448 Norwood Street, Indianapolis
For Sale through Sealed Bid Auction

The Indiana Department of Administration
State of Indiana Property for Sale through Sealed Bid Auction

Bids are Due: **Thursday, August 22, 2013, 3:30 PM EDT**
For information call: 317 663 6535
Or visit http://www.in.gov/idoa/surplus
Nathan Smith, nathan.smith@colliers.com

448 Norwood Street
Indianapolis, Indiana 46225
Marion County
Center Township
Sale Number 2013-49-26

The State of Indiana, acting by and through the Department of Administration (the "State"), is offering for sale certain property located in Marion County, Indiana legally described as Exhibit A in the Conditional Sales Agreement ("Property"):

SEALED BID FORM - Sealed bids must be submitted on the bid form (Bid Submittal Form) attached hereto which is also available as a PDF form file on the Indiana real estate surplus web-site (http://www.in.gov/idoa/surplus) Bids not submitted on a properly and fully completed Sealed Bid Submittal Form, may be rejected by the State at its sole discretion.

All sealed bids must be received by 3:30 PM, EDT, Thursday, August 22, 2013 at:

Indiana Department of Transportation
Attn: Steve Harless
402 West Washington Street, Room W479
Indianapolis, Indiana 46204
Re: STATE OF INDIANA SEALED BID #2013-49-26

It is the bidder's sole responsibility to ensure that their sealed bid is received by 3:30 PM EDT, Thursday, August 22, 2013, at the address above.

Each Sealed Bid Form should be completed and signed by a person authorized to commit to the purchase in the amount of the bid.

OFFERS - All offers will be received and reviewed by the State of Indiana for the subject property. The State of Indiana reserves the right to accept or reject any offer, to waive defects and technicalities in an offer package, to re-advertise the property, to request a final and best offer and/or withdraw the property from sale at any time. Any corporations submitting offers must furnish evidence that the officer(s) or employee(s) who execute(s) the offer has been given the power to act on behalf of the corporation.

AWARD OF CONTRACT – The State of Indiana will award the sale to the highest bidder with a completed Sealed Bid Submittal Form. The State may ask bidders to submit a final and best offer.

Within ten (10) business days after the bid opening, Colliers International will notify the successful bidder that his/her bid has been accepted. He/she shall then have five (5) business days after receipt of the Purchase Agreement to execute and return the Purchase Agreement with the 10% deposit check (Payable to Royal Title Services).

ELIGIBILITY - Persons making offers must be at least 18 years of age or older.

INDEMNIFICATION - Person making offer agrees for and on behalf of him/herself, his/her heirs, successors and assigns that he/she shall indemnify and hold the State of Indiana, acting by and through its Department of Administration, harmless from and against and claim, demand or cause of action arising or alleged to have arisen out of the sale or failure to sell the property including claims for personal or bodily injury, death or contract damages. The State of Indiana shall not indemnify the buyer or offering bidders.

MODIFICATIONS - The terms, conditions and provisions herein are subject to change at the sole discretion of the State of Indiana.

All bidders and other participants of this sale agree that they have read and fully understand these terms and agree to be bound thereby.

BUYER'S PAID PREMIUM - A 10% "Buyer's Premium" will be added to the high bid price to determine the TOTAL CONTRACT PRICE (High Bid + Buyer's Premium = Total Contract Price)

SEALED BID SUBMITTAL FORM – Sealed bids MUST be submitted on a properly completed "Sealed Bid Submittal Form" which is attached. By submitting a bid, each bidder is agreeing to all Terms and Conditions of the sale. Bids not submitted on such properly and fully completed (and signed) Sealed Bid Submittal Form, may be rejected by the State in its sole discretion.

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Conditional Sales Agreement ("Conditional Sales Agreement") after acceptance of an offer which is attached hereto and made a part hereof thereby. The successful bidder shall have five (5) business days after notification of an accepted offer to execute and return the Conditional Sales Agreement with the Earnest Money to.

EARNEST MONEY - A deposit of 10% of the Total Contract Price will be required to be sent in with the executed Conditional Sales Agreement. The deposit check should be made payable to Royal Title Services and may be a personal or business check.

FINANCING & LOCAL APPROVALS - The sale is not conditioned on the buyer obtaining financing or local approvals.

