

**SURPLUS PROPERTY SALE
BID RESULTS FOR MARCH 7, 2006**

PROPERTY ADDRESS	NO. OF BIDS	HIGHEST BID	BUYER
2939 E. LEDBETTER DR.	1	\$520,123.00	P. Kim
7001 WHEATLAND RD	-0-		



**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
2939 E. Ledbetter Road Dallas, Dallas County, TX	Block A/5844 approximately 2.005 Acres, improved with a building containing approximately 21,773 SF Zoned: CR (Sale by Deed Without Warranty subject to a restriction prohibiting vehicle display, sales and service uses; pawn shops and liquor stores)	\$500,000.00 (Reduced)
7001 Wheatland Road Dallas, Dallas County, TX	Block 8604 – Vacant Land approximately 1.77 Acres – Zoned: NS(A) (Sale by Deed Without Warranty)	\$325,000.00 (Reduced)

A separate sealed proposal for each property under consideration must be submitted on or before **Tuesday, March 7, 2006 at 8:30 A.M.** to Gladys Bowens, Assistant Director, Development Services, 320 E. Jefferson Boulevard, Room 203, Dallas, Texas, 75203. The proposals 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. The deposit shall be \$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., March 7, 2006**, 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 \$50.00 deed recording fee, shall be retained by the City of Dallas as liquidated damages.**

The land and improvements described above shall be referred to herein as the "Property". The Property 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; and c) 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 each 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 each 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 each 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 and any other party designated for conveyance of title have no outstanding City of Dallas judgments, tax delinquencies, unpaid liens, open city code violations, Urban Rehabilitation Standards Board order defaults, 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 each property within the last 12 months.

For further information concerning this request for sealed proposals, contact Ashley Saunders at (214) 948-4090 or visit the website at www.pqt.dallascityhall.com

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

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