

TO THE CITY OF SUGAR HILL, GEORGIA
BID FORM IFB 20-025 DOWNTOWN PROPERTY SALE

(Please complete by Printing or Typing)

For the property described on Exhibit A (approximately 2.6 acres) which is attached hereto and incorporated herein by reference.

The undersigned bids \$ _____.

The undersigned has read the terms of the sale attached hereto as Exhibit B, which are incorporated herein by reference, and agrees to all terms of the sale.

This offer cannot be revoked or rescinded after 11:00 a.m. on November 6, 2020.

BIDDERS NAME: _____

ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

Signature

Title: _____
(If bid is by entity)

This bid is to be sealed in an envelope marked "City of Sugar Hill Property Bid/Proposal #20-025".

This bid must be submitted and received no later than 11:00 a.m. on November 6, 2020.

**EXHIBIT A
PROPERTY DESCRIPTION**

A tract of land consisting of 2.6 +/- acres known as Gwinnett County Tax Parcels 7291-0269, 7291-073, 7291-074, 7291-075, 7291-076, 7291-076A, and 7305-003, which are located along the west side of Hillcrest Drive in downtown Sugar Hill, Gwinnett County, Georgia.

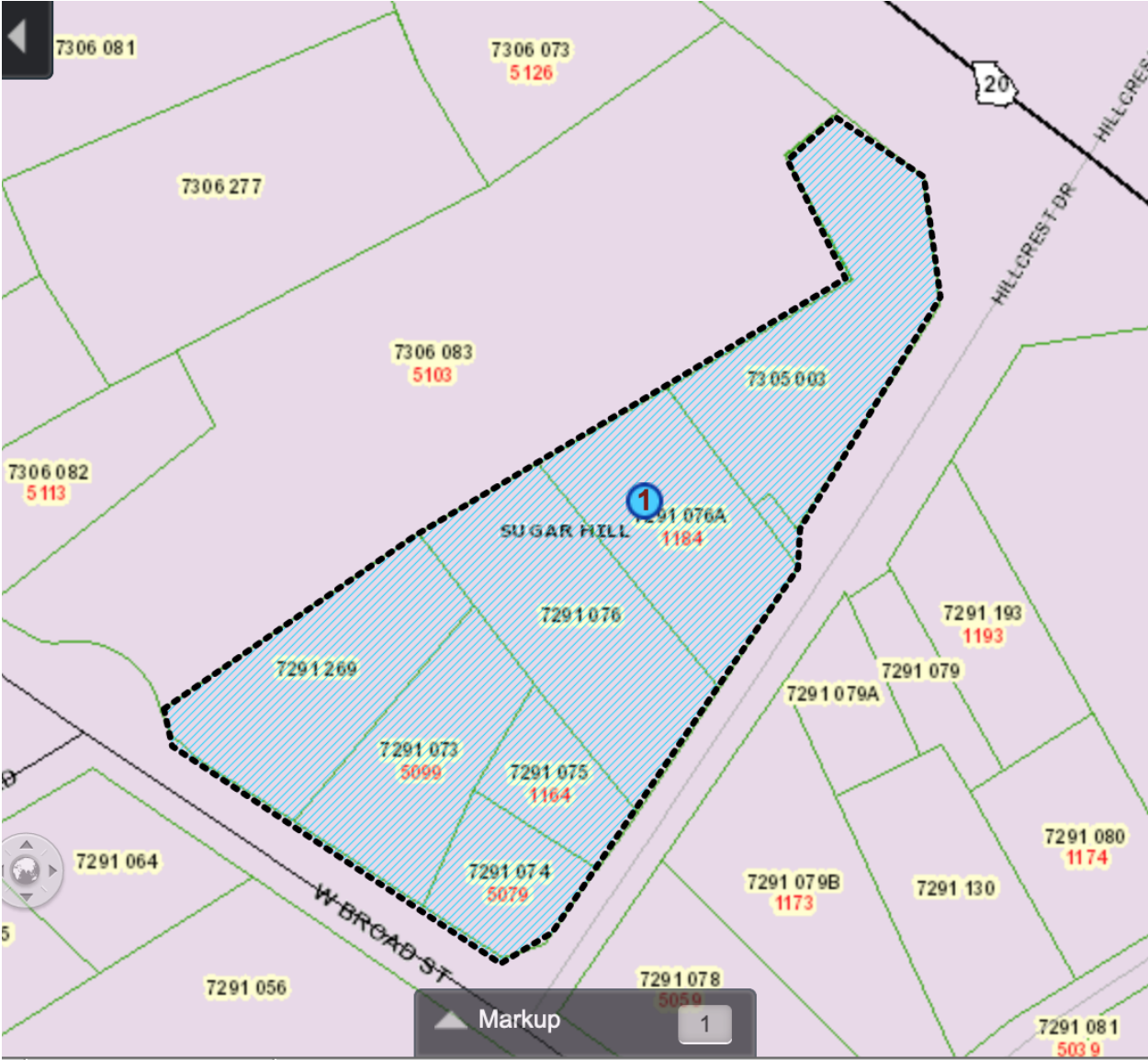


EXHIBIT B
TERMS OF SALE

- (1) No environmental site assessment has been completed;
- (2) The property shall be sold as is;
- (3) Seller makes no warranties or representations about the property whatsoever;
- (4) The City anticipates that the zoning or use of the property will be a combination of fee-simple townhome use at a density of no more than 12 units per acre;
- (5) All development shall be consistent with the architectural standards of the Central Business District as found in the Zoning Ordinance of the City of Sugar Hill, Georgia;
- (6) The successful bidder shall be afforded an exclusive period of up to one hundred and eighty (180) days in which to obtain necessary entitlements and provide a mutually-agreeable schedule to close the property;
- (7) If the successful bidder does not start construction within sixty (60) days after closing, the city shall have the right to repurchase the property at the price paid by the successful bidder;
- (8) Bids shall be accompanied with refundable earnest money equaling not less than 1.25% of the proposed purchase price in certified funds. Earnest money shall be fully refunded to all unsuccessful bidders and to the highest responsive and responsible bidder if the Seller determines it is unable to close; and
- (9) Envelopes containing bids must be sealed and must be clearly marked "City of Sugar Hill Property Bid/Proposal #20-025".