

# LEGAL NOTICES

## THE DESIGNATED LEGAL ORGAN FOR GWINNETT COUNTY, GEORGIA

Mail legal to:  
Times Journal, Inc.

Gwinnett Daily Post  
P.O. Box 603  
Lawrenceville, GA 30046  
Attention: Legal Advertising

Telephone:  
(770) 963-9205, Ext. 1161

Email address is:  
legals@gwinnettdailypost.com  
(text or word format)

Office Hours 10:00 a.m. to 4:00 p.m.,  
Monday through Thursday (Closed Friday)

Times Journal, Inc.

Gwinnett Daily Post Clayton News Daily  
Rockdale Citizen Henry Daily Herald  
Jackson Progress-Argus

### LEGAL ADVERTISING DEADLINES THROUGH DECEMBER 2023

The deadline for legal advertising in the Wednesday Legal Section (other than Foreclosures and Tax Sales) is 3pm Tuesday of the previous week.

EARLY DEADLINES DUE TO HOLIDAYS ARE MARKED WITH AN \*

PLEASE NOTIFY US IF YOU HAVE LATE ADS AND APPROX. HOW MANY IF MORE THAN A FEW. LATE FEE IS A \$100.00 FEE PER AD FOR 1ST 24 HOURS LATE \*\* AFTER 24 HOURS THE LATE FEE IS \$200.00

The deadline for Modifications, Cancellations or Early Pubs is **Tuesday (week prior) at 3pm** for the following week's publications. This deadline is only for changes to ads currently publishing or starting early (Early Pubs).

Foreclosures, Sheriff's Sales and Tax Sales are held on the first Tuesday of each month. Notices publish four consecutive weeks prior to the first Tuesday. Deadlines are below:

MONTH	DEADLINES (NOON)	PUBLICATION DATES	SALE DATE
JANUARY	**DEC 30	JAN 11,18,25,2/1	FEB 7, 2023
FEBRUARY	JAN 30	FEB 8,15,22,3/1	MAR 7, 2023
MARCH	FEB 27	MAR 8,15,22,29	APR 4, 2023
APRIL	MAR 27	APR 5,12,19,26	MAY 2, 2023
MAY	MAY 1	MAY 10,17,24, 31	JUNE 6, 2023
JUNE	** MAY 26	JUNE 7,14,21,28	JULY 5, 2023
JULY	**JUNE 26	JULY 5,12,19,26	AUG 1, 2023
AUGUST	JULY 31	AUG 9,16,23,30	SEPT 5, 2023
SEPTEMBER	AUG 28	SEPT 6,13,20,27	OCT 3, 2023
OCTOBER	OCT 2	OCT 11, 18,25,11/1	NOV 7, 2023
NOVEMBER	OCT 30	NOV 8,15,22,29	DEC 5, 2023
DECEMBER	NOV 27	DEC 6,13,20,27	JAN 2,2024

#### ADOPTION

IN THE JUVENILE COURT OF GWINNETT COUNTY STATE OF GEORGIA

IN RE: PAMBU and MANAGA C. KINDAMBU

For the Adoption of: M.M.O.B., A Female Minor Child.

Docket No. 23-00449-1 NOTICE OF PUBLICATION TO: PHINDILE BULAMBO

By Order of the Court for Service by Publication dated March 16, 2023, you are hereby notified that on July 6, 2020, KIOSHI O. KINDAMBU and MANAGA C. KINDAMBU filed a Petition for Adoption of M.M.O.B. You are required to file with the clerk of the Juvenile Court, and to serve upon Petitioners attorney, Bernadine H. Layne, Layne Law Group, P.O. Box 570744 Atlanta, Georgia 30357. Email: lawyerlayne@aol.com, an answer in writing within sixty (60) days of the date of the order for publication.

Witness, The Honorable Nhan-Ai Simms, Judge of Juvenile Court of Gwinnett County. Gwinnett County Juvenile Court Clerk's Office 115 Stone Mountain St. Lawrenceville, Georgia 30046-8900. 901 99195 4/5,12,19,26, 2023

IN THE SUPERIOR COURT OF BARROW COUNTY STATE OF GEORGIA

Civil Action Number: 22A-44-B

IN RE: Adoption of the minor child MASON CLYDE WILBURN

By Petitioners: ANGELA DAWN OGDEN & JESSE LEE OGDEN §

NOTICE TO BIOLOGICAL FATHER

TO: WILLIE CLYDE WILBURN, JR.

