

NOTICE OF SALE OF CITY PROPERTY

Pursuant to the Page City Code of Ordinances § 32.036, notice is hereby given that the City of Page has received a request to purchase a portion of County Assessor's Map Parcel No: 80220005A, consisting of approximately 23.09 acres of vacant real property located east of the intersection of Coppermine Road and US 98 along the north side of US 98 more particularly described as:

Beginning at a point being South 89°43'04" West 2.93 feet along the section line and South 1,157.82 feet from the Southeast Corner of Section 32, Township 41 North, Range 9 East, Gila & Salt River Meridian, and running;

thence South 01°20'19" West 1,527.42 feet to the Northerly right-of-way line of State Highway 98;

thence Westerly 539.41 feet along an arc of a 3,337.75 foot radius non-tangent curve to the right (center bears North 17°54'09" West, long chord bears South 76°43'38" West 538.82 feet with a central angle of 09°15'34") along said Northerly right-of-way line;

thence North 10°29'23" West 842.73 feet;

thence North 08°26'08" East 836.91 feet;

thence South 89°26'19" East 590.79 feet to the Point of Beginning.

Containing 1,005,694 square feet or 23.09 acres.

The proposed purchaser is Shaandiin Group LLC or assigns. The purchase price for the property is the appraised value of Four Hundred Eighty-Five Thousand Dollars (\$485,000.00) plus costs and other terms as negotiated in the purchase contract. Any other interested purchaser may, before December 29, 2025, at 5:30 p.m., present a proposed purchase agreement which shall include earnest money in a minimum amount of 10% of the sales price. Such a proposal shall have the effect of abating the published sale until further negotiations have been completed. Council may negotiate the sale in the best interest of the city.