwest quarter.

Thence departing said North line South 00 degrees 25 minutes 12 seconds West 151.76 feet;

Thence South 45 degrees 11 minutes 45 seconds East 27.98 feet to the Northerly right of way line of East Commonwealth Circle;

Thence South 89 degrees 11 minutes 18 seconds West 35.00 feet along said Northerly right of way line to said Easterly right of way line of McQueen Road;

Thence departing said Northerly right of way line North 00 degrees 25 minutes 12 second East 171.76 feet along said Easterly right of way line to the POINT OF BEGINNING; and

EXCEPT any portion lying within Commonwealth Circle, according to the plat of TRAILS END MANOR recorded in Book 287 of Maps, page 46, records of Maricopa County, Arizona.

APN: **303-02-023Q, 303-02-023R**