

CITY COUNCIL REPORT



Meeting Date: June 9, 2026
 General Plan Element: *Public Services and Facilities*
 General Plan Goal: *Provide safe, accessible, and adaptable public buildings to meet the evolving needs of the community*

ACTION

Authorize Purchase Agreement Contract No. 2026-075-COS. Adopt Resolution No. 13676 authorizing Contract No. 2026-075-COS with Scottsdale Unified School District No. 48 for the purchase an existing office building located at 7575 E. Main Street to meet city’s expanded needs for operational space in the amount of \$3.7 million dollars.

BACKGROUND

The purpose of this action is to approve Purchase Agreement Contract 2026-075-COS with Scottsdale Unified School District No. 48 (“SUSD”) for the acquisition of an existing single-story office building comprising 13,138 square feet. This building is located at 7575 E. Main Street in Scottsdale.

The property will primarily be utilized by the city’s Human Resources (HR) department and is ideally located near the city’s Scottsdale Civic Center, which is a central location for many city operations.

The City of Scottsdale previously owned the 7575 building and the city’s Human Resources department operated out of the space. The city later sold the building to Scottsdale Unified School District. The city desires to acquire the property back to meet current office and employee training space needs.

ANALYSIS & ASSESSMENT

Recent Staff Action

Staff have completed inspection of the property and negotiated a purchase price of \$3,700,000.00 which is supported by an independent appraisal report of the property obtained by the City.

Action Taken _____

RESOURCE IMPACTS

Available funding

Funding for the purchase of this property is planned for and budgeted in the Tentative Fiscal Year 26/27 Capital Improvement Plan (CIP).

Staffing, Workload Impact

City staff worked with SUSD on the terms of the Purchase Agreement. If approved both parties will work within the terms of the agreement to facilitate the transition of the property.

Maintenance Requirements

The property is in good condition, requiring minimal maintenance and office modifications before it can be utilized by Scottsdale employees as office space. This readiness ensures a smooth transition and efficient setup for staff operations within the building.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach

Adopt Resolution No. 13676 authorizing Purchase Agreement Contract No. 2026-075-COS with Scottsdale Unified School District No. 48 authorizing the purchase of a 13,138 square foot office building located at 7575 E. Main Street for \$3,700,000.00.

Proposed Next Steps

If approved, staff will complete the transaction according to the terms of the Purchase Agreement.

RESPONSIBLE DEPARTMENT(S)

Facilities Management

STAFF CONTACTS (S)

Steve Denning, Facilities Director, Sdenning@scottsdaleaz.gov , 480-312-5756

Kira Peters, Deputy City Manager, Kipeters@scottsdaleaz.gov, 480-312-7288

Alicia Gallardo, Real Estate Management Specialist Agallardo@scottsdaleaz.gov , 480-312-7692

APPROVED BY

Greg Caton

Date: 5/26/26 17:11 MST

Greg Caton, City Manager, 480-312-7759

Gcaton@scottsdaleaz.gov

Ana Lia Johnson

Date: 5/26/26 17:24 MST

Ana Lia Johnson, Assistant Budget Director, 480-312-7893

AnJohnson@scottsdaleaz.gov

ATTACHMENTS

1. Resolution No. 13676
2. Location Map
3. Contract No. 2026-075-COS

RESOLUTION NO. 13676

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF CONTRACT NO. 2026-075-COS BETWEEN THE CITY AND THE SCOTTSDALE UNIFIED SCHOOL DISTRICT NO. 48 FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 7575 E. MAIN STREET, SCOTTSDALE, ARIZONA.

