



FOR SALE SURPLUS PROPERTIES CITY OF DALLAS

The City of Dallas will accept sealed proposals for the following properties:

Street Address	Legal Description	Minimum Proposal
600 Clearfield Road Dallas, Dallas County, TX	Block 7838, Lot 1 approximately 33,975 square feet (Sale by Deed Without Warranty, with mineral reservation)	\$27,520.00
8414 Forney Road Dallas, Dallas County, TX	Block B/6212, Lot 1 approximately 177,990 square feet (Sale by Deed Without Warranty, with mineral reservation)	\$400,000.00
JJ Lemmon Road Dallas, Dallas County, TX	Block 8263 & 8265, Lot 3, 4 and 5 approximately 98 acres (Sale by Deed Without Warranty, with mineral reservation)	\$1,497,000.00
NE Corner of Live Oak & Collett Dallas, Dallas County, TX	Block 10/731, Lots 10-18 approximately 15,032 square feet (Sale by Deed Without Warranty, with mineral reservation)	\$200,000.00 (Reduced)
8915 Slay Street Dallas, Dallas County, TX	Block 6348, Lot 89 approximately 14,949 square feet (Sale by Deed Without Warranty, with mineral reservation)	\$9,000.00 (Reduced)
7001 Wheatland Road Dallas, Dallas County, TX	Block 8604 approximately 76,918 square feet (Sale by Deed Without Warranty, with mineral reservation)	\$231,000.00 (Reduced)
6701 Westmoreland Road Dallas, Dallas County, TX	Block 6045, Tract 1 approximately 5.145 acres (Sale by Deed Without Warranty, with mineral reservation)	\$145,669.00
2127 & 2203 Wycliff Avenue Dallas, Dallas County, TX	Block 15/2268, Lots 26-27 approximately 13,797 square feet (Sale by Deed Without Warranty, with mineral reservation)	\$165,564.00

A separate sealed proposal for each property under consideration must be submitted on or before **January 12, 2010 at 8:30 A.M.** to Bonnie Meeder, Assistant Director, Sustainable Development and Construction, 320 E. Jefferson Boulevard, Room 203, Dallas, Texas, 75203. The proposal must be on the City's promulgated "Proposal Form" and be accompanied by a completed "No Conflict of Interest Statement", a completed "No Title Policy Statement", a completed "Certification of No Debts owed to the City", a completed "Additional Bidder Information" and a **cashier's check or money order** payable to the City of Dallas as a deposit. For proposals equal to or less than \$10,000, the deposit shall be \$1,000.00. Proposals greater than \$10,000.00, the deposit shall be the lesser of 10% of the proposal amount or \$10,000.00. All proposals shall remain in effect for 90 days after the due date of submission. Proposals will be opened at **10:00 A.M., January 12, 2010**, by Bonnie Meeder, Assistant Director of Sustainable Development and Construction, or her designee, in Room LL02, 320 E. Jefferson Boulevard. In the event the successful proposer fails or refuses to consummate the transaction within 90 days following acceptance of the proposal by the City Council, such **total deposit, except for the deed recording fee, shall be retained by the City of Dallas as liquidated damages.**

The land described above shall be referred to herein as the "Property". The Property is to be sold: a) using the type of instrument described above, in a form approved by the City Attorney; b) subject to the terms, covenants, conditions, reservations, restrictions and exceptions set forth in the authorizing Dallas City Council Resolution, including without limitation the following: i) any and all visible and apparent easements and encroachments, whether of record or not; ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record and applicable to the Property or any part thereof; and iii) standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes and assessments being assumed by the purchaser; c) subject to a restriction prohibiting the placement of industrialized housing on all properties located in residential zoned districts; and d) strictly on an **"AS IS, WHERE IS, WITH ALL FAULTS"** basis, to the maximum extent permitted by law.

It is the responsibility of the proposers to examine all applicable building codes and zoning ordinances to determine if the Property can be used for the purposes desired. The City of Dallas makes no representation or warranty concerning zoning, condition of title, developability, or as to whether or not the Property can be utilized for any purpose. The City of Dallas disclaims responsibility as to the accuracy or completeness of any information relating to the Property. The data in this newspaper advertisement is for

information only. The City of Dallas is not responsible for any misrepresentations, failures of disclosure, errors or any negligent or wrongful acts occurring in the context of or pertaining to the sale and/or its closing.

If the Property is to be titled in any name other than the one making the proposal, this must be set out at the time of the proposal. All closing costs and title expenses, including without limitation costs of title insurance, if desired, shall be paid by the purchaser. If the Property is currently exempt from ad valorem taxes, it will be returned to the tax rolls and assessed from date of closing.

The City will require proposers to certify that they, their spouses and any other party designated for conveyance of title have no outstanding City of Dallas judgments, tax delinquencies, unpaid liens, open city code violations, civil penalties or fees, no more than 1 citation per property within the last six months for city code violations, no more than 2 citations per property within the last 12 months for city code violations, no more than 1 mow/clean, securing or demolition lien on the property within the last 12 months.

For further information concerning this request for sealed proposals, contact Maleea Moore at (214) 948-4094, Ann Bruce at (214) 948-4103 or www.pgt.dallascityhall.com

THE CITY OF DALLAS RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS. ALL PROPOSALS ARE SUBJECT TO APPROVAL BY THE DALLAS CITY COUNCIL.

PROPERTIES NOT SOLD WILL BE OFFERED AGAIN AT OUR NEXT SALE.