Virginia Department of Transportation

SEALED BID SALE
SALE OF REAL ESTATE
ROUTE 653, COURTHOUSE ROAD
CHESTERFIELD, VIRGINIA
Parcel 082, (PMI 2635)

Sealed bids will be accepted by the Virginia Department of Transportation (VDOT), in the office of the State Right of Way Property Management Program Manager located at 1401 E. Broad Street, Richmond, Virginia 23219, until, but no later than, **Wednesday, November 17, 2010 at 2:00 p.m.**, for that certain parcel of land (Parcel 082), located in the County of Chesterfield, Virginia fronting on Route 653 Courthouse Road and being specifically described as follows:

> Being as shown in RED on Sheet 15 of the plans for Route 653, State Highway Project 0653-020-236, C-503, and lying east of and adjacent to the east Proposed Right of Way Line of Route 653, from a point approximately 84 feet opposite approximate Station 110+17 (Route 653 survey centerline) to a point approximately 87 feet opposite approximate Station 111+41 (Route 653 survey centerline) containing 0.44 acre, more or less, land; and being a part of the same lands acquired from Ellen L. Freeman by Deed dated August 21, 1990, recorded in Deed Book 2120, Page 730, in the office of the Clerk of the Circuit Court of the County of Chesterfield, Virginia.

Bids must be submitted in the manner prescribed in the "Instructions to Bidders" available from VDOT, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within 30 days after approval of sale. The value placed on this parcel is $35,000.00.

Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible to bid. The right is reserved to reject any and all bids. The property is being sold "as is" with conveyance by deed without warranty. For further information and proposals, contact VDOT at the above address or call Elaine Zembruski at (804) 786-1729 or email at Elaine.Zembruski@VDOT.Virginia.gov.

All bids must be submitted on the Bid Proposal Form by the stated deadline for consideration.

INSTRUCTIONS TO BIDDERS

SEALED BID SALE DATED WEDNESDAY, NOVEMBER 17, 2010

1. The Virginia Department of Transportation (VDOT), is authorized to sell certain lands that are not needed for VDOT purposes. This property, located in the County of Chesterfield, Virginia, fronts on Route 653 Courthouse Road, is shown in red on attached plan sheet 15 and identified as Parcel 082, (PMI 2635).

2. VDOT invites bids for the purchase of this property on the attached form. Bids will be accepted until **Wednesday, November 17, 2010 at 2:00 p.m.**

3. Bids shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed. The inner envelope shall be clearly labeled **"Sealed Bid Sale Dated Wednesday, November 17, 2010"**. The outer envelope shall be addressed as follows:

   Virginia Department of Transportation
   State Right of Way Property Management Program Manager
   Attn: Elaine Zembruski/Annex Bldg. 5th Floor
   1401 E. Broad Street
   Richmond, Virginia 23219

   Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Bidder's expense. The risk of late delivery or misdelivery shall be upon the Bidder. Bidders are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Bidder and will be refunded within ten (10) days to all other Bidders. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid received after **Wednesday, November 17, 2010 at 2:00 p.m.**, will be considered. No bid will be considered unless it is accompanied by the required deposit.

5. In the event identical acceptable high bids are received, a "re-bid" will be held at a later date and time in order to determine the successful Buyer.

6. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.

7. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.

8. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.

9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.

10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.

11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BIDDER (BUYER) TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Sealed Bid Notice
Instructions to Bidders
Bid Proposal Form
Fact Sheet
Plan Sheet of Property

For further information, contact:

Elaine Zembruski
Virginia Department of Transportation
Right of Way Property Management
1401 E. Broad Street
Richmond, Virginia 23219
Telephone: (804) 786-1729
Elaine.Zembruski@Virginia.VDOT.gov

BID PROPOSAL FORM

SEALED BID SALE DATED WEDNESDAY, NOVEMBER 17, 2010

Melissa L. Corder
State Right of Way Property Management Program Manager
Virginia Department of Transportation
1401 E. Broad Street
Richmond, Virginia 23219

The undersigned, as bidder, hereby declares that he/she has examined the **Instructions to Bidders for Sealed Bid Sale Dated Wednesday, November 17, 2010**, and that he/she has inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the **Instructions to Bidders for Sealed Bid Sale Dated Wednesday, November 17, 2010.**

The undersigned hereby agrees to purchase the property located in the County of Chesterfield, Virginia, upon the terms and conditions stated in the **Instructions to Bidders for Sealed Bid Sale, Dated Wednesday, November 17, 2010,** for the sum of $_____ _____.

