



**SEALED BID SALE
SALE OF REAL ESTATE
Minimum Bid \$140,000**

Sealed bids will be accepted by the City of Chesapeake in the office of the Department of Public Works, Right of Way at 306 Cedar Rd, Third Floor, Chesapeake, Virginia or mailed to Department of Public Works Right of Way at P. O. Box 15225, Chesapeake, Virginia 23328 until, but no later than, **3:00 P. M.** on **May 15, 2008** for the following property:

The property is a rectangular shaped partly wooded parcel containing approximately 69,308 SF or 1.591 Acres. The parcel has approximately 271.20 feet of frontage on Jolliff Road with a depth of 268.82 feet to 279.80 feet.

Tax Map: 0150000000900
Deed Ref: Deed Book 1569 Page 429
Zoning: R15S
Flood Map: #10 – N/A
Assessment Value: \$145,300

Bids must be submitted in the manner prescribed in the "Instruction to Bidders" available from the City of Chesapeake, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within thirty (30) days after approval of sale.

Employees of the City of Chesapeake or their immediate families are ineligible to bid. The right is reserved to reject any bid. The property is being sold "as is." For further information, contact the City of Chesapeake at the above address or call Carole Gillespie, Right of Way Agent at (757) 382-6308.

All bids must be submitted on the Bid Proposal Form by the stated deadline for consideration.

BID PROPOSAL FORM SEALED BID
May 15, 2008 at 3:00 P.M.
Minimum Bid \$140,000

Carole Gillespie, Right of Way Agent
Department of Public Works
P. O. Box 15225
Chesapeake, Virginia 23328

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid Sale, May 15, 2008 at 3:00 P.M., and that he/she has/has not inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid May 15, 2008 at 3:00 P.M.

The undersigned hereby agrees to purchase the property located in the City of Chesapeake upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid May 15, 2008 at 3:00 P.M. for the sum of \$_____.

A cashier's check, certified check or money order made payable to the **CITY OF CHESAPEAKE**, for the sum of \$_____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the City of Chesapeake and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

By: _____
Title: _____
Firm (if applicable): _____
Address: _____
Telephone: _____
Date: _____

NOTE: Face of envelope must bear the words "SEALED BID SALE, May 15, 2008 at 3:00 P.M."

INSTRUCTIONS TO BIDDERS SEALED BID SALE
May 15, 2008 at 3:00 P.M.

1. The City of Chesapeake invites bids for the purchase of this property on the attached form. Bids will be accepted until **May 15, 2008 at 3:00 P.M.**
2. Bids shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled "**Sealed Bid Sale, May 15, 2008 at 3:00 P.M.**" The outer envelope shall be addressed as follows:

Carole Gillespie, Right of Way Agent
Department of Public Works
P. O. Box 15225
Chesapeake, Virginia 23328

Sealed bids may be delivered to the Department of Public Works, Right of Way Office at 306 Cedar Rd, Third Floor (Receptionist), Chesapeake, Virginia or mailed to Department of Public Works P. O. Box 15225 Chesapeake, Virginia 23328 or any other method chosen by Bidder (Buyer) at Buyer's expense. The risk of late delivery or misdelivery shall be upon the Buyer.

3. A cashier's check, certified check or money order made payable to the **CITY OF CHESAPEAKE**, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by the City of Chesapeake as liquidated damages. No bid received after **May 15, 2008 at 3:00 P.M.**, will be considered. No bid will be considered unless it is accompanied by the required deposit.
4. In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.
5. Acceptance of the bid and conveyance of the property is subject to the approval of the City of Chesapeake.
6. The property is being sold "as is." Notification will be given the Buyer when the deed is ready for delivery and the balance of payment is due.
7. It shall be the responsibility of the Buyer to pay all closing costs, including recordation fees and taxes normally paid by a purchaser.

8. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form, the making of any modification, addition, or amendment to the form or its conditions, or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.
9. The right is reserved to reject any and all bids if, at the discretion of the City of Chesapeake, they are found not to be in the best interest of the City of Chesapeake.
10. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF THE CITY OF CHESAPEAKE; HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Bid Proposal Form

Instructions to Bidders

Property Description

Fact Sheet

Property Sketch/Tax Map or Location Map

Pictures of Property

For further information, contact: Carole Gillespie, Right of Way Agent
Department of Public Works
P. O. Box 15225
Chesapeake, Virginia 23328

FACT SHEET

SEALED BID: May 15, 2008 at 3:00 P.M

PROPERTY LOCATION: 1809 Jolliff Road

ACREAGE: 69,308 SF or 1.591 Acres

IMPROVEMENTS: No improvements

DESCRIPTION: The subject is a slightly irregular shaped interior site fronting along Jolliff Road for approximately 271.20± with a depth of 268.82' to 279.80'+/-. The Site is basically level and partly wooded.

