

**PROPOSAL FORM FOR PURCHASE OF LAND- Page One**

LAND PROPOSAL FOR: \_\_\_\_\_  
LOCATION: \_\_\_\_\_ PROPOSED CLOSING DATE: \_\_\_\_\_

**THE OFFEROR**

PROPOSAL SUBMITTED BY: \_\_\_\_\_ (Company)  
\_\_\_\_\_ (Contact Person)  
\_\_\_\_\_ (Street Address)  
\_\_\_\_\_ (City, State, ZIP)  
\_\_\_\_\_ (Phone/Fax/Email)

COMMERCIAL DEVELOPMENT EXPERIENCE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Please provide brief narrative detailing size and nature of properties developed, locations and tenancies. A copy of your company's professional brochure may be attached to this proposal as additional information.)

**LOCATION OF THE SITE**

(Please provide plat plan and map indicating location as well.)

LOCATION OF THE SITE: \_\_\_\_\_ (Street Address)  
\_\_\_\_\_ (City, State, ZIP)

NEAREST CROSS STREETS: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

ADJACENT PROPERTY USES: (Show existing uses. If vacant, show zoning of adjacent properties)

To the East: \_\_\_\_\_

To the West: \_\_\_\_\_

To the North: \_\_\_\_\_

To the South: \_\_\_\_\_

PROXIMITY TO BUS ROUTE: \_\_\_\_\_ (# of Blocks)

PROXIMITY TO FEDERAL, STATE AND LOCAL AGENCIES WITHIN 1 MILE RADIUS: \_\_\_\_\_

SERVICES AVAILABLE WITHIN 1 MILE RADIUS: \_\_\_\_\_

(Gas stations, restaurants, motels, retail facilities, banks, etc.)

**SIZE OF SITE**

# OF ACRES: \_\_\_\_\_ DIMENSIONS: \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_

WILL A FIRST RIGHT OF REFUSAL BE AVAILABLE ON ADJACENT LAND?  YES  NO. IF YES, PLEASE

FURNISH PRICE, TERMS AND DATES OF RELEASE: \_\_\_\_\_

*CAUTION: Any incomplete items in this proposal form may cause proposal to be discarded. If unknown or not applicable, please indicate accordingly.*

COST OF THE SITE		
PROPERTY LOCATION	PROPOSED PURCHASE PRICE OF THE SITE	PRICE PER SQ FT

**ZONING**

CURRENT ZONING DESIGNATION OF THE SITE: \_\_\_\_\_  
 SETBACK REQUIREMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 PERMITTED USES WITHIN CURRENT ZONING: (Either fill in or attach zoning ordinance). \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 WILL A CHANGE IN ZONING BE REQUIRED?  YES  NO. IF YES, PLEASE INDICATE THE TIME ESTIMATED FOR HEARINGS: \_\_\_\_\_

**COVENANTS OR DEED RESTRICTIONS**

ARE THERE ANY PROTECTIVE COVENANTS RUNNING WITH THE LAND?  YES  NO. IF YES, PLEASE FURNISH A COPY OF THE COVENANTS.  
 WILL THE COVENANTS ALLOW FOR A FENCED LOT?  YES  NO. A RADIO TOWER?  YES  NO.

**EASEMENTS**

PLEASE DETAIL OR SHOW ON THE PLAT ANY EASEMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES AND SERVICES			
TYPE OF UTILITY OR SVC	AVAILABLE TO THE SITE*	CURRENT CAPACITY	DOES IT APPEAR THAT UTILITY OR SVC BE ADEQUATE TO SUPPORT INTENDED USE?
WATER		___" LINE, ___ GPM	<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
WELL FOR LAWN IRRIGATION		___ GPM	<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
SEWER		___" LINE, ___ CAPACITY, ___ PUBLIC OR ___ PRIVATE SYSTEM	<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
FIRE PROTECTION		___ FIRE FLOW GPM	<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
ELECTRICAL SERVICE		__ SINGLE PHASE, __ THREE PHASE	<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
WOULD ALTERNATIVE POWER GRIDS AVAILABLE? <input type="checkbox"/> YES <input type="checkbox"/> NO.			
GAS			<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
TRASH SERVICE			
FIBEROPTICS			<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
WILL THERE BE ANY UTILITY IMPROVEMENT DISTRICT FEES? <input type="checkbox"/> YES <input type="checkbox"/> NO. IF YES, PLEASE FURNISH ESTIMATED COST: \$ _____			

\*(INDICATE LOCATION OF WHERE AVAILABLE - AT PROPERTY LINE, IN STREET, ETC.)  
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### DEVELOPMENT ISSUES

HAS A PHASE ONE REPORT BEEN COMPLETED?  YES  NO. IF YES, DATE OF REPORT: \_\_\_\_\_  
 ARE THERE ANY KNOWN ENVIRONMENTAL ISSUES? \_\_\_\_\_(YES)\_\_\_\_\_(NO). IF YES, DETAIL  
 POTENTIAL ISSUES AND PROPOSED RESOLUTION: \_\_\_\_\_

