

MEMO

TO: Prospective Purchaser

FROM: Kelly Atkinson, Property Agent
ODOT Property Management

RE: Auction #6012131
652 SW 5th St., Redmond, OR 97756

The State of Oregon, through the Department of Transportation, is offering for sale to the public an improved 9,677 SF (+/-) parcel located at 652 SW 5th St., Redmond, OR. Parcel is Central Business District (C-2) zoned. Identified on Deschutes County Assessors Map as 15S13E16AD, Tax Lot 2700. The .22 acre property is improved with a 2,881 SF (+/-) concrete block, automotive-type building built circa 1952 and remodeled and upgraded circa 1997. The building has 2 service bays with overhead doors, an office-storage area, and 2 rest rooms. Access is from 5th Street, property offers excellent visibility at a signalized intersection at Fifth St. and Glacier Ave.

The property is to be sold "AS IS" and subject to certain special conditions, reservations, restrictions and assessments. Please see the Bid Form and Interim Sales Agreement for additional information.

Please submit or deliver all bids to:

Oregon Department of Transportation
Right of Way Section – Property Management
Attn: Kelly Atkinson
123 NW Flanders Street
Portland, OR 97209

Your bid should be submitted on the attached Bid Form and Interim Sales Agreement (with the Exhibit A attached). Along with the bid form, enclose a \$3,000 refundable Earnest Money Check, (personal checks are acceptable). Enclose your bid and Earnest Money Check in an envelope clearly marked: "**REDMOND BID #6012131**". You will be notified within 48 hours of receipt of your Bid.

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

- a. Page 1; Bid Amount and Balance, Initial/Date bottom right of page.
- b. Page 2; Complete top of page and Cash or Contract information, Initial/Date bottom right corner.
- c. Page 3; Initial/Date bottom right corner
- d. Page 4; Please complete all pertinent information.
- e. Property Disclaimer - Initial/Date bottom right corner

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 or contact Kelly Atkinson at (503) 731-8439.