You are hereby notified of the following:

Angela Dawn Ogden and Jesse Lee Ogden have filed a Petition for adoption of the minor child known as Mason Clyde Williams, born on January 19, 2012.

Based on information provided to Angela Dawn Ogden and Jesse Lee Ogden, you have been alleged to be the biological father of said child. As such, this document is intended to give you notice of the adoption pursuant to O.C.G.A. § 19-8-12.

You will lose all rights to the child and will neither receive notice nor be entitled to object to the adoption of the child unless, within 30 days of receipt of this notice, you:

- (1) A petition to legitimize the child pursuant to Code Section 19-7-22 of the Official Code of Georgia as a separate legal action;
- (2) A notice of the filing of the petition to legitimize with the Court in which this action is pending and
- (3) Send a copy of that notice to myself as the representative of the Petitioner in this action at the P.O. Box address listed below.

You will lose all rights to the child and the court shall enter an order terminating all such rights to the child and you may not thereafter object to the adoption and are not entitled to receive further notice of the adoption if within 30 days of the receipt of this notice you:

- (1) Do not file a legitimation petition and give notice as detailed above and as outlined in subsection (e) of Code section O.C.G.A. § 19-8-12;
- (2) File a legitimation action which is subsequently dismissed for failure to prosecute;
- (3) File a legitimation petition and the action is subsequently concluded without a court granting such petition or declaring that you are the father of the children.

By receiving this notice, you are in no way admitting that you are, in fact, the biological father of the above-named child.

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Matthew S. Crunk Attorney for Petitioner Mitchell & Crunk 81 West Athens St., P.O. Box 856 Winder, Georgia 30680 Phone: 770-722-9765 Email: matthew@mitchellcrunk.com 901-97596 3/22,29,4/5, 2023

#### ADOPTION

IN THE SUPERIOR COURT OF BANKS COUNTY, GEORGIA IN RE: T.C.T., minor child

CIVIL ACTION NO: 23A-004-P, NOTICE RE: Adoption of a male child born to MIMI TORBETT on December 28, 2019, in Atlanta, Georgia.

TO: CALVIN SMITH and any male claiming a paternal interest to this child

You have been named as a potential biological father of the above identified child.

As provided for through O.C.G.A. § 19-8-12 (b), and in accordance with O.C.G.A. § 19-8-12 (c) (1).

(C) notice is hereby provided that a Petition for Adoption has been filed concerning this child.

Pursuant to O.C.G.A. § 19-8-12 (e) you are hereby advised as a biological but not legal father of this child that you will lose all rights to the child and will neither receive notice nor be entitled to object to the adoption of the child, unless, within 30 days of receipt of this notice, you file: (1) A petition to legitimize the child pursuant to O.C.G.A. § 19-7-22 as a separate action; (2) Notice of the filing of the petition to legitimize with the court in which the action under this Code section is pending; and (3) Notice of the filing of the petition to legitimize to the person who provided this notice to you.

TO: MIMI JOHANNA TORBETT, Mother. Pursuant to O.C.G.A. § 19-8-10, you are hereby notified that the above action was filed in Banks County Superior Court Clerks Office, Georgia, on February 28, 2023. A final hearing in this case is scheduled to be heard on May 18, 2023, at 9:00 a.m., before the undersigned judge in the Banks County Courthouse located in Homer, Georgia. A parent who receives notification pursuant to this paragraph shall not be a party to the adoption and shall have no obligation to file an answer, but shall have the right to appear in the pending adoption proceeding and show cause why such parent's rights to the child who is the subject of the proceeding should not be terminated by this adoption. If you fail to appear at this hearing, your rights may be terminated.

The Judge is the Honorable Nick Primus. The attorney is Julie Wisotsky, P.O. Box 362, Jefferson, Georgia, 30549. 706-207-5201. 901 98545 3/29,4/5,12, 2023

#### ADVERTISEMENT FOR BIDS

#### ADVERTISEMENT FOR BIDS

Sealed bids for the Dacula Crossing Subdivision Asphalt Milling and Repaving Project will be received by the City of Dacula at Dacula City Hall 442 Harbans Road, Dacula, GA. 30019, until 2:30 PM local time on Tuesday, April 11, 2023. Any bid received after said time and date will not be accepted by the City of Dacula.

