

Bid Form & Purchase Agreement

Robinson & Airport Parcel 16 (Tax ID No. R305900110)

1. **Instructions to Bidder.** Those interested in bidding on the purchase of the **Parcel 16** Property, shall do the following:

- a. Read this Bid Form & Purchase Agreement (“Agreement”).
- b. Neatly print the required information in the areas marked “to be completed by Buyer” in the Agreement, and sign and date the Agreement.
- c. Enclose the completed Agreement with the financial security in a sealed envelope, addressed on the outside as follows:

Nampa Highway District No. 1
Attn: **Robinson-Airport Parcel 16 Bid**
4507 12th Avenue Road
Nampa, Idaho 83686

- d. Mail or deliver the bid package to the Nampa Highway District No. 1 at the above address so that it is received no later than 9:30 a.m., Thursday, November 30, 2023. Bids will be publicly opened and read aloud at 9:30 am at that time and location.

2. **Bid Form & Purchase Agreement.** This Bid Form & Purchase Agreement (“Agreement”), when signed by both Buyer and Seller shall bind both parties to sale of the Property for the Purchase Amount and other conditions as specified herein.

3. **Buyer.** The Buyer is identified as follows: *(to be completed by Buyer)*

Name of Buyer: _____

Authorized Representative: _____

Phone Number: _____

4. **Seller.** The Seller is the Nampa Highway District No. 1, a body corporate and politic of the State of Idaho.

5. **Property.** The Property to be purchased is 3.54 acres, identified as Canyon County Tax Parcel R305900110, and described in the **Exhibit “A”** legal description, and is sold AS-IS, with all faults, with the following restrictions:

- 1. There is a right to one (1) single family residential access from Airport Road.

6. **Purchase Amount.** The Buyer shall pay the Seller the following Purchase Amount for the Property, which shall not be less than Three Hundred Seventy-Two Thousand Dollars and No Cents (\$372,000.00), payable in full in certified fundings at closing:
(to be completed by Buyer)

Amount in words: _____ Dollars
and _____ Cents

Amount in numbers: \$ _____ . _____

7. **Financial Guarantee.** The Buyer shall submit a financial guarantee with this Agreement, in the form of bank check or money order, in the amount of Two Thousand Dollars and No Cents (\$2,000.00), payable to “Nampa Highway District No. 1”. The financial guarantee shall be credited to Buyer at closing, if closing occurs; otherwise, it shall be:
- a. Returned to Buyer, if Seller does not sign this Agreement within ten (10) days of bid date.
 - b. Forfeited to Seller, if Buyer is responsible for failure to close within sixty (60) days of Seller signing the Agreement, in which case this transaction shall otherwise be void.
8. **Prohibitions.** Seller’s employees and employees’ family members are prohibited from bidding on the sale of this Property.
9. **Hazardous Materials.** Seller has not deposited any hazardous materials in the Parcel and is unaware of any such deposit. Seller shall have no hazardous material liability to Buyers.
10. **Closing.** Closing will be facilitated by Pioneer Title Company, Nampa, Idaho. Seller shall deliver a Quitclaim Deed for the Property to the Buyer at closing and gives Buyer legal and physical possession of the Property upon closing. Seller shall pay for title insurance. Buyer shall pay recording fees. Buyer and Seller shall evenly share other closing costs. No taxes or assessments are due on the Property.

This AGREEMENT is hereby signed by the Buyer and Seller on the dates indicated below and becomes effective as specified in paragraph 2 above.

BUYER:

Signature of Buyer's Authorized Representative

Date of Signature

SELLER:

Nampa Highway District No. 1

Nicolas J. Lehman
District Engineer & Authorized Representative

Date of Signature

Exhibit A

Parametrix, Inc.
7761 W. Riverside Drive, Suite 201
Boise, ID 83714
Project No. 314-6823-005
May 19, 2023
Page 1 of 1

Nampa Highway District #1
Robinson Road and Airport Road, Roundabout Project
Assessor's Parcel No. R3059001100

PARCEL NO. 16

PARCEL REMAINDER

A parcel of land located in the Northwest One Quarter of Section 20, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 20, thence following the westerly line of said Section 20, South $0^{\circ}48'37''$ West a distance of 1,324.49 feet to the North One Sixteenth Corner common to said Section 20 & Section 19;

Thence leaving said westerly line and following the northerly line of Southwest One Quarter of said Northwest One Quarter of Section 20, South $88^{\circ}36'44''$ East a distance of 345.08 feet;

Thence leaving said northerly line, South $0^{\circ}03'53''$ East a distance of 30.38 feet to a point on the southerly right-of-way line of Airport Road, said point being the **POINT OF BEGINNING**.

Thence leaving said southerly right-of-way line, South $0^{\circ}03'53''$ East a distance of 535.81 feet;

Thence South $33^{\circ}47'51''$ West a distance of 21.21 feet;

Thence South $36^{\circ}47'43''$ West a distance of 18.56 feet;

Thence South $47^{\circ}18'53''$ West a distance of 31.00 feet;

Thence South $55^{\circ}06'21''$ West a distance of 69.88 feet;

Thence South $61^{\circ}34'19''$ West a distance of 98.56 feet;

Thence South $66^{\circ}11'45''$ West a distance of 72.88 feet;

Thence North $88^{\circ}36'24''$ West a distance of 50.02 feet to a point on the easterly right-of-way line of North Robinson Road;

Thence following said easterly right-of-way line along the following 5 courses:

1. 307.33 feet along a curve to the right, said curve having a radius of 1,130.00 feet, a central angle of $15^{\circ}34'59''$, a chord bearing of North $9^{\circ}19'26''$ East, and a chord distance of 306.39 feet;
2. North $17^{\circ}06'55''$ East a distance of 59.90 feet;
3. 220.47 feet along a curve to the left, said curve having a radius of 550.00 feet, a central angle of $22^{\circ}58'04''$, a chord bearing of North $5^{\circ}37'53''$ East, and a chord distance of 219.00 feet;
4. North $5^{\circ}51'09''$ West a distance of 26.45 feet;

5. North 35°26'07" East a distance of 83.38 feet to a point on the said southerly right-of-way line of Airport Road;
Thence leaving said easterly right-of-way line and following said southerly right-of-way line, North 79°13'16" East a distance of 174.45 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 3.54 acres, more or less.



5/19/2023