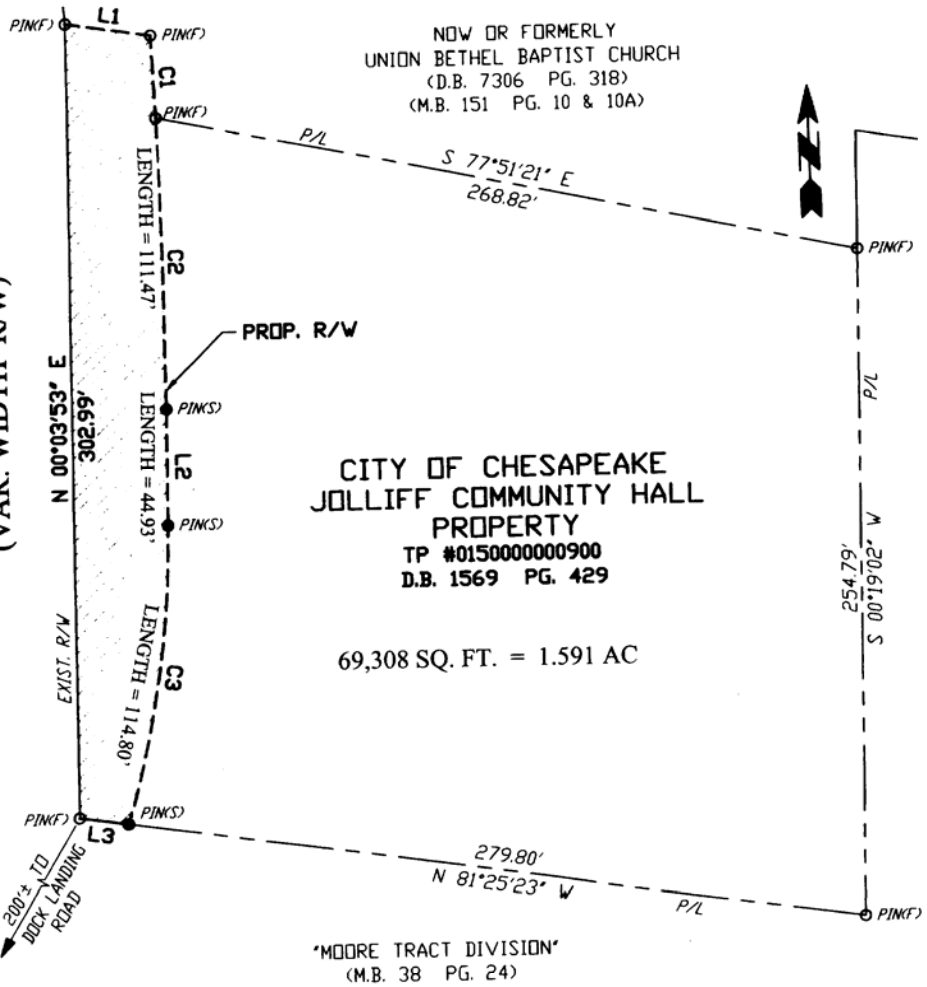
UTILITIES AVAILABLE: City water

ZONING: R15S

FLOOD MAP NUMBER: #10 – N/A

TAX MAP: 0150000000900

JOLLIFF ROAD
(VAR. WIDTH R/W)