A cashier's check, certified check or money order made payable to the ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, for the sum of $_____ _____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: _____

Title: _____

Firm (if applicable): _____

Address: _____

Telephone: _____

Date: _____

NOTE: Face of envelope must bear the words "SEALED BID SALE DATED WEDNESDAY, NOVEMBER 17, 2010".

FACT SHEET

SEALED BID SALE DATED WEDNESDAY, NOVEMBER 17, 2010

LOCATION:

1401 Courthouse Road, Chesterfield County.

ACREAGE:

Approximately 0.44 acre.

IMPROVEMENTS (if any):

None

DESCRIPTION:

That certain parcel of land being Parcel 082, (PMI 2635), located in the County of Chesterfield, fronting Route 653, Courthouse Road, being approximately 0.44 acre.

UTILITIES AVAILABLE:

Electric, Telephone, Water, Sewer - Utilities to be verified by bidder.

PARKING AVAILABLE:

Yes

EASEMENTS AND ENCUMBRANCES:

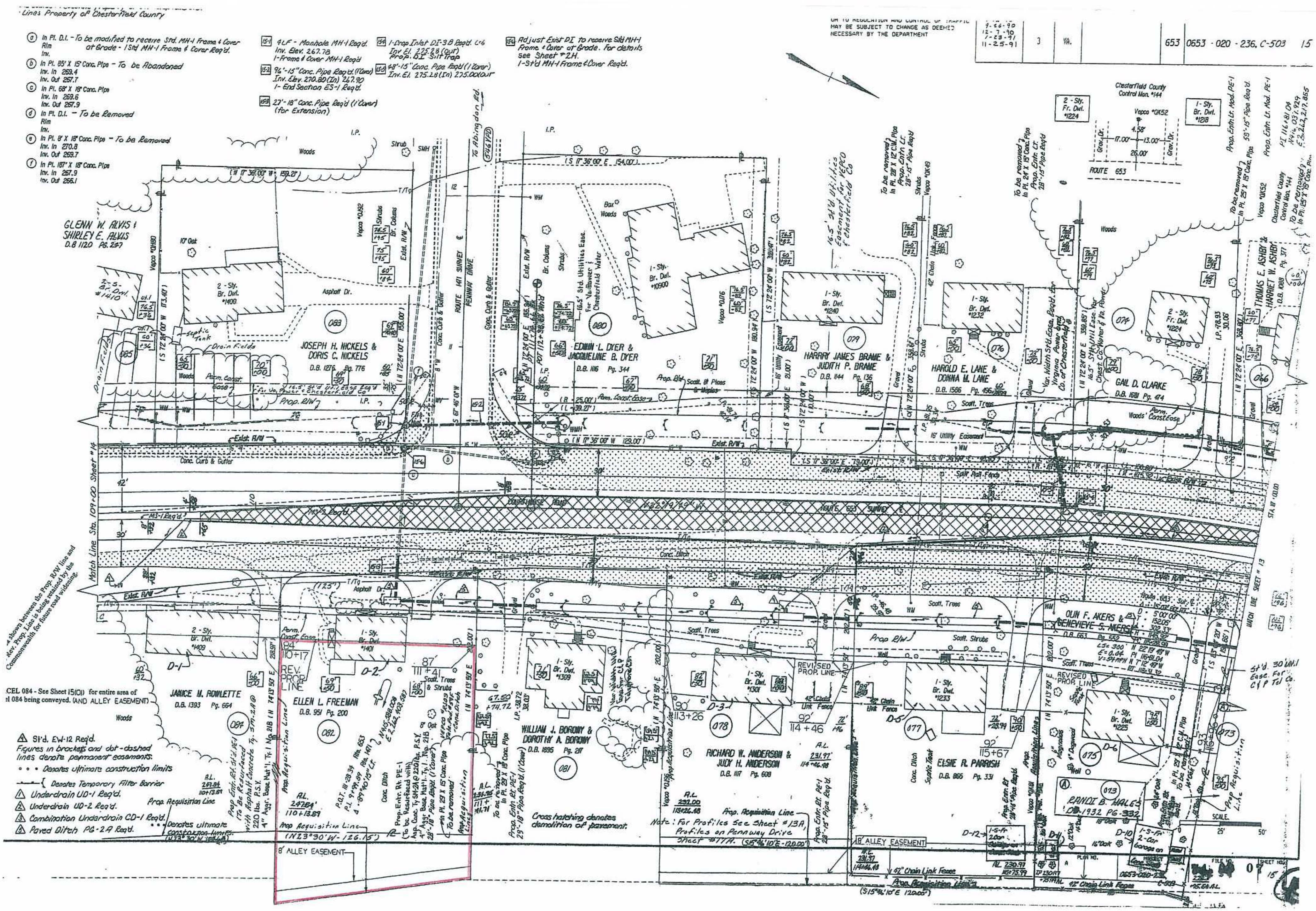
An 8' Alley Easement is located on the property along the rear property line.

