



**BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS**

Requested Board Meeting Date: January 5, 2015

or Procurement Director Award

Contractor/Vendor Name (DBA): Yousef Sulaiman Alabdulrahim and Sabrina Lynn Rigas, husband and wife

Project Title/Description:

Sale of surplus property located on the North side of Orange Grove, west of Oracle Rd., tax parcel 102-07-0530 (the "Surplus Property"), to Yousef Sulaiman Alabdulrahim and Sabrina Lynn Rigas, husband and wife (the "Buyers").

Purpose:

The Surplus Property consists of 36,400 square feet of vacant land and is zoned CR-1. The Surplus Property was originally acquired by Pima County for the Orange Grove-Oracle Rd Right of Way Intersection Improvement Project (40GTOR). The Surplus Property was not needed for the Project and is being sold in accordance with A.R.S. section 11-251.9. The Surplus Property was appraised by an outside appraisal firm for \$65,000.00.

The Buyers were the high bidder at a public auction held on November 19, 2015. The purchase price is \$66,000.00 which includes a \$1,000.00 processing fee. The sale terms call for the payment of an earnest money deposit in the amount of \$1,000.00, with the balance due at closing.

Procurement Method:

Exempt pursuant to Pima County Code 11.04.020

Program Goals/Predicted Outcomes:

Staff recommends that the Board of Supervisors approve and execute the Sales Agreement and Warranty Deed.

Public Benefit:

The county will no longer have liability and maintenance responsibility for the Property, and will receive revenue from the sale.

Metrics Available to Measure Performance:

The purchase price is supported by an independent outside appraisal.

Retroactive:

No

DEC 28 1 51 PM '15
PC CLK OF PM
SK

CoB: 12-28-15
Addendum

9pgs(2)

Procure Dept 12/28/15 PM 01:04

Original Information

Document Type: CTN Department Code: PW Contract Number (i.e., 15-123): 16*0097
Effective Date: 1/5/2016 Termination Date: 6/4/2016 Prior Contract Number (Synergen/CMS): _____
 Expense Amount: \$ _____ Revenue Amount: \$ 66,000.00
Funding Source(s): General Fund- DOT 2000-1489

Cost to Pima County General Fund: none

Contract is fully or partially funded with Federal Funds? Yes No Not Applicable to Grant Awards
Were insurance or indemnity clauses modified? Yes No Not Applicable to Grant Awards
Vendor is using a Social Security Number? Yes No Not Applicable to Grant Awards

If Yes, attach the required form per Administrative Procedure 22-73.

Amendment Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____
Amendment No.: _____ AMS Version No.: _____
Effective Date: _____ New Termination Date: _____
 Expense Revenue Increase Decrease Amount This Amendment: \$ _____
Funding Source(s): _____

Cost to Pima County General Fund: _____

Contact: Rita Leon

Department: Real Property Services Telephone: 724-6462

Department Director Signature/Date: [Signature] 12-14-15

Deputy County Administrator Signature/Date: [Signature] 12/23/15

County Administrator Signature/Date: [Signature] 12/24/15
(Required for Board Agenda/Addendum Items)

matters of record and matters that an inspection of the property would reveal.

3. **"AS-IS" SALE.** Buyer accepts the Property, in an "as-is" condition, with no warranty from County of any kind whatsoever, express or implied, as to the condition thereof. County shall not be responsible for any damage to the improvements prior to close of escrow.

4. **ESCROW AGENT.** Fidelity National Title, located at 1745 East Broadway, Suite 145, is hereby appointed as the "Escrow Agent" for this transaction. James Mendenhall is the escrow agent assigned to this transaction.

5. **POSSESSION AND CLOSING.** Possession of the Property shall be given to the Buyer on the date of closing. Closing shall be on before the date that is thirty (30) days after the date this Agreement is approved by the Board of Supervisors, unless extended by agreement of the parties.

6. **BROKER'S COMMISSION.** No broker or finder has been used and County owes no brokerage or finders fees related to this transaction. Buyer has sole responsibility to pay all brokerage or finders fees to any agent employed.

7. **Closing Costs, Title Insurance, and Prorations.** Expenses incidental to transfer of title, recording fees, escrow fees and releases shall be paid 50% by Buyer and 50% by County. If Buyer wishes to obtain an owner's policy of title insurance, Buyer may do so at its own expense. The date of closing shall be used for proration of property taxes and similar costs.

10. **No Sale.** County shall not sell or encumber the Property before closing.

11. **Conflict of Interest.** This Agreement is subject to A.R.S. 38-511 which provides for cancellation of contracts by Pima County for certain conflicts of interest.

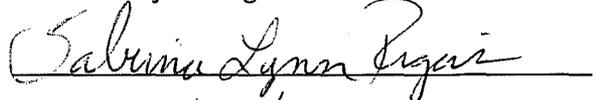
12. **Entire Agreement.** This signed document shall constitute the entire Agreement between the parties and no modification or amendment to this Agreement shall be binding unless in writing and signed by both parties.

Buyer: Yousef Sulaiman Alabdulrahim



Date: 12/09/2015

Sabrina Lynn Rigas



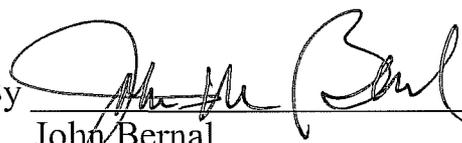
Date: 12/09/2015

Recommended to the Board of Supervisors
for Approval:

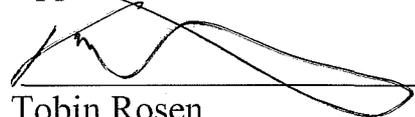
By 
Rita Leon, Acquisition Agent

By 
Neil J. Konigsberg, Manager Real Property Services

By 
Priscilla Cornelio, Director, Department of Transportation

By 
John Bernal,
Deputy County Administrator-Public Works

Approved as to form:


Tobin Rosen,
Deputy County Attorney

Approved and accepted by County.

Chair, Pima County Board of Supervisors

Attest:

Robin Brigode, Clerk of the Board of Supervisors

Tax Code: 102-07-0530

EXHIBIT A

LEGAL DESCRIPTION

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

Lot 13, of *Desert Treasure Estates*, a subdivision of Pima County, Arizona, according to the plat thereof, as recorded in Plat Book 11, Page 39, of the Public Records of Pima, County, Arizona.

APN: 102-07-0530

WARRANTY DEED

For valuable consideration, Pima County, a political subdivision of the State of Arizona ("Grantors"), does hereby convey to Yousef Sulaiman Alabduhrahim, and Sabrina Lynn Rigas, Husband and Wife, the following described property situate in Pima County, Arizona:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO all matters of record.

And I or we do warrant the title against all persons whomsoever, subject only to matters above set forth.

Dated this _____ day of _____, 2016

ATTEST

Grantor: Pima County, a political Subdivision

Clerk of the Board

Chair, Pima County Board of Supervisors

State of Arizona)

) ss

County of Pima)

This instrument was acknowledged before me this ___ day of _____, 2016, by the Chair of the Pima County Board of Supervisors.

Notary Public

My Commission Expires:

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:	Right of Way [] Parcel [x]
Agent: RL	File #:10,086-168	Activity #:40GTOR	P [] De [] Do [] E []

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