



INVITATION TO BID

FOR PURCHASE OF REAL PROPERTY TAX MAP No. 0153-08-03-001.000

The City of Orangeburg, South Carolina, will accept sealed bids for the purchase of 7.48 acres of property located at Stonewall Jackson Boulevard and John C. Calhoun Drive in Orangeburg, South Carolina. Sealed bids will be accepted until 3:00 P.M., on June 29, 2011. No bids will be accepted after this time. Bids may be mailed P.O. Drawer 387, Orangeburg, SC 29116-0387 or hand delivered to 979 Middleton Street to the attention of the City Administrator. The City reserves the right to accept or reject any and/or all bids. Contact John H. Yow, City Administrator or John D. Singh, Assistant City Administrator at 803-533-6000 for further information.

CHARACTERISTICS OF PROPERTY

The entire tract 7.48 is zoned B-1 Commercial.

Property has frontage on both Stonewall Jackson (309') and John C. Calhoun Drive (155'). All measurements are more or less.

A perpetual drainage easement with existing storm drainage pipe crosses property to a retention pond at rear of property. Easement holder has right, but not obligation, to maintain pipe and retention pond.

A Phase I Environmental Site Assessment has been done on property and is available for review.

A property appraisal was done in 2011 and is available for review.

Anyone wishing to walk and examine property may do so by contacting Roger Brant at 803-533-6011.

CONDITIONS OF SALE

Bidders envelopes must be clearly marked on exterior **"Bid for Real Property"**.

Bidders must submit with bid earnest money deposit in form of a certified check payable to the City of Orangeburg in the amount of 5% of total bid payable.. Failure to do so will disqualify bid. Once a bid is awarded the earnest money deposit will be nonrefundable upon default by the bidder.

Earnest money from unsuccessful bidders is returned within three (3) working days of bid opening.

Page 2

The City reserves the right to negotiate with other bidders upon default by the original awarded bidder.

City Council must approve the sale of the property by three (3) readings of Ordinance. Closing will be held after Ordinance passage.

Closing will be conducted by City Attorney James F. Walsh, Jr. Closing will be Monday, September 12, 2011. If successful bidder is unable to close on or before this date, City will retain the earnest money deposit and may negotiate with other bidders. Time is of the essence. Failure to close on or before said date shall constitute default.

Any commission, broker's fees, etc., if applicable, shall be paid by the successful bidder.

****Bidder must use attached Bid Sheet in submitting bid.**

DEED RESTRICTIONS

Deed Restrictions will be placed on the property prohibiting the following uses:

1. Junk Yards
2. Recycling Center, scrap metal and salvage operations
3. Mobile Home Parks
4. Car repair or storage facilities
5. Mini Warehouses
6. Flea Market
7. Communications towers and free standing antennas
8. Landfill, pole yard
9. Sexually oriented business
10. Advertising signs or billboards not associated with on-site businesses

****Attachment/Bid Sheet**

