

NOTICE OF SEALED BID FOR SALE OF REAL PROPERTY

The City of Montrose (the "City") is accepting sealed bids for the purchase of the following real property (the "Property") for the purpose of business development as described in this Notice of Bid Opening:

The Property commonly known as 141 Parkway Drive consisting of approximately .46 acres of land, as more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein.

The sale of the Property shall be awarded, at the discretion of the City Council, to the bidder submitting a bid in accordance with the terms outlined below, and providing the best value to the City.

It is the intention of the City Council to sell the Property based on the best value bid that is submitted. The Montrose City Council reserves the right to reject any and all bids. Should any bid be accepted, payment shall be made by earnest money deposit, subject to closing, and shall be deposited with the City or by, cashier's check or money order payable to the City of Montrose within three days of the award notice. Provisions of the sale of the Property shall include:

1. For the purchase of the real property in "as is "condition;
2. For the conveyance of the Property by special warranty deed;
3. For the PURCHASER to pay all fees, commissions and costs associated with closing the sale of the Property;
4. For the PURCHASER to close the sale within 30 days upon city council approval; subject to title defects if any;
5. For the SELLER to transfer all utilities at the time of closing;
6. For the PURCHASER to assume all responsibility or liability for any environmental condition affecting the Property, or any clean-up or remediation that may be required by law;
7. For the development of the Property for business development, or other project acceptable to the City;
8. Execute Contract for Sale and Purchase of Real Property. The Property will be sold "as is" with no warranties or representations as to suitability for any particular use other than restricted by zoning. Conveyance of the Property will be by special warranty deed;
9. It is the responsibility of the PURCHASER to obtain and pay for any title examination and/or survey. SELLER offers no guarantee in regard to the quality or condition of the title. Any defect revealed through the PURCHASER's research which makes the title unmarketable must be submitted to the SELLER in writing within 60 days from the date of the Purchase Offer.

By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the City of Montrose, and the City's respective employees and representatives for the awarding of damages or attorney fees, arising out of or in connection with the administration, evaluation, or recommendation of any bid, waiver, deletion or amendment of any requirements under this Notice of Bid Opening, acceptance or rejection of any bids, and award of the bid. By submitting a bid, the bidder specifically waives any right to recover or be paid attorney fees from the City of Montrose, or any of the City's employees.

The bidder acknowledges and agrees that this is the intentional relinquishment of a presently existing known right and that there is no disparity of bargaining power between the bidder and the City of Montrose, Michigan.

By execution and submission of this bid, the bidder hereby represents and warrants to the City that the bidder has read and understands this Notice of Bid Opening and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include the waiver provisions, and that it had the right to consult with counsel regarding all applicable documents.

The City reserves the right to waive, delete or amend any of the requirements connected with this bid. Bids shall be delivered in writing on the attached bid proposal form, signed by the bidder or an authorized representative and enclosed in a sealed envelope to the City of Montrose.

"SEALED BID TO PURCHASE REAL PROPERTY." Bids must be received before 4:00 p.m. on November 29, 2018, and any bid received after that time will not be considered.

City staff will publicly open, read and tabulate the bids at

City Council Chambers, City of Montrose, 139 S. Saginw Street, Montrose MI 48457

Bidders may contact the City of Montrose, City Manager at (810) 639-6168 for clarifications of any questions.

Property Information: Exhibit A

SEALED BID

Date: 4:00 pm. November 29, 2018

(BID \$_____)

PROPERTY LOCATION:

141 Parkway Drive, Montrose, MI 48457

Parcel# 60-16-300-005

Approximately .46 Acres

IMPROVEMENTS:

Per Real Estate Records:

1 Story Framed Building (approx. 2300 square feet)

DESCRIPTION:

Located in the center of the City of Montrose and less than a quarter of a mile from M-57 with property adjacent to the Montrose Township Senior Center and Montrose Community Schools, this property was the site for the former Montrose City Offices. The building itself is roughly 2300 square feet and would be ideal for a business looking to expand or relocate.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEG N 363.07 FT & N 89 DEG 38 MIN 12 SEC E 1231.37 FT & N O DEG 11 MIN 32 SEC E 282 FT FROM SW COR OF SEC TH S 89 DEG 40 MIN W 125 FTTH NO DEG 01 MIN 42 SEC E 145.47 FT TH N 89 DEG 36 MIN 41 SEC E 125.04 FT TH SO DEG 11 MIN 32 SEC W 145.80 FT TO PL OF BEG SEC 16 T9N RSE

UTILITIES AVAILABLE:

City water and sewer.

ZONING:

Single Family Residential - Neighboring properties zoned General Business