PREVIOUS AND CURRENT USES OF THE SITE: \_\_\_\_\_

ARE THERE ANY ANTICIPATED LAND DEVELOPMENT ISSUES: \_\_\_\_\_(YES)\_\_\_\_\_(NO) IF YES, DETAIL  
 POTENTIAL ISSUES AND PROPOSED RESOLUTION: \_\_\_\_\_

HAVE CURB CUTS AND ENTRANCES TO THE PROPERTY BEEN REVIEWED AND APPROVED BY THE CITY OR  
 HIGHWAY DISTRICT? \_\_ (YES)\_\_\_\_(NO) IF NO, DETAIL POTENTIAL ISSUES AND PROPOSED RESOLUTION:

IF CURB CUTS AND ENTRANCES HAVE BEEN APPROVED, PLEASE MARK LOCATIONS ON PLAN.  
 IS THE SITE FAIRLY LEVEL? \_\_\_\_\_(YES)\_\_\_\_\_(NO) IF NO, PLEASE PROVIDE DETAIL ON PLAT PLAN.

DOES THE PROPERTY DRAIN INTO ANY CREEKS OR RIVERS? \_\_ (YES)\_\_\_\_(NO) IF YES, DETAIL  
 POTENTIAL ISSUES AND PROPOSED RESOLUTION: \_\_\_\_\_

ARE THERE ANY WETLANDS SITUATED ON THE SITE? \_\_ (YES)\_\_\_\_(NO) IF YES, DETAIL  
 POTENTIAL ISSUES AND PROPOSED RESOLUTION: \_\_\_\_\_

HAS A DRAINAGE PLAN OR A DRAINAGE STUDY BEEN COMPLETED? \_\_\_\_ (YES)\_\_\_\_(NO) IF YES, PLEASE  
 PROVIDE A COPY.

HAVE ANY SOIL TESTS BEEN COMPLETED? \_\_\_\_ (YES)\_\_\_\_(NO) IF YES, PLEASE PROVIDE A COPY.

IS THE PROPERTY WITHIN A FLOOD ZONE? \_\_\_\_ (YES)\_\_\_\_(NO)

WHAT IS THE HIGHEST POINT OF ELEVATION OF THE PROPERTY (for siting of a radio tower): \_\_\_\_\_

### DEVELOPMENT PLAN

IS THE PROPERTY OR WILL IT BE WITHIN AN EXISTING OR CONTEMPLATED DEVELOPMENT?  YES  NO.  
 IF YES, PLEASE FURNISH:

- COPY OF THE DEVELOPMENT PLAN.
- BRIEF DESCRIPTION OF HOW MAINTENANCE ON THE COMMON AREAS WILL BE ADDRESSED.
- ESTIMATE OF DUES OR ANY RELATED COSTS.
- BRIEF DESCRIPTION OF ANY CROSS-ACCESS AGREEMENTS.
- BRIEF DESCRIPTION OF COVENANTS.
- DESCRIPTION OF ROADS SERVICING THE DEVELOPMENT. WILL THEY BE PUBLIC OR PRIVATE ROADS?

### COST EXPOSURE

THE RFP REQUESTS A FULLY DEVELOPED SITE. IF ANY DEVELOPMENT ISSUES SUCH AS UTILITIES, CURB  
 CUTS, ETC. ARE NOT INCLUDED IN THE PROPOSED PURCHASE PRICE, PLEASE NOTE ACCORDINGLY AND  
 PROVIDE AN ESTIMATE OF COSTS TO COMPLETE SITE DEVELOPMENT.

ITEMS TO COMPLETE SITE:	ESTIMATED COST	COST PER SQ FT

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**PROPERTY AMENITIES**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(Amenities available at the site, such as on-site conference room, breakroom, fitness facility, library, on-site storage. Photos and a property brochure may be attached to this proposal as supplemental information.)*

**BENEFITS OF THIS LOCATION TO THE STATE**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(Please provide brief narrative detailing amenities available and other benefits to this location, etc. A copy of the property brochure may be attached to this proposal as additional information.)*

**CERTIFICATIONS**

1. I hereby certify that I am authorized to act on behalf of the firm, individual, partnership, corporation or association making this proposal and that all statements made in this document are true and correct to the best of my knowledge. I agree to hold this offer open for a period of ninety (90) days from the deadline for receipt of proposals unless the property is sold to another party; or, if I am selected as the Top-Ranked Offeror, for such further period as is necessary for obtaining sale contract signature and approval. If the proposed property is sold to another party, I agree to immediately notify the Division of Public Works in writing so the property may be removed from consideration.
2. It is the objective of the Division of Public Works to obtain the highest quality property at a competitive market price. All terms listed in the proposal shall be subject to negotiation between the Offeror and the committee. No understanding, whether oral or written, whether made prior to or contemporaneously with the sale negotiations, shall serve to enlarge, modify, limit or otherwise affect the terms and conditions as ultimately detailed in the executed sale contract.
3. I understand and agree to be bound by the conditions contained in the Request for Proposal and shall conform with all requirements of the Request for Proposal.

\_\_\_\_\_  
Offeror Signature Name: \_\_\_\_\_  
Title: \_\_\_\_\_ (Please Print)  
Date: \_\_\_\_\_

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