The Contract Documents, consisting of Advertisement for Bids, Information for Bidders, Bid Proposal Form, Form of Agreement, Drawings, Specifications, Bid Forms, Bid Bonds, Performance Bond, Payment Bond, Bidders' Qualifications Forms, and other Contract Documents may be examined at the following locations: (1) Bowman Consulting Group, Ltd. (Bowman), 4174 Silver Peak Parkway, Suwanee, Georgia 30024. Contact: Kevin D. Whigham, P.E. (770) 932-6550 email: kwhigham@bowman.com;

(2) National Association of Minority Contractors, 1142 Main Street, Forest Park, Georgia 30297, info@namc-atl.org. Contact: Mr. Billy Freeman, Jr. (404) 304-5967, bfreeman@technicalconcrete.com. MR. Arthur J. Queen (404) 288-9521, aqueen@egmatlana.com;

(3) Hispanic Contractors Association GA, 2750 Buford Highway NE, Atlanta, Georgia 30341. Contact: Ms. Andrea Rivers (404)229-8070, info@georgiahac.org; and (4) Georgia Procurement Website.

All Bidders must be registered with Bowman to assure that Bidders receive all addenda and/or clarifications to the Bid Documents in a timely manner, it is highly recommended that all bidders obtain at least one complete set of Bid Documents directly from Bowman. Entities that do not obtain Bid Documents from this source will not receive addenda and/or clarifications directly from Bowman. Bidders relying on plan rooms or other services to obtain Bid Documents, rather than obtaining them directly from the source are doing so at their own risk. Copies of the Documents and specifications will be provided in Electronic Format and can

#### ADVERTISEMENT FOR BIDS

be obtained by contacting Bowman to be placed on the Bidders List. Electronic Copies will be made available on Bowman FTP website or sent by email at no charge. If hard copies are required, there is a non-refundable cost for each set of plans and specifications of \$150.00 (cash or check).

A. BASE BID The Work to be completed for this Project consists of furnishing all labor, materials, earthwork, construction operations, details, supervision, and coordination of all trades, utility suppliers, governmental inspections, and approvals to complete the construction, installation, and coordination for the City of Dacula Dacula Crossing Subdivision Asphalt Milling and Repaving Project as follows:

The scope of work includes asphalt deep patch milling, standard milling and repaving of all streets within the Dacula Crossing Subdivision. All areas for deep patch milling are marked in orange paint by the City and Owners representative. Contractor shall visit the streets identified and determine his own quantities for bidding the project. The project service area includes improvements for the entire length of Dacula Ridge Drive (approximately 2,185 LF +/-) and Dacula Ridge Court (approximately 489 LF +/-). All streets are approximately 24 wide from edge of pavement to edge of pavement with 80 diameter cut-drum

LMIG and SPOST funds will be utilized for the scope of work to improve Dacula Crossing Subdivision. Contractor is responsible for complying with all regulations and providing all documents as per City of Dacula requirements. An Asphalt Core Study for the Subdivision has been completed and provided by Atlas Technical Consultants, LLC, to determine the existing asphalt and base thickness for milling depths.

All streets will be milled approximately 2-1/2 so new pavement will be flush with existing gutter line. Deep Patch Milling areas will be milled an additional 4" to total depth of 1-1/2" Deep Patch Milled areas will then be filled with 4 of 25 mm Superpave Asphalt. Pavement prior to preparing entire street for repaving. A tack coat will then be applied prior to installing 1" of 'D' mix Asphalt Binder Course Pavement. An additional tack coat will then be applied prior to installing 1-1/2 Type 1 - & F; mix (9.5 mm) Surface Course Pavement over the entire streets.

The Centerline of the streets shall be built up to create a positive crown in roadway sloping out to edge of pavement and gutter to provide for adequate drainage of the streets.

Bar Striping and any other existing striping shall be replaced to match existing conditions. Any disturbance outside of existing streets to residential properties (lawns) shall be permanently stabilized with Grass seeding in kind or Bermuda.

Contractor shall include in their Base Bid all costs for adjusting any sewer manholes, water valves, or other utilities, and for all materials needed to raise any valves or other covers flush within the finished surface of the road to complete the scope of work as described by the Contract Documents and Drawings.

One lane of traffic and access to residential driveways must be maintained at all times. Traffic Safety devices such as signage, barricades, etc., and the protection of the public-at-large, and the Contractor's personnel is part of this contract and is the Contractor's sole responsibility.

The Contractor will have Sixty (60) consecutive calendar days from the Notice to Proceed to finish and complete the project.

All materials and appurtenances required to complete this Scope of Work is the responsibility of the Contractor and shall be provided in his overall Bid. Contractor with winning Bid is required to submit a schedule of values at the Pre-construction meeting.