ACCESS - The subject parcel currently has limited public access or right of entry. The buyer will be responsible for gaining legal access to the property. Ingress/Egress permits may be submitted to the Department of Transportation and approved or denied at the agency's sole discretion. No assurance of such a permit is expressed or implied.

PRESERVATION COVENANT – The property will be conveyed subject to the terms and conditions of a preservation Covenant. The restrictions and provisions of said covenant shall be binding on the successful bidder and all future owners and shall run with the land.

INSPECTION OF PROPERTY - All persons interested in the subject property are invited, urged and cautioned to thoroughly inspect the Property prior to submitting an offer. This property is being sold on an "AS IS, WHERE IS" basis. No warranties or representations either express or implied, concerning the property is made by the Seller or the Auction Company. Interested purchasers are encouraged to perform an independent investigation and records search prior to submitting a bid for the property.

The winning bidder for the subject parcel will be granted a thirty (30) day inspection period, commencing upon the State's acceptance of the offer, to satisfy or waive any concerns as to the condition of the property. All such tests and inspections shall be at Buyer's sold cost and expense. Any and all investigations and inspections conducted with respect to the Property will be certified by both Buyer and Seller and Seller shall be entitled to receive, free of charge, a copy of each and every report or communication prepared in conjunction with such investigations and inspections

POSSESSION - Possession will be transferred at closing by Quit Claim Deed.

TITLE INSURANCE & CLOSING FEE - Buyer shall be solely responsible for the payment of all premiums and fees associated with title insurance, including any and all closing fees or recording charges. Buyer shall be responsible for payment, at or before Closing, of search fees charged by the title company from whom Seller obtained a preliminary title review and commitment. Unless waived by the title company, said closing fees shall be payable by Buyer whether or not Buyer obtains a policy of title insurance.

MODIFICATIONS - The Terms and Conditions and provisions herein are subject to change.

State of Indiana Surplus Property Sale

Sale Number – 2013-49-26

Property – 0.70 Acres, 448 Norwood Street, Indianapolis, IN 46225, Marion County, Center Township

(See attached EXHIBIT A in the Conditional Sales Agreement for the legal description)

By signing this certification and returning it to the State, the undersigned ("Bidder") hereby certifies to the following:

1. Bidder acknowledges that Bidder has received and read the foregoing Sealed Bid Auction Instructions/Terms/Conditions, and hereby agrees to same.
2. Bidder acknowledges that by submission of this bid, Bidder is making an irrevocable offer for the contract to purchase the Auction Property described or referred to in the foregoing Sealed Bid Auction Instructions/Terms Conditions.
3. Bidder understands that the terms and rules of the Auction will be strictly enforced and that there will be no exceptions.
4. Bidder understands that the TOTAL PURCHASE PRICE is a combination of Bidder's Written High Bid Amount (below) and a 10% Buyer's Premium (below), as detailed below.
5. Bidder understand that if he/she is the high bidder, Bidder will be required to sign the Conditional Sales Agreement upon notice of being declared the high bidder. Bidder agrees to complete, sign and return the Conditional Sales Agreement along with the 10% Earnest Money check within five (5) business days after notification of being the high bidder.
6. Bidder has examined the proposed agreement of purchase and sale given to him/her as par of the Bid Package and understands that it is a legally binding contract and is not contingent upon financing or anything else.
7. **The person(s) submitting this bid swears and affirms that he/she has been duly authorized to execute this bid on behalf of the bidder and has obtained all necessary or applicable approvals to make this bid fully binding upon the bidding entity when his/her signature is affixed.**

A. Written High Bid Amount $_____

B. Plus 10% Buyer's Premium $_____

C. TOTAL PURCHASE PRICE $_____(Sum of "A" and "B")

Bidder understands that this written bid is irrevocable and will be subject to acceptance by the Seller (if at all). If this bid is accepted, this Sealed Bid Certification Form, and sealed bid Auction Instructions/Terms/Conditions mentioned above, shall constitute a contract between Bidder and the State of Indiana.

Bidder's Name: _____

Bidder's Address: _____

Bidder's Phone: _____ Bidder's Fax: _____

Bidder's E-mail: _____

Bidder's Signature: _____ Date: _____