WHEREAS, the Scottsdale Unified School District No. 48 ("SUSD") is the owner of approximately 0.974 acres (42,440 square feet) of land and improvements, including a 13,138 square foot commercial office complex, located at 7575 East Main Street in Scottsdale, Arizona; and

WHEREAS, the City is authorized by Article 1, Section 3 of the City Charter to acquire interests in real property located within or without its jurisdictional limits for any City purpose, consistent with state law, in fee simple or any lesser interest or estate, by purchase, gift, devise, lease, or condemnation; and

WHEREAS, the City desires to purchase the property, and SUSD has agreed to sell the property to the City; and

WHEREAS, the City desires to enter into Contract No. 2026-075-COS with SUSD for purchase of real property located at 7575 E. Main Street, Scottsdale, Arizona for use as offices, and workspace for municipal employees.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Scottsdale, Maricopa County, Arizona as follows:

Section 1. The Mayor is hereby authorized, approved, and directed to execute, on behalf of the City, Contract No. 2026-075-COS, a Real Estate Sale Agreement between the City and the Scottsdale Unified School District No. 48 for certain real property located at 7575 E. Main Street, Scottsdale, Arizona.

Section 2. The City Manager or designee is hereby authorized to execute such other documents or take such other actions as necessary to carry out the intent of this resolution.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this _____ day of _____, 2026.

ATTEST:

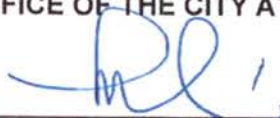
CITY OF SCOTTSDALE,
an Arizona municipal corporation

Ben Lane, City Clerk

Lisa Borowsky, Mayor

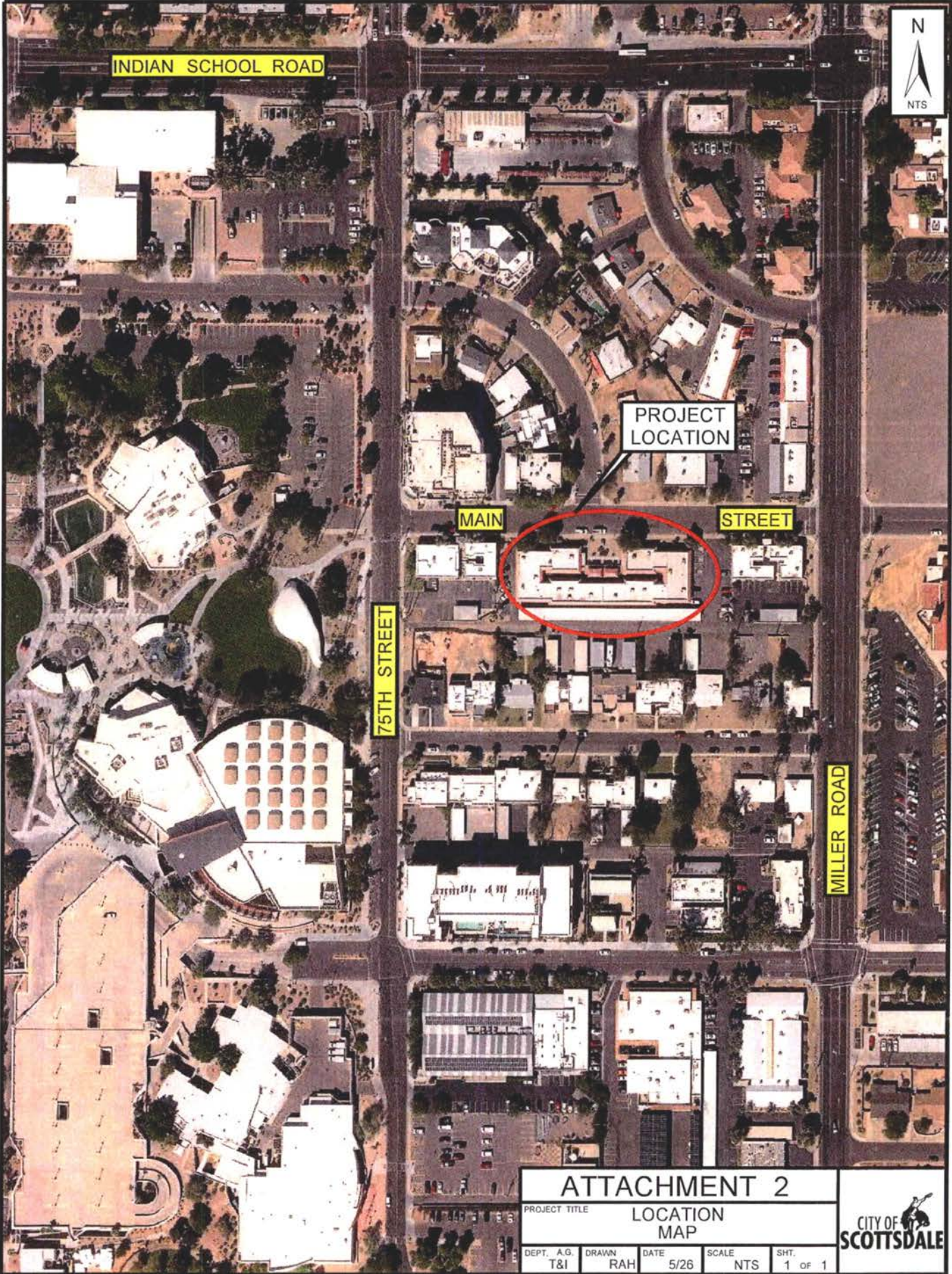
APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