Bidder will prepare Asphalt prices for bid based on the current GDOT Asphalt Cement Price Index listed at bid and at purchase will either be a change order to the Contractor or a Credit to the Owner. The GDOT Asphalt Cement Price Index is in accordance with Special Provision 109 (dated 2008), Section 400.5.01 Adjustments, the asphalt price index for

#### ADVERTISEMENT FOR BIDS

the month of the Lettering Bowman to be placed on the Georgia Department of Transportation Website.

Additional items within Scope of Work A. A site visit must be made by Contractor and subcontractors to determine the exact nature and scope of the work to be done. Contractor is responsible for hauling off all demolition materials (existing pipe, asphalt, etc.) to a State approved disposal facility at no additional cost to the Owner. Contractor shall tie in and feather new asphalt into existing asphalt so that there is a smooth transition.

B. If any unforeseen sub-grade conditions arise, then the Contractor shall immediately notify the Owner and/or Owners representative before proceeding with any work to determine the course of action. The Contractor, if required, shall have a Geotechnical Engineer (who will be selected by the Contractor and approved and paid for by the Owner) qualify and quantify the areas and determine the method of sub-grade repair in coordination with the Owner and/or Owners Representative on a case-by-case basis.

C. The limits of work for this project are limited to that area within right-of-way of City of Dacula. Contractor shall not disturb private residential properties, unless required to complete scope of work and then shall minimize disturbance to as little as possible. Any disturbance outside of the existing streets shall be repaired in kind to existing condition at no additional cost to Owner.

D. Contractor is responsible to locate horizontally and vertically all existing utilities within limits of disturbance and protect throughout duration of project. Utilities present include water, gas, electrical, CATV, AT&T, etc., but may not be limited to these within the limits of disturbance.

E. All earthwork quantities for deep patch milling shall be included in the Contractors Lump Sum Bid and are the responsibility of the Contractor to haul-in or haul-off at no additional cost to the owner in order to complete the scope of work. F. Contractor shall have a Site Superintendent on-site at all times while work is in progress to monitor, direct, and control construction activities. Superintendent in-charge shall be available to City, Engineer, and adjacent property owners to answer or direct questions concerning the project.

Owner reserves the right to waive any informalities and any technicalities, and to reject any or all bids. There will be a Pre-Bid Conference at Dacula City Hall, 442 Harbans Road, Dacula, GA 30019 at 2:30 PM local time on Thursday, March 23, 2023. All bidders are strongly encouraged to attend this conference. Owner reserves the right to waive any informalities and any technicalities, and to reject any or all bids. All questions concerning this project shall be submitted in writing by email to Bowman (Owners Representative Kevin D. Whigham, P.E.) 4174 Silver Peak Parkway, Suwanee, Georgia 30024, phone number 770-932-6550, email kwhigham@bowman.com, no later than Thursday, March 30, 2023 by 3:00 PM.

All areas of work illustrated on the Drawings are approximate and may not illustrate all items of repair and/or replacement. Contractor shall visit site to observe, document and measure all scope items marked by the City or City's Representative for preparing his own Bid for the project.

All quantities and measurements are approximate. Contractor shall visit each street identified and determine his own quantities for bidding this project by observing course measuring the orange painted areas for asphalt deep patch milling, standard asphalt milling, and repaving. Existing grades and crown of roadway shall be maintained to direct stormwater towards existing storm inlets as illustrated on the Drawings. All existing will be repaved to streets lengths and widths as illustrated on the Drawings. Contractor is responsible for verifying all lengths of roadway and quantities required to complete the asphalt repaving work for this project.

Attention of Bidders is particularly called to the requirements regarding conditions of employment and minimum wages rates to be paid on this project, and that the contractor and subcontractor must comply with all Federal, State, and local regulations. Minority and female owned firms are encouraged to participate in this Federally funded project. Procurement will be in

#### ADVERTISEMENT FOR BIDS

compliance with the Uniform Administrative Requirements, 2 CFR 200.318-326. Potential respondents are particularly called to the requirements of Title VI: Civil Rights Act of 1964 and 24 CFR 570.602; and Executive Order 11246 – Equal Employment Opportunity and Affirmative Action.

By: Mayor, Hon. Hugh D. King, III City of Dacula, Georgia, 902- 97266 3/15,22,29,4/5, 2023

#### Advertisement for Bids

Crack Sealing project on various streets within the City of Duluth

The City of Duluth is accepting sealed bids from qualified contractors to provide all necessary labor, material and equipment necessary to perform crack sealing on various streets within the City limits of Duluth. All work shall be in accordance with the specifications, the applicable drawings and subject to the terms and conditions of this contract.

