

**NOTICE
INVITATION TO BID UPON CERTAIN REAL PROPERTY TO BE
OFFERED FOR SALE BY THE BOROUGH OF PALMYRA, LEBANON COUNTY**

Notice is hereby given that Palmyra Borough ("Borough") Council shall accept sealed bids for the purchase of certain real estate owned by Palmyra Borough until 4:30 p.m. on August 18, 2017, at the Palmyra Borough Municipal Center, 325 South Railroad Street, Palmyra, Pennsylvania 17078. Bids shall be opened on August 18, 2017, at 4:30 p.m. and read aloud at the meeting of Borough Council at 7:00 p.m. on August 22, 2017, at the Palmyra Borough Municipal Center, and award of a bid, if any, shall be made at such meeting.

The real property which shall be offered for sale are two tracts of land with improvements thereon identified as 40 East Front Street, Palmyra Borough, Lebanon County (the "Property"), described in a legal description which is part of the bid proposal identified as "Bid Proposal 40 East Front Street". The Property is an undeveloped lot described in a deed recorded at Record Book 2181, Page 135. All Bidders will be provided with copies of the Phase I Environmental Assessment for 40 East Front Street dated January 30, 2013, and the Limited Phase II Environmental Assessment for 40 East Front Street dated May 23, 2013, both prepared by Rettew Associates, Inc.

The successful bidder shall receive fee simple title to the Property and shall be liable for the payment of any taxes, including realty transfer taxes, fees or other expenses of transfer or recording. The Borough makes no warranties or other representations as to the title or condition of the Property, and the successful bidder shall take the property under and subject to all liens and encumbrances of record and will purchase the Property "AS IS". Arrangements can be made to inspect the Property by contacting the Borough at 717-838-6361.

All bids shall be conditioned upon the stipulation that payment of the purchase price shall be made in full within 60 days of acceptance of the bid by the Borough Council. Bids shall be accompanied by a bid bond or certified check in the amount of 10% of the bid and an executed proposal on the form furnished by the Borough. Prospective bidders may examine copies of and obtain bid documents at the Palmyra Borough Municipal Center, Mondays through Fridays from 8:00 a.m. until 4:30 p.m. The Borough expressly reserves the right to reject any and all bids, and bids which contain conditions may be rejected.

BOROUGH OF PALMYRA
By: Roger E. Powl, Manager

BID PROPOSAL – 40 EAST FRONT STREET

THIS BID made this _____ day of _____, 2017, by _____ with an address of _____, Pennsylvania, hereinafter referred to as the “Bidder”.

WITNESSETH:

WHEREAS, Palmyra Borough (the “Borough”) is the owner of a certain tract of land with any improvements thereon known and numbered as 40 East Front Street, situate in the Borough of Palmyra, County of Lebanon, which is described in Exhibit “A” attached hereto and made a part hereof (the “Property”) by virtue of a deed recorded at Record Book 2181, Page 135, in the Office of the Recorder of Deeds in and for Lebanon County, Pennsylvania; and

WHEREAS, the Borough solicited bids for the sale of the Property in accordance with the provisions of the Borough Code, 8 Pa. C.S. §101 et seq.; and

WHEREAS, Bidder submits this Bid as his/her/its bid for the Property.

NOW THEREFORE, intending to be legally bound hereby, the Bidder agrees as follows:

1. In accordance with the requirements of the Borough Code, settlement on the Property shall be made within sixty (60) days of the acceptance of the bid, i.e. within sixty (60) days of August 22, 2017.

2. Settlement shall be held at the Palmyra Borough Municipal Center, 325 South Railroad Street, Palmyra, Pennsylvania.

3. Real estate taxes, if any, shall be apportioned to the date of settlement.

4. In accordance with the provisions of the advertisement, the Borough shall transfer all of its title and interest in the Property, subject to such restrictions, encumbrances, agreements and easements as may appear of record, to Bidder without any warranties or other representations, and Bidder shall accept such title.

5. In accordance with the provisions of the advertisement, the Bidder shall be liable for the payment of any taxes, fees, or other expenses of transfer or recording, including, but not limited to, all realty transfer taxes, deed preparation, title insurance premiums, and fees imposed by the Recorder of Deeds of Lebanon County, and Bidder shall pay all such taxes, fees or other expenses.

6. Any disbursement or similar fees purported to be charged by Bidder's title company or attorney against the Borough, for services which the Borough has not specifically engaged, shall be paid by the Bidder.

7. In accordance with the provisions of the advertisement, Bidder acknowledges that the Borough makes no warranties or other representations as to the condition of the Property or any of the improvements erected upon the Property and that the Bidder is purchasing the Property and all improvements "AS IS". Bidder acknowledges that Bidder has been provided with a copy of the Phase I Environmental Assessment for 40 East Front Street prepared by Rettew Associates, Inc., dated January 30, 2013, and a copy of the Limited Phase II Environmental Assessment for 40 East Front Street prepared by Rettew Associates, Inc., dated May 23, 2013.

8. In accordance with the provisions of the advertisement, Bidder acknowledges that Bidder has had the opportunity to examine the Property.

9. In accordance with the provisions of the Borough Code, the Bidder shall pay the full purchase price at settlement.

10. Possession shall be given to the Bidder at settlement.

11. Bidder agrees to pay and shall pay _____ Dollars for the Property.

12. Bidder has attached a certified check or bid bond in the amount of ten (10%) percent of his/her/its bid hereto and acknowledges that such sum shall be forfeited, as liquidated damages and not as penalty, if Bidder's bid is selected and Bidder fails to settle upon the Property within 60 days from the acceptance of the Bidder's bid by Borough Council.

13. Bidder acknowledges that the use and development of the Property is subject to all ordinances and regulations of the Borough, and Bidder acknowledges that he/she/it has made such investigation as Bidder has determined is sufficient concerning such restrictions as may be recorded in the Office of the Recorder of Deeds in and for Lebanon County, Pennsylvania, and Borough ordinances and regulations.

14. Bidder acknowledges that time is of the essence.

15. Formal tender of deed and purchase money are waived.

16. If a survey is desired or required by the Bidder for any reason, the survey shall be obtained and paid for by the Bidder.

17. Bidder understands and acknowledges that the Borough will sell the Property to the highest bidder, subject to the Borough's right to reject all bids if it deems the highest bid to be less than the fair market value of the Property.

IN WITNESS WHEREOF Bidder has executed this Bid on the day and year first written above.

(Individual or Husband and Wife Bidder)

_____(SEAL)
(Signature of Individual)

_____(SEAL)
(Signature of Spouse if Husband and Wife are Co-Bidder)

(Partnership Bidder*)

Witness:

(Name of Partnership)

By: _____
Partner

By: _____
Partner

By: _____
Partner

*All Partners must execute this Proposal

(Corporation Bidder)

(Name of Corporation)

Witness:

(Assistant) Secretary

By: _____
(Vice) President or
**Authorized Representative

[CORPORATE SEAL]

** Attach appropriate proof, dated as of the same date as the Proposal, evidencing authority to execute on behalf of the corporation.

(Limited Liability Company Bidder***)

(Name of Limited Liability Company)

Witness:

By: _____
Member

By: _____
Member

By: _____
Member

***All Members must execute this Proposal

EXHIBIT A

LEGAL DESCRIPTION
BOROUGH OF PALMYRA
40 EAST FRONT STREET
BOROUGH OF PALMYRA, LEBANON COUNTY, PENNSYLVANIA