A handwritten signature in blue ink, appearing to be 'L. Santaella', written over a horizontal line.

Luis E. Santaella, City Attorney

By: Margaret Hirschak, Assistant City Attorney



ATTACHMENT 2					
PROJECT TITLE LOCATION MAP					
DEPT.	A.G.	DRAWN	DATE	SCALE	SHT.
T&I		RAH	5/26	NTS	1 OF 1



C.O.S. Contract No. 2026-075-COS
(Resolution No. 13676)
(7575 E. Main Street)

REAL ESTATE SALE AGREEMENT

THIS REAL ESTATE SALE AGREEMENT (the "Agreement") is made this ____ day of _____, 2026, by and between the City of Scottsdale, an Arizona municipal corporation ("Buyer") and Scottsdale Unified School District No. 48 of Maricopa County, Arizona, a political subdivision of the State of Arizona ("Seller").

RECITALS

- A. Seller is the owner of a commercial office complex situated on approximately 0.974 Acres (42,440 square feet) of land and improvements (the "Property") located at 7575 East Main Street in Scottsdale, Arizona, more particularly described on **Exhibit "A"** attached hereto.
- B. Buyer desires to purchase fee title to the Property.
- C. Seller is willing to sell the Property to Buyer on the terms set out in this Agreement.

NOW THEREFORE, in consideration of the foregoing and the mutual promises and representations contained herein, Buyer and Seller agree as follows:

1. Term of Agreement. The term of this Agreement shall be as follows:

1.1 Commencement. The term of this Agreement shall commence on the date of this Agreement.

1.2 Normal Expiration. This Agreement shall continue in effect until all obligations and rights of the parties under this Agreement have been performed, terminated or have expired.

2. Purchase Price. The purchase price (the "Purchase Price") for the Property shall be Three Million Seven Hundred Thousand Dollars (\$3,700,000.00). The Purchase Price shall be payable as follows:

2.1 Earnest Money. At the opening of escrow, Buyer shall deposit Twenty Five Thousand Dollars (\$25,000.00) with Premier Title Agency (Attn: Rich Newton) ("Title Company") as an earnest money deposit. Contemporaneously with the execution and delivery of this Agreement, Buyer has paid to Seller, as further consideration for this Agreement, the receipt of which Seller

hereby acknowledges, the sum of One Hundred Dollars (\$100.00) (the "Independent Consideration"). The Independent Consideration is in addition to the Purchase Price and is independent of any other consideration provided hereunder. The Independent Consideration is fully earned by Seller and is not refundable under any circumstance.