The contract will include multiple road projects for crack sealing. A proposed BASE project list is included in the full invitation to bid available at www.duluthga.net under the heading Notices and RFPs.

All sealed bids will be received by the City of Duluth City Clerk, 3167 Main Street, Duluth, Georgia 30096, until 9:45 A.M. local time on Tuesday, April 25, 2023. Bids received after the stated time will not be accepted. Bids will be opened publicly and read aloud on Tuesday, April 25, 2023 at 10:00 A.M. on the second floor of Duluth City Hall, 3167 Main Street, Duluth, Georgia 30096, in the Executive Conference Room. The bid envelope must be marked on the outside with the following information:

City of Duluth Bid-Crack Sealing Project on various roads within City of Duluth Date and Hour of Bid Opening Company Name Winning Contractor will be required to provide an Eighteen month (18) warranty on all work completed.

Bid will be awarded based upon Base Bid. Bidder will be awarded, if at all, within sixty (60) calendar days after opening of the proposal. Deadline for questions is Tuesday, April 11, 2023 at 5 P.M. Submit all questions to Nick Andrusky, P.E. of Keck & Wood Civil Engineers at bidquestions@keckwood.com. No phone calls will be accepted.

The selected contractor must be able to start work within ten (10) calendar days after the Notice to Proceed is issued. Time of completion for the project is thirty (30) calendar days from the date of the "Notice to Proceed".

All bids shall be accompanied by a bid bond in favor of the City, in the amount of five percent (5%) of the total bid, (but not less than \$5,000); such bid bond representing that the bidder, if awarded a contract, will promptly enter into a contract, and furnish performance bond and payment bond as provided by law and approved by the attorney for the City. Failure to submit a bid bond with the proposal will result in the bid being deemed non-responsive.

Successful bidder will be required to meet insurance requirements. Performance and Payment bonds will be required upon acceptance of the proposal and contract submitted.

The Performance Bond shall be equal to one hundred percent (100%) of the contract amount. The Payment Bond shall be equal to one hundred ten percent (110%) of the contract amount.

Insurance and Bonding Company must be licensed to do business by the Georgia Secretary of State, authorized to do business in Georgia by the Georgia Insurance Department, listed in the Department of Treasurers Publications of Companies holding Certificates of Authority as Acceptable Surety on Federal Bonds and as acceptable reinsuring companies. The bid bond, payment bond and performance bond must have an A.M. Best rating of A-5 or higher.

Award will be made to the lowest responsible and responsive bidder. The City of Duluth reserves the right to reject any and all bids, to waive technicalities and to make an award as deemed in its best interest.

Any change to the conditions and specifications must be in the form of a written addendum to be valid; therefore, the City will issue a written addendum to document each approved change. 902 98041 3/22,4/5, 2023

#### ADVERTISEMENT FOR BIDS

Request for Proposals

PTC RFP 23-01 Peachtree Corners City Hall Renovation

Sealed Proposals for the construction of the City Hall Renovations will be received by the City of Peachtree Corners, at Peachtree Corners City Hall located at 310 Technology Parkway, Peachtree Corners, Georgia 30092, until 12:00P.M. local time on May 1, 2023, at which time the proposals received will be publicly opened and read. For more information visit the city's website at https://www.peachtreecornersga.gov/bids.aspx. 902 99654 4/5,9,16,23 2023

#### #PURCH0405 2023

NOTICE In an effort to better serve the Citizens and Supplier Community and to increase competition, information regarding Gwinnett County solicitations is available from the following sources: Gwinnett Daily Post (News-paper), Gwinnett County Web Site www.GwinnettCounty.com, and the Solicitation Center located at the Gwinnett Justice and Administration Center, Purchasing Division, Second Floor, 75 Langley Drive, Lawrenceville, Georgia 30046.

ADVERTISEMENTS FOR BIDS BID NUMBER; DESCRIPTION; OPENING DATE;

RP003-23 Engineering Design and Support during Preconstruction and Construction of the F. Wayne Hill Water Resources Center Biosolids Dryer Project April 20, 2023 3:00 P.M.

RP005-23 Construction Manager (CM) at Risk for the Construction of Lenora Park Community Recreation Center Addition and Gymnasium Renovation May 25, 2023 3:00 P.M.

