



Chandler • Arizona
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#14
FEB 28 2008

MEMORANDUM

Real Estate – Council Memo No. RE 08-140

DATE: FEBRUARY 28, 2008

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JIM ROXBURGH, FIRE CHIEF *W. Mark Pentz*
TOM CARLSON, ASSISTANT FIRE CHIEF *TC*
MIKE NORMAND, TRANSPORTATION SERVICES *for DM*
& PLANNING MANAGER

FROM: ERICH KUNTZE, REAL ESTATE OPERATIONS COORDINATOR *ek*

SUBJECT: RESOLUTION NO. 4137 AUTHORIZING AND APPROVING THE PURCHASE OF A 70 FOOT WIDE STRIP OF PROPERTY LOCATED NORTH OF FIRE STATION NO. 3, LOCATED AT FRYE ROAD AND ELLIS STREET, FROM MICROCHIP TECHNOLOGY INCORPORATED, AT A COST OF \$104,681 (\$5 PER SQUARE FOOT) PLUS SELLER'S LEGAL EXPENSES, NOT TO EXCEED \$5,000, AND ALL CLOSING COSTS.

RECOMMENDATION: Staff recommends that the Council pass and adopt Resolution No. 4137 authorizing and approving the purchase of a 70 foot wide strip of property located north of Fire Station No. 3, located at Frye Road and Ellis Street, from Microchip Technology Incorporated, at a cost of \$104,681 (\$5 per square foot) plus seller's legal expenses, not to exceed \$5,000, and all closing costs.

BACKGROUND/DISCUSSION: Microchip Technology Incorporated has agreed to sell a 70 foot wide strip of property located north of the Fire Station No. 3 to the City of Chandler, at a cost of \$104,681 (\$5 per square foot) plus seller's legal expenses, not to exceed \$5,000, and all closing costs. Acquisition of this parcel will resolve an access issue regarding ingress and egress of City Fire trucks and equipment to and from the Fire station and will allow for the expansion of one of the fire equipment bays.

The 0.4806 acre area to be purchased is approximately 70 feet in width by 299 feet in length, containing 20,939 square feet.

Resolution No. 4137
Council Meeting of February 28, 2008

FINANCIAL IMPLICATIONS:

Costs: \$104,681 plus legal expenses of \$5,000 and closing costs
Long Term Costs: general maintenance

Fund Source:

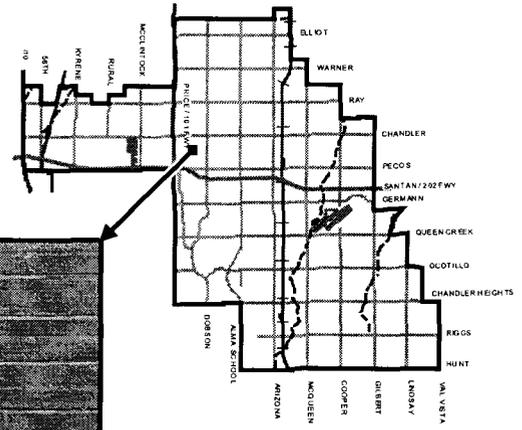
<u>Acct. No.</u>	<u>Fund</u>	<u>Program Name</u>	<u>Amount</u>
470 2250 0000 6210	8F1633	Fire Station No.#3 Expansion	\$109,681

PROPOSED MOTION: Move that Council pass and adopt Resolution No. 4137 authorizing and approving the purchase of a 70 foot wide strip of property located north of Fire Station No. 3, located at Frye Road and Ellis Street, from Microchip Technology Incorporated, at a cost of \$104,681 (\$5 per square foot) plus seller's legal expenses, not to exceed \$5,000, and all closing costs.

Attachments: Location Map, Resolution No. 4137



MICROCHIP PURCHASE RESOLUTION NO. 4137



MEMO NO. RE08-140

 PURCHASE



RESOLUTION NO. 4137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER ARIZONA AUTHORIZING AND APPROVING THE PURCHASE OF A 70 FOOT WIDE STRIP OF PROPERTY LOCATED NORTH OF FIRE STATION NO. 3, LOCATED AT FRYE ROAD AND ELLIS STREET, FROM MICROCHIP TECHNOLOGY INCORPORATED, AT A COST OF \$104,681 (\$5 PER SQUARE FOOT) PLUS SELLER'S LEGAL EXPENSES, NOT TO EXCEED \$5,000, AND ALL CLOSING COSTS.