2.2 Final Deposit. The remaining Purchase Price of Three Million Six Hundred Seventy-Five Thousand Dollars (\$3,675,000.00) shall be deposited upon the close of escrow.

3. Opening Escrow. Within ten (10) days after the date that this Agreement is executed by all parties, Buyer shall cause Title Company ("Escrow Agent") to establish an escrow on the terms set out in this Agreement and shall give Seller notice that the escrow is open. Such notice shall be accompanied by a complete copy of this entire Agreement (including exhibits) with an original signature by Escrow Agent. This Agreement shall not be recorded.

4. Due Diligence Period. Buyer shall have thirty (30) days from execution of this Agreement to perform inspections, appraisals, survey, environmental report and financing options ("Due Diligence Period"). If Buyer elects to cancel escrow anytime during the Due Diligence Period, for any reason, Buyer shall receive a full return of their earnest money within seven (7) business days.

5. Closing Timing and Conditions. The conveyance pursuant to this Agreement (the "Closing") shall occur at the following time and subject to the following conditions:

5.1 Closing Date. The date of the Closing (the "Closing Date") shall occur at a time mutually agreed upon by the parties on or before fifteen (15) days after the expiration of the Due Diligence Period.

5.2 Condition of Property. Except as may be expressly set forth in this Agreement or the Deed, the Property is being sold in an "as is" condition without any express or implied warranties of any kind, including without limitation any warranties or representations as to its condition or fitness for any use. Buyer has inspected the Property and its environs prior to the Closing Date, and obtained such information and professional advice as Buyer has determined to be necessary related to this Agreement or this transaction. Seller does not warrant that the Property will remain in the same condition as at the date of this Agreement, except that Seller shall not take action to substantially change the condition of the Property (or Seller's title to the Property) before Closing except as may be necessary to preserve the public health, safety or welfare.

6. Closing Procedures. The following procedures shall govern the Closing:

6.1 Title Insurer. All title insurance policies and reports shall be obtained from Premier Title Agency (the "Title Insurer").

6.2 Escrow Services. Escrow Agent shall administer transactions requiring escrow services under this Agreement. This Agreement shall constitute instructions to Escrow Agent for the transactions contemplated by this Agreement. By executing this Agreement or accepting any escrow hereunder, Escrow Agent agrees to perform the obligations imposed by this Agreement. Escrow Agent's liability under this Agreement is limited to performance of the duties and obligations imposed upon Escrow Agent. Escrow Agent shall in all cases be responsible for any liability or claim arising from its negligence, misconduct or other improper or unlawful act. If Escrow Agent is not the title insurance underwriter, then Escrow Agent and Buyer shall cause Title Insurer to

provide to the parties to the Closing an insured closing letter in form acceptable to Seller issued by Title Insurer's title insurance underwriter making Title Insurer's underwriter financially responsible for Escrow Agent's proper performance of its duties related to this Agreement. By accepting this escrow, Escrow Agent agrees to the terms of this Agreement as they relate to the duties of Escrow Agent. Escrow Agent is hereby authorized and instructed to file, if necessary, Internal Revenue Service Form 1099-B, Proceeds from Real Estate, Broker, and Barter Exchange Transactions, as required by Section 6045(e) of the Internal Revenue Code of 1986.

6.3 Closing Location. Not less than five (5) business days prior to the Closing, Seller shall designate a location for the Closing within Maricopa County, Arizona. Closing shall take place at the offices of Title Company; provided, however, either Party may close in escrow rather than being physically present at Title Company.

6.4 Closing Conditions. Closing shall occur only upon satisfactory performance of all acts and delivery of all documents required to be performed or delivered at or prior to the Closing, or upon formal notice of waiver of any such performances by the party for whose benefit such performances exist. A party is not obligated to close if an event has occurred or circumstance exists that is (or with the passage of time or giving of notice, or both, would be) an event of default by the other party under this Agreement. Time is of the essence.

