

PURCHASE AGREEMENT

Title Company Pioneer Title Agency, Inc. Date _____
 Address 100 N. Elden Street (to be completed by Title Company, if applicable)
 City Flagstaff Arizona Zip Code _____
 Escrow Officer Cabrina Zweifel Phone 928-779-0371
 Escrow No. _____ Email cabrina.zweifel@ptaaz.com
 Grantor Gary G. Hundelt and Mary Eileen Hundelt, husband and wife, as joint tenants with right of survivorship
 Mailing Address _____
 Phone 602-502-3959 Mobile _____ Email tim@theblue-az.com

Grantee: CITY OF FLAGSTAFF (the "City")
 Mailing Address: 211 West Aspen, Flagstaff, AZ 86001

The CITY shall pay directly to the Grantor, or deposit with the Title Company ("Escrow Agent") if escrowed, the purchase price plus all lawful costs incidental to closing as follows:

Escrow Fees	_____	
Title Policy Fees	_____	
TOTAL ESCROW & TITLE FEES		<u>\$0.00</u>
Recording Fees		
Deed	_____	
Easement	_____	
Release	_____	
TOTAL RECORDING FEES		<u>\$0.00</u>
Other Charges		
Release Fees	_____	
Title Report Fee	_____	
Prorated Taxes/Dates	_____	
TOTAL OTHER CHARGES		<u>\$0.00</u>
Subtotal Fees		<u>\$0.00</u>
Title Report Credit (-)	_____	
Total Closing Costs		<u>\$0.00</u>
Land and Improvements*		<u>\$11,421.00</u>
COF Land Exchange		<u>\$ (11,830.00)</u>
Total Purchase Price		<u>\$ (409.00)</u>
TOTAL WARRANT**		<u>\$0.00</u>

Charges and disbursements to be paid from Grantor's funds as follows (check all that apply):

Total Acquisition of Grantor's Property: Full release of all monetary liens and encumbrances, and leases of any kind. Pay in full all due and delinquent real property taxes and general and special improvement assessments. Grantor will be charged for any costs necessary to make the property compliant with the Covenants, Conditions and Restrictions. Prorate the current year's real property taxes on closings that occur on or after the 3rd Monday of August each year. Escrow Agent shall withhold the prorated amounts from each party and pay the lien of the current year's taxes in full.

Partial Acquisition of Grantor's Property: Partial release of all monetary liens and encumbrances, and leases of any kind. At the discretion of the City, pay due and delinquent property taxes and general and special improvement assessments, including full payment of taxes and assessments on individual assessor parcels within City's partial acquisition, and any Certificate(s) of Purchase. The current year's taxes shall not be prorated regardless of the closing date.

Easement(s): Consent to permanent easement(s) by secured party(ies).

Other Disbursements:

Security Deposits and Prepaid Rents, if Applicable: Grantor agrees to return all security deposits and prepaid rents directly to lessee(s) outside of escrow.

Possession Date: Close of escrow/date of recording.

Special Conditions Right of Way Contract Yes No
 Entry Agreement*** Yes No

*** If yes, City shall pay statutory interest on the "Total Purchase Price" from _____ to the close of escrow/date of recording directly to Grantor by separate warrant.

Special Instructions/Information: City of Flagstaff to Exchange 1,371 sq/ft. Property valued at \$13,710.00 or \$10.00 sq/ft.

*Title policy fees based on this amount only.

**Sum of "Total Closing Costs" and "Total Purchase Price" only.

THE GRANTOR, having executed a conveyance of hereof and all property rights to the GRANTEE in a certain conveyance dated _____ described in Exhibit "A" attached hereto and made a part hereof, and having delivered same to the above Title Company as Escrow Agent, said agent is directed to deliver said conveyance to the CITY OF FLAGSTAFF; title to said property to pass upon the acceptance of delivery and possession by the CITY OF FLAGSTAFF.

PROJECT: Lone Tree Overpass

PROJECT NUMBER.: 03-19004

APN: 104-01-024

PARCEL: LT-09

GRANTOR SUBSURFACE IMPROVEMENT TOWNMENT

- 1. I am am not aware of the presence of any subsurface improvements (e.g., septic systems, storm cellars, ground wells) within the area of acquisition. If aware of such improvements, please provide any information that may assist in locating same.
- 2. Well(s) Yes No Well Registration No(s): 55-_____
- 3. Irrigation Water Rights Yes No IGR Number: 58-_____
- 4. Well is located within the acquisition area, outside the acquisition area.
- 5.