BL053-23 Lenora Park Synthetic Turf & Field Improvements April 28, 2023 3:00 P.M.

BL048-23 Construction and Rehab of Gravity and Sewer Force Mains on an Annual Contract May 4, 2023 3:00 P.M.

BL049-23 Construction and Maintenance of Water Mains on an Annual Contract May 9, 2023 3:00 P.M.

BL054-23 North Police Precinct HVAC Project April 27, 2023 3:00 P.M.

BL055-23 Provision of Landscaping Services April 26, 2023 3:00 P.M.

BL056-23 Hog Mountain Road Water Main Improvements May 16, 2023 3:00 P.M.

BL057-23 Regal Estates Subdivision Water Main Replacement May 12, 2023 3:00 P.M.

BL058-23 Yellow River Site 15 Dam Outlet Control Structure Replacement May 11, 2023 3:00 P.M.

BL059-23 Purchase of Water Meters on an Annual Contract April 20, 2023 3:00 P.M.

BL051-23 Purchase of Gas and Diesel Fuel on an Annual Contract May 9, 2023 3:00 P.M.

BL061-23 Purchase of Shelf-Stable Summer Meals on an Annual Contract April 19, 2023 3:00 P.M.

#### ADVERTISEMENT FOR BIDS

and/or Relocation of Presurized Water Mains and Appurtenances

Special Conditions: The Gwinnett County Department of Water Resources shall comply with O.C.G.A. § 36-91-20 as amended for mandatory Pre-Qualification of prospective bidders. Therefore, interested applicants should obtain the appropriate Pre-Qualification application from Brittany Bryant at the Gwinnett County Purchasing Office, 75 Langley Drive, Lawrenceville, Georgia 30046. You may also download the applications from www.GwinnettCounty.com. These applications will be accepted throughout the year. Questions regarding Pre-Qualification applications should be submitted in writing to Brittany Bryant, Purchasing Associate II, via phone 770-822-7759, fax 770-882-8728, or email brittany.bryant@gwinnettcounty.com

For more information, please call (770) 822-8720 or visit www.GwinnettCounty.com

Gwinnett County Board of Commissioners 902-99740 4/5 2023

#### CITY OF BUFORD

BUFORD DOWNTOWN DEVELOPMENT AUTHORITY

Request for Proposals

I. Summary. The City of Buford Downtown Development Authority (hereinafter referred to as the City) hereby solicits invitations to qualified entities to submit proposals for the acquisition and development of a certain property located within the City of Buford. Said property contains 0.03 acres and located on South Harris Street, Buford Georgia 30518, Tax Parcel 7295A-128.

All proposals must be received by the City of Buford, 2300 Buford Hwy, Buford, Georgia, 30518 by 4 p.m. on April 14, 2023.

II. The Property. The subject property consists of approximately 0.03 acres +/-, Acreage Representations of acreage are believed to be accurate; however, the DDA or the City makes no representation as to exact acreage and Buyer shall obtain a survey at his/her discretion.

III. Zoning. The 0.03 acres +/- property is currently zoned Commercial (C-2) under the City's 2000 Zoning Ordinance and Official Zoning Map IV. Restricted Uses. All parcels will be expected to contain certain deed covenants restricting any uses that relate to adult entertainment, adult video and bookstores, pool halls, tattoo parlors, vehicular sales or services uses and other relevant restrictions to be negotiated and subject to the selected design.

V. Infrastructure, Environmental, Other. All of the necessary utilities are located reasonably nearby. Costs for necessary infrastructure shall be borne by the developer. Except as otherwise explicitly noted, the land is being sold as-is. Any and all costs associated with any relocation, modifications, extensions, etc. of roads or utilities shall be fully borne by the developer. Any environmental inspections or evaluations are the sole responsibility of the developer.

VI. Pricing and Compensation. The successful proposer will provide a combination acceptable compensation to the City.

VII. Downtown Development Authority. At the time of the sale, the City's Downtown Development Authority will be the owner of the property.

VIII. Selection. The City may select as the City deems in its best interest and may negotiate the execution of a sales contract with one or more parties simultaneously. The City may reject any and all proposals, waive technicalities and informalities and award the project as the City deems in its best interest. The City will take into account various factors as outlined. No submission of a proposal or selection of a bidder proposal will be binding on the City until and unless a binding sales contract is entered into with the City. Respondents are advised that the following factors will be considered as part of the evaluation of each proposal.

1. Use. Proposals must meet the development objectives as explained herein and must contribute to augmenting the quality