6.5 Commissions and Fees. Seller shall not be liable for any real estate commissions or brokerage or similar fees that may arise in connection with this Agreement or the transactions contemplated herein. To the extent any real estate commissions or brokerage or similar fees may at any time be payable in connection with this Agreement, any transaction contemplated herein, or the Property, such shall be Buyer's sole obligations. Buyer shall pay, indemnify, defend and hold Seller harmless therefrom.

6.6 Cost and Expenses. Seller shall pay the costs of the standard owner's title policy premium and one half the escrow fee, and any other charges and costs customarily attributable to Seller in Maricopa County. Buyer shall pay the cost difference, if any, between extended owner's title policy and standard owner's title insurance policy and any endorsements for which Buyer is responsible, one half the escrow fee and all recording fees ("Closing Expenses").

6.7 Access to Property before Closing. Buyer shall have access to the Property before Closing as follows:

6.7.1 Buyer, its agents, employees, designees and nominees, shall have the right of access to and entry upon the Property from time to time, at reasonable times and upon reasonable notice to Seller, for the purpose of obtaining data and making surveys and tests necessary to carry out this Agreement. Buyer shall be accompanied by Seller representatives.

6.7.2 Buyer shall not interfere with or disrupt any operations or activities upon the Property.

6.7.3 Buyer shall restore to its prior condition any property Buyer enters and shall perform any environmental remediation or other work caused by such entry.

6.7.4 Buyer shall indemnify, defend, pay and hold Seller and its agents, employees and contractors harmless from any and all injuries, damages or other liabilities of any description arising out of any entry, work or other activity of Buyer, its agents, employees,

designees, nominees and other persons claiming through Buyer, except if caused solely by the gross negligence or intentional wrongful acts of Seller.

6.8 Form of Funds. All funds required by this Agreement shall be paid in cash, or by certified check or non-reversible wire transfer.

6.9 Deliveries. Recording or other official filing of a document as directed by this Agreement shall constitute delivery of the document to the grantee thereunder and acceptance by the grantee.

7. Closing Deliveries. The Closing shall be accomplished as follows:

7.1 Closing Documents. On or prior to the Closing Date, Seller and Buyer shall sign, acknowledge, and deposit (or cause to be signed, acknowledged and deposited by all applicable persons) with Escrow Agent the following items (collectively the "Closing Documents"):

7.1.1 Closing Deposits by Seller. Seller shall deposit the following (collectively, the "Seller Deposits"):

7.1.1.1 A special warranty deed (the "Deed") executed and acknowledged by Seller in the form attached hereto as **Exhibit "B"** covering the Property.

7.1.2 Closing Deposits by Buyer. Buyer shall deposit:

7.1.2.1 The amount of the Purchase Price (less the earnest money deposit).

7.1.2.2 Any and all Closing Expenses attributable to Buyer.

7.1.2.3 Such other funds and documents as Seller or Escrow Agent may reasonably request in order to accomplish the Closing as required by this Agreement.

7.2 Deliveries at Closing. The following shall occur at the Closing in the order listed:

7.2.1 Escrow Agent shall record the Deed in the office of the Maricopa County Recorder.

7.2.2 Escrow Agent shall deliver to Seller the entire Purchase Price.

7.2.3 Escrow Agent shall pay all other Closing Expenses to the applicable persons and shall record, file and deliver all other Closing Documents required to complete the Closing as contemplated by this Agreement.

7.2.4 Escrow Agent shall deliver to Title Insurer the title insurance premium for the title insurance policy required by this Agreement for the Closing.