(NOTE: If you answered yes regarding water rights, please provide a copy of the appropriate certificate for escrow to transfer, if available)

The Escrow Agent is to process and record the transfer of the well or irrigation water rights located within the acquisition area to the County.

Yes No Addendum attached hereto and made part hereof.

Notice of Pending Sale pursuant to A.R.S 33-1806.

GRANTOR: Gary G. Hundelt and Mary Eileen Hundelt, husband and wife, as joint tenants with right of survivorship

Gary G. Hundelt
Signature

Gary G. Hundelt 4-13-2024
Print Date

Mary Eileen Hundelt
Signature

Mary Eileen Hundelt _____
Print Date

Accepted _____ Date _____
ESCROW OFFICER

Grantee: City of Flagstaff, an Arizona municipal corporation

Greg Clifton, City Manager, City of Flagstaff

EXHIBIT "A"

A portion of that parcel of land recorded in Inst. No. 3805360, Records of Coconino County, being a portion of Lots 5 and 6, Block 25 of Brannen Addition to the Town of Flagstaff, as recorded in Book 1, Page 12 and revised in Book 1, Page 42, R.C.C., situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona

LEGAL DESCRIPTION:

A portion of that parcel of land recorded in Instrument No. 3805360, Records of Coconino County (R1), being a portion of Lots 5 and 6, Block 25 of Brannen Addition to the Town of Flagstaff, as recorded in Book 1, Page 12 and revised in Book 1 of Maps, Page 42, R.C.C., situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona, said portion being more particularly described as follows:

BEGINNING at the Southwest corner of said parcel of land (R1), said point being a found 1/2" rebar, thence N 01° 02' 59" W [Basis of Bearings: Grid per State Plane Zone Arizona Central (0202)], along the west line of said parcel (R1), for a distance of 1.23 feet to a point;

thence N 88° 18' 31" E for a distance of 4.07 feet to a point of curvature;

thence northeasterly along a curve to the left, having a central angle of 14° 06' 43" and a radius of 68.42 feet, for a distance of 16.85 feet, the chord of said curve bears N 81° 15' 10" E for 16.81 feet to a point of tangency;

thence N 74° 11' 48" E for a distance of 12.26 feet to a point of curvature;

thence northeasterly along a curve to the left, having a central angle of 28° 40' 12" and a radius of 40.00 feet, for a distance of 20.02 feet, the chord of said curve bears N 59° 51' 42" E for 19.81 feet to a point, said point being on the east line of said parcel of land (R1);

thence S 01° 02' 59" E, along the said east line, for a distance of 16.31 feet to a point, said point being on the South line of said parcel of land (R1), also being the said north Right-of-way line of Butler Avenue;

thence S 88° 58' 52" W, along the said north Right-of-way line of Butler Avenue, for a distance of 46.13 feet to the TRUE POINT OF BEGINNING;

said parcel of land contains 282 square feet of land, more or less, including any easements of record over the above described parcel, as shown on Exhibit "A-1", which is made a part hereof by this reference.

NES #21-112_FEE_104-01-024



Addendum to the Purchase Agreement

Between

City of Flagstaff

And

**Gary G. Hundelt and Mary Eileen Hundelt, husband and wife,
as joint tenants with right of survivorship**

1. Gary G. Hundelt and Mary Eileen Hundelt shall convey to the City of Flagstaff 282 square feet of land in fee simple by Warranty Deed (Exhibit 1), valued at \$11,421.00.
2. In exchange, the City of Flagstaff shall convey to Gary G. Hundelt and Mary Eileen Hundelt 1,183 square feet of land in fee simple by Special Warranty Deed (Exhibit 2), valued at \$11,830.00.

Fee	104-01-024	Exhibit 1	282 sq/ft @ 40.50 sq/ft	\$11,421.00
Fee	104-01-023	Exhibit 2	1,183 sq/ft @ \$10.00 sq/ft	<u>- \$ 11,830.00</u>
Total to be paid by Hundelts to the City of Flagstaff				\$ 409.00

