



**SURPLUS PROPERTIES  
CITY OF DALLAS**

<b>SURPLUS PROPERTY SALE BID RESULTS FOR JUNE 5, 2007</b>			
<b>PROPERTY ADDRESS</b>	<b>NO. OF BIDS</b>	<b>HIGHEST BID</b>	<b>BUYER</b>
Cantegral/Live Oak Streets	-1-	\$3,405,000	Margaux City Lights Partners, Ltd.



**FOR SALE  
SURPLUS PROPERTIES  
CITY OF DALLAS**

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

<u>Street Address</u>	<u>Legal Description</u>	<u>Minimum Proposal</u>
<del>Cantegrel/Live Oak Street Dallas, Dallas County, TX</del>	<del>Block 289, Two tracts containing a total of approximately 83,478 SF, located in close proximity to the Latino Cultural Center and a future DART Light Rail Station. (Sale by Deed Without Warranty, with mineral reservation)</del>	<del>\$3,339,120.00</del>

A separate sealed proposal for each property under consideration must be submitted on or before **Tuesday, June 5, 2007 at 8:30 A.M.** to Gladys Bowens, Assistant Director, Development Services, 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" 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, plus a \$50.00 deed recording fee. Proposals greater than \$10,000.00, the deposit shall be the lesser of 10% of the proposal amount or \$10,000.00, plus a \$50.00 deed recording fee. All proposals shall remain in effect for 90 days after the due date of submission. Proposals will be opened at **10:00 A.M., June 5, 2007**, by Gladys Bowens, Assistant Director Development Services, or her designee, in Room LL06, 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 \$75.00 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) 948-4098 or [www.pgt.dallascityhall.com](http://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.**