

# MEMO

TO: Prospective Purchaser February 9, 2012

FROM: Steve Eck, Property Agent  
ODOT Property Management

RE: Sealed Bid Auction File #10056B  
Intersection of Crater Lake Highway and Crater Lake Avenue, Medford

The State of Oregon, through the Department of Transportation, is offering for sale to the public a 1.29 acre (+/-) bare parcel located at the intersection of Crater Lake Highway and Crater Lake Avenue in Medford, Jackson County. The property is zoned I-L (Light Industrial). The City of Medford Planning Department has determined that this parcel is a legally created lot. Access is restricted to Crater Lake Highway. The proposed access will be on the SE corner of Crater Lake Avenue, but will be subject to the approval of local jurisdiction.

The property is to be sold "AS IS". Please see the Bid Form and Interim Sales Agreement for additional information.

This auction will be through Sealed Bid only. The Auction will run from February 15, 2012 to March 15, 2012. The minimum acceptable bid for the property is **\$591,000**. In order to be considered in this auction, bids must be received no later than **5:00 p.m., Thursday, March 15, 2012**. Sealed bids may be mailed or delivered in person to:

Oregon Department of Transportation  
Right of Way Section – Property Management  
4040 Fairview Ind. Drive SE MS #2  
Salem, OR 97302-1142

Fax bids and late bids will not be accepted. Your bid should be submitted on the Bid Form and Interim Sales Agreement (with the Exhibit A attached). Along with the bid form, enclose a check for the **required deposit** (at least 10% of the amount of your bid). Enclose your bid and deposit in a sealed envelope clearly marked "**SEALED BID #10056B**". If your bid is accepted, the balance of the purchase price is due by **within 60 days of acceptance, unless otherwise noted on your offer**.

**When filling out the bid form, please make sure to fill in:**

- a. Top of first page: Bid amount, deposit, and balance due amounts;
- b. Middle of second page: Deposit and balance due amount;
- c. Bottom of fourth page: Full legal name(s) of person(s) or entity submitting the bid (this is the name to be used in the deed); and signature, mailing address, and phone # of bidder(s).

Sealed bids will be opened Friday, March 16, 2012 and the successful bidder will be notified by phone, or email, or surface mail as soon as possible - please allow several days for processing time and review of bids. Deposit checks from unsuccessful bidders will be returned by mail. ODOT reserves the right to reject any or all bids. If you have questions or need additional information please visit our website [www.odotproperty.com](http://www.odotproperty.com) or contact Steve Eck at (503) 986-3638.