

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 211.957 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:

ALL THAT PORTION OF LAND LYING IN SECTION 4, TOWNSHIP 40 NORTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING, AT THE FOUND BLM BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 4, FROM WHICH A FOUND BLM BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 4 BEARS SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST, A DISTANCE OF 2642.54 FEET;

THENCE, SOUTH 00 DEGREES 18 MINUTES 18 SECONDS EAST, A DISTANCE OF 1368.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 98;

THENCE, ALONG SAID RIGHT OF WAY LINE, SOUTH 72 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 31.71 FEET TO A FOUND BRASS CAP MONUMENT STAMPED "BIA";

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 72 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 31.26 FEET TO A FOUND BRASS CAP MONUMENT STAMPED "BIA";

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 72 DEGREES 05 MINUTES 34 SECONDS WEST, A DISTANCE OF 902.36 FEET TO A FOUND REBAR AND CAP STAMPED "16544";

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 72 DEGREES 05 MINUTES 34 SECONDS WEST, A DISTANCE OF 3387.07 FEET TO A FOUND BRASS CAP MONUMENT STAMPED "BIA";

THENCE, LEAVING SAID RIGHT OF WAY LINE, NORTH 01 DEGREES 24 MINUTES 46 SECONDS EAST, A DISTANCE OF 1527.42 FEET;

THENCE, NORTH 89 DEGREES 21 MINUTES 52 SECONDS WEST, A DISTANCE OF 283.67 FEET;

THENCE, NORTH 00 DEGREES 38 MINUTES 08 SECONDS EAST, A DISTANCE OF 129.04 FEET;

THENCE, NORTH 01 DEGREES 35 MINUTES 44 SECONDS EAST, A DISTANCE OF 160.81 FEET;

THENCE, NORTH 54 DEGREES 28 MINUTES 57 SECONDS WEST, A DISTANCE OF 100.65 FEET;

THENCE, NORTH 62 DEGREES 48 MINUTES 34 SECONDS WEST, A DISTANCE OF 211.54 FEET;

THENCE, NORTH 70 DEGREES 35 MINUTES 02 SECONDS WEST, A DISTANCE OF 323.23 FEET;

THENCE, NORTH 73 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 185.27 FEET;

THENCE, NORTH 65 DEGREES 42 MINUTES 41 SECONDS WEST, A DISTANCE OF 68.09 FEET;

THENCE, NORTH 84 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 92.67 FEET, TO THE WEST SECTION LINE OF SAID SECTION 4;

THENCE, ALONG THE WEST SECTION LINE OF SAID SECTION 4, NORTH 00 DEGREES 21 MINUTES 16 SECONDS WEST, A DISTANCE OF 508.42 FEET, TO A FOUND ALUMINUM CAP MONUMENT STAMPED "60231" BEING THE NORTHWEST SECTION CORNER OF SAID SECTION 4;

THENCE, ALONG THE NORTH SECTION LINE OF SAID SECTION 4, NORTH 89 DEGREES 42 MINUTES 39 SECONDS EAST, A DISTANCE OF 2641.99 FEET TO A FOUND BLM BRASS CAP MONUMENT BEING THE NORTH QUARTER CORNER OF SAID SECTION 4;
THENCE, ALONG THE NORTH SECTION LINE OF SAID SECTION 4, NORTH 89 DEGREES 41 MINUTES 30 SECONDS EAST, A DISTANCE OF 2642.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 211.957 ACRES MORE OR LESS.

The proposed purchaser is Trebol Hospitality, LLC or assigns. The purchase price for the property is the appraised value of Nineteen Thousand Dollars (\$19,000.00) per acre (totaling approximately \$4,027,183), plus costs and other terms as negotiated in the purchase contract. Any other interested purchaser may, before November 4, 2026, at 5:00 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.

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