ZONING:

R-15

TAX MAP ID#:

Parcel ID: 745696464500000


Lines Property of Chesterfield County
(a) In Pl. D.I. - To be modified to receive Std. MH-1 Frame & Cover at Grade - 1 Std MH-1 Frame & Cover Req'd. Rim Inv.
(b) In Pl. 85' X 15" Conc. Pipe - To be Abandoned Inv. In 269.4 Inv. Out 267.7
(c) In Pl. 68' X 18" Conc. Pipe Inv. In 269.6 Inv. Out 267.9
(d) In Pl. D.I. - To be Removed Rim Inv.
(e) In Pl. 8' X 18" Conc. Pipe - To be Removed Inv. In 270.8 Inv. Out 269.7
(f) In Pl. 187' X 18" Conc. Pipe Inv. In 267.9 Inv. Out 266.1
15-1 4LF - Manhole MH-1 Req'd. Inv. Elev. 267.78 1-Frame & Cover MH-1 Req'd
15-2 96'-15" Conc. Pipe Req'd. (1'Cover) Inv. Elev. 270.80 (In) 267.90 1- End Section ES-1 Req'd.
15-3 27'-18" Conc. Pipe Req'd (1'Cover) (for Extension)
15-4 1-Drop Inlet DI-3B Req'd. L=6 Inv El. 275.28 (Out) Prop. DI Silt Trap
15-5 48'-15" Conc. Pipe Req'd (1'Cover) Inv. El. 275.28 (In) 275.00 (Out)
15-6 Adjust Exist DI to receive Std MH-1 Frame & Cover at Grade. For details see Sheet #2H. 1-St'd MH-1 Frame & Cover Req'd.
MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT
9-26-90 12-7-90 1-23-91 11-25-91
3
VA.
653
0653 - 020 - 236, C-503
15
GLENN W. ALVIS & SHIRLEY E. ALVIS D.B 1120 PG. 247
JOSEPH H. NICKELS & DORIS C. NICKELS D.B. 1276 Pg. 776
EDWIN L. DYER & JACQUELINE B. DYER D.B. 1116 Pg. 344
HARRRY JAMES BRAME & JUDITH P. BRAME D.B. 1144 Pg. 136
HAROLD E. LANE & DONNA M. LANE D.B. 1586 Pg. 496
GAIL D. CLARKE D.B. 1681 Pg. 474
THOMAS E. ASHBY & HARRIET W. ASHBY D.B. 1088 Pg. 377
Chesterfield County Control Mon. #144
ROUTE 653
ROUTE 1471 SURVEY PENNWAY DRIVE
To Abingdon Rd.
COURTHOUSE ROAD
ROUTE 653 SURVEY
Match Line Sta. 109+00 Sheet #14
MATCH LINE SHEET #13
JANICE M. ROWLETTE D.B. 1393 Pg. 664
ELLEN L. FREEMAN D.B. 951 Pg. 200
WILLIAM J. BOROWY & DOROTHY A. BOROWY D.B. 1895 Pg. 217
RICHARD W. ANDERSON & JUDY H. ANDERSON D.B. 1117 Pg. 608
ELSIE R. PARRISH D.B. 865 Pg. 331
OLIN F. AKERS & GENEVIEVE S. AKERS D.B. 663 Pg. 552
RANDI B. HALES D.B. 1932 PG-332
REV. PROP. LINE
REVISED PROP. LINE
8' ALLEY EASEMENT
Prop. Acquisition Line
Cross hatching denotes demolition of pavement.
Note: For Profiles See Sheet #13A, Profiles on Pennway Drive Sheet #17A.
St'd. 30' Util. Ease. For C & P Tel Co.
PARCEL 084 - See Sheet 15(O1) for entire area of Parcel 084 being conveyed. (AND ALLEY EASEMENT)
Area shown between the Prop. R/W line and Rev. Prop. Line is being retained by the Commonwealth for future road widening.
St'd. EW-12 Req'd.
Figures in brackets and dot-dashed lines denote permanent easements.
Denotes ultimate construction limits
Denotes Temporary Filter Barrier
Underdrain UD-1 Req'd.
Underdrain UD-2 Req'd.
Combination Underdrain CD-1 Req'd.
Paved Ditch PG-2A Req'd.
SCALE. 0 25' 50'
PLAN NO.
FILE NO.
SHEET NO. 15