7.2.5 Escrow Agent shall retain for itself Escrow Agent's escrow fee for the Closing.

7.3 Title Insurance. At the Closing, Seller shall cause Title Insurer to issue to Buyer at Seller's expense a standard owner's title insurance policy (the "Title Policy") as follows:

7.3.1 The Title Policy shall be in the amount of the Purchase Price.

7.3.2 The Title Policy shall conform to the title commitment, except that Buyer at its own expense may require that the Title Insurer issue ALTA extended coverage. Buyer shall pay the cost of any extended coverage title insurance plus the cost of any endorsements requested by the Buyer. If applicable, Seller would continue to pay the premium for the standard coverage, and Buyer would pay the difference between the standard coverage insurance and the extended coverage insurance.

7.3.3 At Closing Seller shall pay and release all amounts secured by mortgages, deeds of trust or other liens on the Property, terminate all existing tenancies or rights to possession of the Property, and remedy any title issues as provided herein:

7.3.3.1 In the event Buyer objects to matters contained in the title commitment, then Seller may, in its sole discretion and at its sole cost and expense, clear the title of the matters to which Buyer objects within ten (10) days of receipt of Buyer's objection notice; or

7.3.3.2 In the event Seller fails or elects not to clear the title of the matters to which Buyer objects within the allotted time, Buyer may, in its sole discretion, elect to (i) terminate this Agreement and receive a refund of the earnest money deposit, or (ii) clear the title of the defects and objections so specified, which correction Buyer may make a condition of Closing, or (iii) waive such objection; and

7.3.3.3 If the title commitment is amended or supplemented after Buyer has submitted its objections to Seller, the same time periods, procedures and notices for objections and clearance of title shall apply to matters disclosed by such amendment or supplement.

8. Transaction Information. The parties shall provide to each other the following information and assurances concerning the Property and this Agreement, all of which shall survive this Agreement and all conveyances pursuant to this Agreement:

8.1 Buyer's Warranties and Representations. Buyer warrants and represents to Seller as follows (the "Buyer Warranties"):

8.1.1 No Payments. Buyer has not paid or given, and will not pay or give, any third person any money or other consideration for obtaining this Agreement, other than normal costs of professional services (such as the services of architects, engineers and attorneys).

8.1.2 Buyer's Continuing Warranties. Buyer's proceeding with the Closing amounts to an additional certification to Seller that the Buyer Warranties are true at the time of the Closing. Buyer shall promptly notify Seller in writing of any change or discovered inaccuracy in any of the Buyer Warranties, including any change in Buyer's knowledge that would render inaccurate a Buyer Warranty that is limited to Buyer's knowledge.

8.2 Seller's Warranties and Representations. Seller warrants and represents to Buyer ("Seller's Warranties"):

8.2.1 Seller Conflicts and Authority. Seller's execution, delivery and performance of this Agreement is not prohibited by and does not conflict with any other agreements, instruments, or judgments to which Seller is a party or is otherwise subject. Seller hereby warrants and represents to Buyer that this Agreement and all documents to be executed and delivered by Seller at Closing will be duly authorized, executed, and delivered, and legal, valid, and binding obligations of Seller, and do not and at the Closing will not violate any provisions of any agreement to which Seller is a party or to which Seller is subject.

8.2.2 Brokers. Seller has not engaged any broker, agent, or finder in connection with this Agreement or the transactions contemplated herein.

8.2.3 Seller's Continuing Warranties. Seller makes the following representations and warranties to Buyer, which representations and warranties shall be deemed to be repeated by Seller as of the Closing Date and which shall survive the Closing for a period of twelve (12) months:

8.2.3.1 To Seller's current actual knowledge, at Closing, there will be no parties in possession of any portion of the Property;

8.2.3.2 To Seller's current actual knowledge, Seller has not received any written notification from any governmental or public authority that the Property is in violation of any applicable local fire, health, building, use, occupancy or zoning laws where such violation remains outstanding and, if not addressed, would have a material adverse effect on the use of the Property as currently owned and operated;

8.2.3.3 To Seller's knowledge, there is no action, suit, arbitration, unsatisfied order or judgment, governmental investigation or proceeding pending against the Property or the transaction contemplated by this Agreement, which, if adversely determined, could individually or in the aggregate have a material adverse effect on the ownership of the Property or any portion thereof or which could in any material way interfere with the consummation by Seller of the transaction contemplated by this Agreement;