3. The escrow agent shall deposit all escrowed funds in an escrow account and disburse same by check; pay encumbrances in accordance with this agreement; prorate all agreed items; record such escrowed instruments as are necessary or proper in the issuance of title insurance; and pay the balance of the escrowed funds to the party or parties entitled thereto.
4. The City will pay all typical escrow service fees and or title insurance.
5. Due to the loss of access off Butler Road, the City will be providing access and a driveway on the east side of the property off of Lone Tree Road (Colorado Road).
6. All utilities adjacent to the property will be relocated as part of the project at no cost to the Seller.
7. The existing address, 422 E. Butler is not being changed as part of the project.
8. The assemblage of the remnant parcel to the west parcel, if needed, will be supported by the City of Flagstaff. If the owner decides to combine the two parcels, one legal description combining the two parcels will be required by Coconino County. A legal description for the total parcel will be provided by the City to the Seller, at no cost to the property owner. The legal description and exhibit will be prepared by a Registered Land Surveyor (RLS).
9. All parties have the authority to enter into this Agreement and have the authority and power to enter into this Agreement to consummate this transaction.
10. This entire Agreement, together with any attachments, shall supersede any and all other prior understandings and agreements, either written or oral.

Attachments: Exhibit 1 and 2

Signature Page follows

EXHIBIT 1

When recorded, return to:
City Clerk
211 W. Aspen Avenue
Flagstaff, AZ 86001

Exempt under:
A.R.S. § 11-1134(A)(3)

WARRANTY DEED

Gary G. Hundelt and Mary Eileen Hundelt, husband and wife, as joint tenants with right of survivorship, the Grantor, does hereby grant, convey, and warrant to the **City of Flagstaff, an Arizona municipal corporation**, the Grantee, that certain real property situated in Coconino County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

SEE EXHIBIT “A” ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO current taxes and assessments, reservations, and all easements, rights-of-way, covenants, conditions, restrictions, liens, and encumbrances of record.

PROJECT: Lone Tree Overpass **LOCATION:** Butler Avenue – Historic Route 66 **PARCEL:** LT-09

Project Number: 03-19004

EXHIBIT "A"

A portion of that parcel of land recorded in Inst. No. 3805360, Records of Coconino County, being a portion of Lots 5 and 6, Block 25 of Brannen Addition to the Town of Flagstaff, as recorded in Book 1, Page 12 and revised in Book 1, Page 42, R.C.C., situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona

LEGAL DESCRIPTION:

A portion of that parcel of land recorded in Instrument No. 3805360, Records of Coconino County (R1), being a portion of Lots 5 and 6, Block 25 of Brannen Addition to the Town of Flagstaff, as recorded in Book 1, Page 12 and revised in Book 1 of Maps, Page 42, R.C.C., situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona, said portion being more particularly described as follows:

BEGINNING at the Southwest corner of said parcel of land (R1), said point being a found 1/2" rebar, thence N 01° 02' 59" W [Basis of Bearings: Grid per State Plane Zone Arizona Central (0202)], along the west line of said parcel (R1), for a distance of 1.23 feet to a point;

thence N 88° 18' 31" E for a distance of 4.07 feet to a point of curvature;

thence northeasterly along a curve to the left, having a central angle of 14° 06' 43" and a radius of 68.42 feet, for a distance of 16.85 feet, the chord of said curve bears N 81° 15' 10" E for 16.81 feet to a point of tangency;

thence N 74° 11' 48" E for a distance of 12.26 feet to a point of curvature;

thence northeasterly along a curve to the left, having a central angle of 28° 40' 12" and a radius of 40.00 feet, for a distance of 20.02 feet, the chord of said curve bears N 59° 51' 42" E for 19.81 feet to a point, said point being on the east line of said parcel of land (R1);

thence S 01° 02' 59" E, along the said east line, for a distance of 16.31 feet to a point, said point being on the South line of said parcel of land (R1), also being the said north Right-of-way line of Butler Avenue;

thence S 88° 58' 52" W, along the said north Right-of-way line of Butler Avenue, for a distance of 46.13 feet to the TRUE POINT OF BEGINNING;

said parcel of land contains 282 square feet of land, more or less, including any easements of record over the above described parcel, as shown on Exhibit "A-1", which is made a part hereof by this reference.