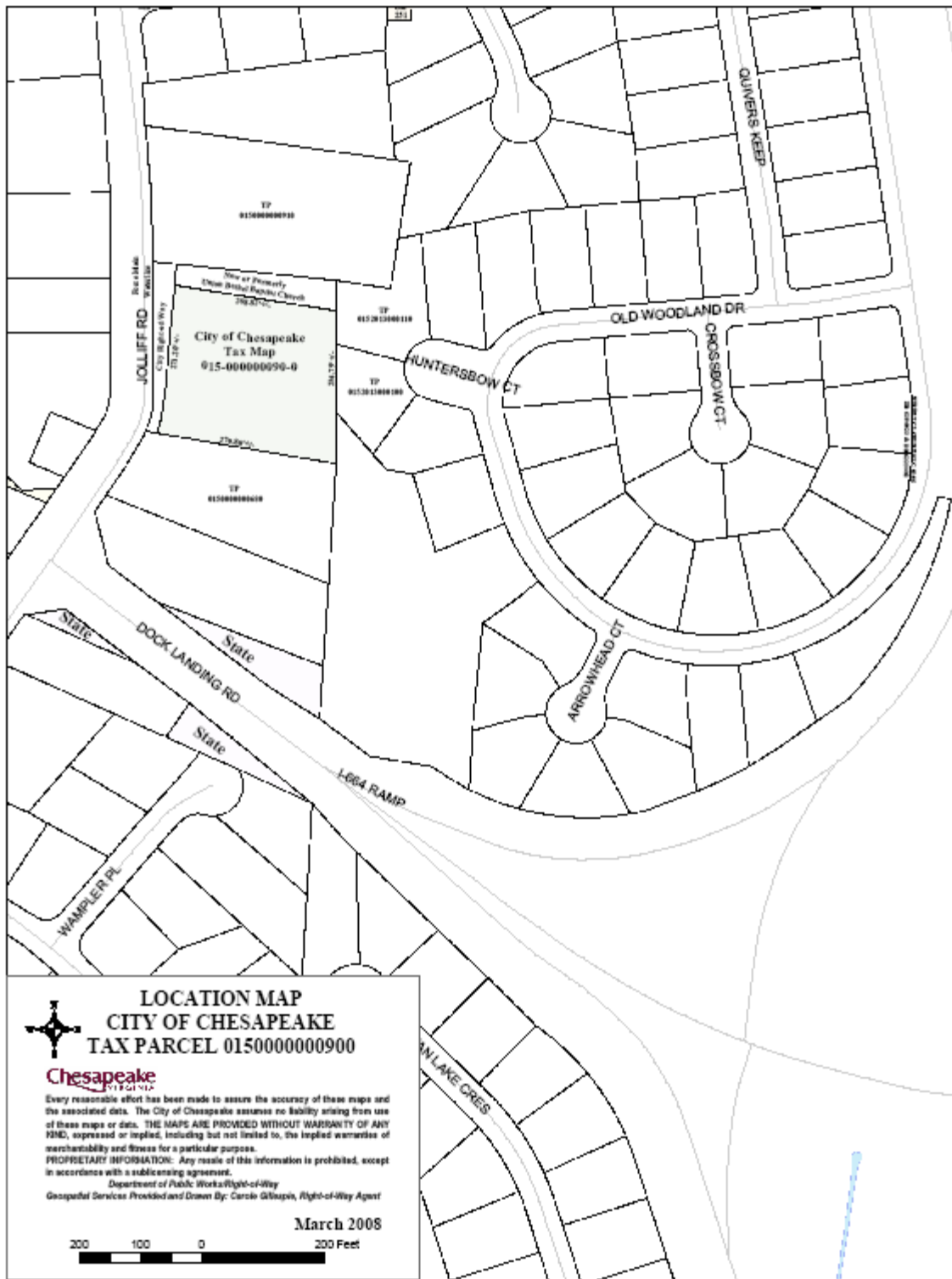


NOW OR FORMERLY
UNION BETHEL BAPTIST CHURCH
(D.B. 7306 PG. 318)
(M.B. 151 PG. 10 & 10A)

CITY OF CHESAPEAKE
JOLLIFF COMMUNITY HALL
PROPERTY
TP #015000000900
D.B. 1569 PG. 429

69,308 SQ. FT. = 1.591 AC

'MOORE TRACT DIVISION'
(M.B. 38 PG. 24)



**LOCATION MAP
CITY OF CHESAPEAKE
TAX PARCEL 015000000900**

Chesapeake
VIRGINIA

Every reasonable effort has been made to assure the accuracy of these maps and the associated data. The City of Chesapeake assumes no liability arising from use of these maps or data. THE MAPS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a sublicensing agreement.

Department of Public Works/Right-of-Way
Geospatial Services Provided and Drawn By: Carole Gilman, Right-of-Way Agent

March 2008

200 100 0 200 Feet