8.2.3.4 Seller is a political subdivision of the State of Arizona and is validly existing and in good standing. The execution, delivery and performance of this Agreement by Seller has been duly and validly authorized by all necessary action and proceedings and no further action or authorization is necessary on the part of Seller in order to consummate the transaction contemplated herein; and

8.2.3.5 Seller has full right, power and authority to own the Property, to execute and deliver this Agreement, to consummate the transactions, to comply with and fulfill the terms and conditions hereof and to sell the Property to Buyer.

8.3 Improvements Condition. Except as may be expressly set forth in this Agreement or the Deed, the Buyer is accepting the Property improvements upon Closing in "as is" condition, with no warranty, express or implied. Without limitation, Seller makes no warranties as to the condition of title, the condition of improvements, the condition of the soil, or geology, or the presence of known or unknown contaminants or other faults or defects of any description. Buyer has inspected the Property and its environs and obtained such information and professional advice as Buyer has determined to be necessary related to this Agreement or the transactions contemplated herein. It shall be the sole responsibility of Buyer at its expense to investigate and

determine the suitability of the soil, environmental and other conditions for the improvements to be constructed on the Property. If such conditions are not in all respects entirely suitable for the use or uses to which the Property will be put, then it is the sole responsibility and obligation of Buyer to take such action as may be necessary to place the soil, environmental and other conditions of the Property in a condition entirely suitable for its development and use.

9. Miscellaneous. The following additional provisions apply:

9.1 Assignment. This Agreement is not assignable.

9.2 Notices. Any notice required or permitted to be given hereunder shall be in writing and shall be deemed given and effective when delivered personally by or by telefax, or on the second mail delivery day after such notice is deposited in the United States mail, postage prepaid, by certified or registered mail, return receipt requested, or when delivered by Express Mail, Federal Express or a like service, addressed to the party as follows:

As to Buyer: Maria Muiser
Asset Management Coordinator
CITY OF SCOTTSDALE
7447 E. Indian School Rd., Ste 205
Scottsdale, AZ 85251
Fax No. 480-312-7853

Copy to: City Attorney's Office
CITY OF SCOTTSDALE
3939 Civic Center Blvd.
Scottsdale, AZ 85251
Fax No. 480-312-2548

As to Seller: Scottsdale Unified School District
Attn: Chief Financial Officer
7575 E. Main Street
Scottsdale, AZ 85251
Email: scrosier@susd.org

Copy to: Gust Rosenfeld, PLC
Attn: Laura Sever Blanco
One E. Washington, Suite 1600
Phoenix, AZ 85004
Email: lblanco@gustlaw.com

Escrow Agent: Premier Title Agency
2910 E. Camelback Road, Suite 100
Phoenix, AZ 85016
Attn: Rich Newton
Email: rnewton@ptanow.com

or at such address as either party hereto may designate by giving written notice thereof to the other party hereto in the aforesaid manner.

9.3 Entire Agreement. This Agreement constitutes the entire Agreement and understanding between the parties hereto with regard to the subject matters hereof and supersedes all other previous oral or written agreements or understandings with respect thereto.

9.4 Captions. The captions used in connection with the sections of this Agreement are for convenience of reference only and shall not be deemed to construe or limit the meaning or language of this Agreement.

9.5 Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect.

9.6 Third-Party Beneficiaries. Nothing in this Agreement, express or implied, is intended to confer any rights or remedies whatever upon any person other than parties hereto and their respective successors, assigns, and transferees permitted hereby.

9.7 Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Arizona.

9.8 Exhibits. The exhibits attached hereto which are described herein are hereby incorporated by reference and made a part of this Agreement.

9.9 Counterparts. This Agreement may be executed and delivered in counterparts, each of which shall be deemed to be a duplicate original thereof.