NES #21-112_FEE_104-01-024



EXHIBIT 2

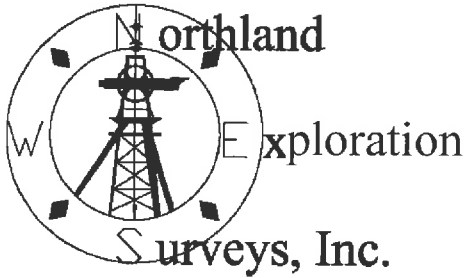


EXHIBIT "A"

A portion of that parcel of land recorded in Inst. No. 3900247, Records of Coconino County (R1), being a portion of Block 25 of the Revised plat of Brannen Addition as recorded in Book 1, Page 42, Records of Coconino County, situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona

LEGAL DESCRIPTION:

A portion of that parcel of land recorded in Inst. No. 3900247, Records of Coconino County (R1), being a portion of Block 25 of the Revised plat of Brannen Addition as recorded in Book 1, Page 25, Records of Coconino County, situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, said portion being more particularly described as follows:

FROM the northeast corner of that parcel of land recorded in Inst. No. 3707289, R.C.C. (R2), said point being a found 12 rebar, thence S 01° 02' 18" E [Basis of Bearings: Grid per State Plane Zone Arizona Central (0202)], along the east line of said Block 25 Brannen Addition, for a distance of 139.04 feet to the northeast corner of said parcel recorded in Inst. No. 3900247 (R1);

thence S 88° 58' 39" W, along the north he of said parcel (R1), for a distance of 15.47 feet to a non-tangent point of curvature, said point being the TRUE POINT OF BEGINNING;

thence southwesterly along a curve to the left, having a central angle of 0° 16' 08ft and a radius of 573.00 feet, for a distance of 2.69 feet, the chord of said curve bears S 06° 01' 29" W a distance of 2.69 feet to a point of tangency;

thence S 05° 53' 25" W for a distance of 59.83 feet to a point of curvature;

thence southwesterly along a curve to the right, having a central angle of 39° 38' 11" and a radius of 40.00 feet, for a distance of 27.67 feet, the chord of said curve bears S 25° 42' 31" W a distance of 27.12 feet to a non-tangent point, said point being on the west line of said parcel (R1);

thence N 01° 02' 59" W, along the said west line (R1), for a distance of 86.29 feet to a point, said point being the northwest corner of said parcel (R1);

thence N 88° 58' 39" E, along the said north line of parcel (R1), for a distance of 19.77 feet to the TRUE POINT OF BEGINNING,

said parcel of land contains 1,183 square feet of land, more or less, including any easements of record over the above described parcel, as shown on Exhibit A-1", which is made a part hereof by this reference.



EXHIBIT "A 1"

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2.69'	573.00'	0°16'08"	S 06°01'29" W	2.69'
C2	27.67'	40.00'	39°38'11"	N 25°42'31" E	27.12'

Aporion of Section 22, Township 21 North, Range 7

CURVE DATA: N 88°56'125" E 150.15' East, Gila and Salt River eridian, Qoconino County,

Fd teel Post
at r. bcation

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 88°58'39" W	15.47'
L2	S 05°53'25" W	59.83'
L3	N 01°02'59" W	86.29'
L4	N 88°58'39" E	19.77'

104-01-032A

104-01-030C

104-01-030D

Fd PC I 544



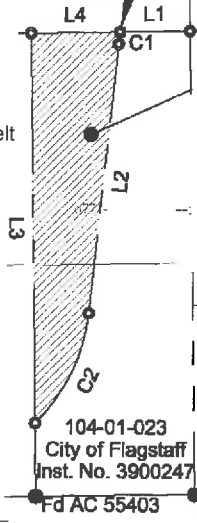
BLOCK 25
BRANNEN ADDN.

104-01-0228
SV Dirtworks LLC
Inst. No. 3707289

S 88°58'39" W
49.90'

104-01-024
G.G. & M.E. Hundelt

TPOB



Containing 1,183 sq. ft.

NES#21-1

104-01-023

Crew: NES

Date: 01-10-2024

104-01-023
City of Flagstaff
Inst. No. 3900247

Fd 1/2" rbr

Fd AC 55403

Fd 1/2" rbr

140.12' Fd AC 14671 S 88°58'52" W 65.01'

BUTLER AVENUE



Scale: 1" = 40' Date: 0111012024 Job No. 21-112

528 W. Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058

NORTHLAND EXPLORATION SURVEYS, INC.

Purchase Agreement & Addendum to Purchase Agreement (related to Property Exchange for the Lone Tree Overpass Project)

Signature Page

Gary G. Hundelt and Mary Eileen Hundelt, husband and wife, as joint tenants with right of survivor ship

Gary G. Hundelt

Mary Eileen Hundelt

City of Flagstaff

Greg Clifton, City Manager

Attest :

Stacy Saltzburg, City Clerk

Approved as to form:

City Attorney