WHEREAS, Microchip Technology Incorporated, (the "Owner") has agreed to sell a 70 foot wide strip of property located north of Fire Station No. 3, located at Frye Road and Ellis Street, (the "Property"), for the amount of \$104,681 (\$5 per square foot) plus seller's legal expenses, not to exceed \$5,000, and all closing costs; and

WHEREAS, the City of Chandler desires to purchase the 70 foot wide strip of property located north of Fire Station No. 3, located at Frye Road and Ellis Street, (the "Property"), and

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 enter into a purchase agreement with Microchip Technology Incorporated for the Property described in the attached Exhibit "A"

Section 2. That the Real Estate Operations Coordinator is hereby authorized to sign, on behalf of the City, the purchase agreement provided the documents are in a form approved by the City Attorney.

Section 3. That the Real Estate Operations Coordinator is authorized to execute any other documents necessary to facilitate this transaction.

Section 4. That all other legal documents required for this transaction shall be in a form approved by the City Attorney.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4137 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ___ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GAB

EXHIBIT 'A'

LEGAL DESCRIPTION
ACQUISITION PARCEL
MICROCHIP TECHNOLOGY / CITY OF CHANDLER

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING THE CENTER OF SECTION 31, AT WHICH A BRASS CAP FLUSH WAS FOUND, AND FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 46 MINUTES 32 SECONDS EAST A DISTANCE OF 2709.91 FEET, AND AT WHICH A BRASS CAP IN HANDHOLE WAS FOUND;

THENCE NORTH 89 DEGREES 46 MINUTES 32 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 43.44 FEET;

THENCE DEPARTING SAID SOUTH LINE ON A BEARING OF NORTH 00 DEGREES 43 MINUTES 45 SECONDS EAST A DISTANCE OF 330.01 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ELLIS STREET;

THENCE CONTINUING NORTH 00 DEGREES 43 MINUTES 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 70.00 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 32 SECONDS EAST A DISTANCE OF 299.33 FEET;

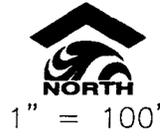
THENCE SOUTH 00 DEGREES 19 MINUTES 57 SECONDS EAST A DISTANCE OF 70.00 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 32 SECONDS WEST A DISTANCE OF 298.85 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 20,936.12 SQUARE FEET (0.4806 ACRES) AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



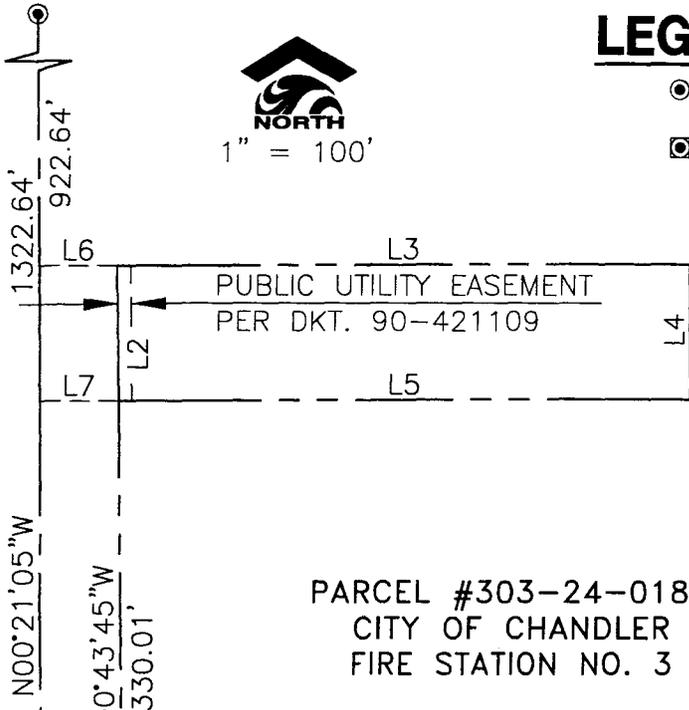
EXHIBIT "B"



LEGEND

- ⊙ BRASS CAP FLUSH
- ⊠ BRASS CAP IN HANDHOLE

ELLIS STREET



PARCEL #303-24-018C
CITY OF CHANDLER
FIRE STATION NO. 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.44	N89°46'32"E
L2	70.00	N00°43'45"W
L3	299.33	N89°46'32"E
L4	70.00	S00°19'57"E
L5	298.85	S89°46'32"W
L6	40.80	S89°46'32"W
L7	41.26	S89°46'32"W

EAST 1/4 CORNER
SECTION 31
FOUND BRASS CAP IN HANDHOLE

FRYE ROAD

DOBSON ROAD

CENTER OF
SECTION 31
FOUND BRASS CAP FLUSH



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Phoenix, Arizona 85044 USA

Stantec

Phone: (602) 438-2200 Fax: (602) 431-9562
Fax: (602) 431-9609 (Land Development)

ACQUISITION
PARCEL
EXHIBIT "B"

DATE: 07/31/07
DSN.:
DRN.: CML
CHK.: SRL

PROJECT NUMBER
181922094
SHEET
1 OF 1