9.10 Attorneys' Fees. If either party shall bring suit to enforce the terms and provisions hereof or to recover damages for breach, the prevailing party shall be entitled to recover from the other party all costs, expenses and attorneys' fees incurred in connection with the exercise by the prevailing party of its rights and remedies hereunder. The amount of the attorneys' fees is to be fixed by the court without a jury. For the purposes of this paragraph the term "prevailing party" shall mean in the case of the claimant, one who is successful in obtaining substantially all of the relief sought, and in the case of the defendant or respondent, one who is successful in denying substantially all of the relief sought by the claimant.

9.11 Time of Essence. Time is of the essence of this Agreement. Seller and Buyer shall strictly comply with the requirement to perform its obligations and close this transaction on the precise date set forth herein. This Agreement provides no grace or cure periods. The time for performance of any obligation or other action under this Agreement shall be deemed to expire at 5:00 P.M. (MST) on the last day of the applicable time period provided for herein. If the time for the performance of any obligation or other action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

9.12 Miscellaneous. This Agreement shall be interpreted according to its plain meaning and not strictly for or against either party. Either party shall have the unconditional right from time to time to waive by written instrument in whole or in part any performance required of the other party and/or any other provision of this Agreement benefiting said party.

Seller: SCOTTSDALE UNIFIED SCHOOL DISTRICT
NO. 48 OF MARICOPA COUNTY, ARIZONA,
a political subdivision of the State of Arizona

By: Scott D. Mungel
Its: Superintendent

Buyer: CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Lisa Borowsky, Mayor

ATTEST:

Benjamin Lane, City Clerk

APPROVED AS TO FORM

[Signature]

Maria L. Muiser, Real Estate Asset Manager

OFFICE OF THE CITY ATTORNEY

[Signature]

Luis E. Santaella, City Attorney
By: Margaret Hirschak, Assistant City Attorney

ESCROW ACCEPTED AND AGREED TO BY:

Escrow Agent
Premier Title Agency

By _____
Print Name _____
Its _____

TABLE OF EXHIBITS

<u>Exhibit</u>	<u>Paragraph</u>	<u>Description</u>
A	A	Legal description for the Property
B	7.1.1.1	Special Warranty Deed

EXHIBIT A

Lots 3, 4, 5, 6 and 7, Block 1, REDDELL MANOR, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 49 of Maps, page 27.

EXHIBIT B

WHEN RECORDED RETURN TO:

CITY OF SCOTTSDALE/CPM
(Maria Muiser)
7447 E. Indian School Road, Suite 205
Scottsdale, AZ 85251
Escrow No.:

Exempt from Affidavit of Value
under ARS § 11-1134(A)(3)

SPECIAL WARRANTY DEED

C.O.S. Contract No. 2026-075-COS
(Resolution No.13676)
(7575 E. Main Street)

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, the Scottsdale Unified School District No. 48 of Maricopa County, Arizona, a political subdivision of the State of Arizona (the "Grantor"), does hereby convey to the City of Scottsdale, an Arizona municipal corporation (the "Grantee"), the following real property (the "Property") situated in Maricopa County, Arizona, described on **Exhibit "A"** attached hereto.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, obligations and liabilities as may appear of record, all matters of record and matters that could be discovered by an accurate ALTA/ACSM survey.

Grantor does hereby bind itself and its successors to warrant and defend the title against the acts of Grantor and persons claiming by, through and under Grantor but no other party.

DATED this _____ day of _____, 20_____.

GRANTOR: SCOTTSDALE UNIFIED SCHOOL DISTRICT
NO. 48 OF MARICOPA COUNTY, ARIZONA,
a political subdivision of the State of Arizona

By: _____
Dr. Scott Menzel, Superintendent

EXHIBIT A

Lots 3, 4, 5, 6 and 7, Block 1, REDDELL MANOR, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 49 of Maps, page 27.