

NOTICE OF INTENT TO SELL REAL PROPERTY AND SOLICITATION OF BIDS

The Wayne County Industrial Development Agency (the "Agency"), pursuant to Section 2896 of the Public Authorities Law, hereby gives notice of its intent to sell the following described real property and the solicitation of bids of purchase by all interested persons upon the following terms:

1. The property (the "Property") to be sold, as a single parcel commonly known as **1776 Schilling Road, Palmyra, New York, Tax Map No. 65112-00-789032** and more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Palmyra, County of Wayne and State of New York , being a part of Town Lot 12 in said Town and being Lot #4 as shown on a map of the Palmyra One made by David A. Freeland dated November 7, 1986 and filed in the Wayne County Clerk's Office on March 12, 1987 as Map No. 16188.

2. The Property shall be sold subject to any and all current taxes, assessments, reservations and all easements, rights of way covenants, conditions, and restrictions as may appear of record or which may be apparent by reasonable inspection.
3. Upon sale, title to the Property to be sold shall be conveyed by Quit Claim Deed. No survey map of the Property will be provided. A redated Abstract of Title will be provided and paid for by the Agency. The purchase price shall be payable in cash or a cashier's check on or before 45 days from the date of written notice of acceptance of bid.
4. All sealed bids for the Property shall be delivered to Margaret Churchill, Contracting Officer, the Wayne County Industrial Development Agency, 9 Pearl Street, Lyons, New York 14489, no later than October 15th, 2014 at 2:00 p.m., at which time and place all sealed bids will be opened. Bids must give full name, address and telephone number of bidder. The successful bid will be awarded, or all bids will be rejected, at a date no later than the first regular ("voting") meeting of the Board of the Agency. Upon acceptance by the Board of the Agency, these terms and conditions of this Notice shall be deemed a valid and binding contract with the successful bidder. The Board of the Agency expressly reserves the right, in its sole and absolute discretion, to reject any and all bids for any reason. The Agency has established a minimum bid amount of \$21,000. The successful bidder shall be responsible for all recording fees and costs.
5. Settlement on the sale of Property shall be held within 45 days from the date of written notice of acceptance of bid by the Agency, time being of the essence. Notwithstanding the foregoing, the period during which settlement must occur may be extended upon agreement between the successful bidder and the Agency, with any such extensions to be in sole discretion of the Agency.
6. IT IS UNDERSTOOD AND AGREED THAT THE AGENCY IS NOT MAKING AND HAS NOT AT ANY TIME MADE ANY WARRANTIES OR REPRESENTATIONS

OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ALL BIDDERS ACKNOWLEDGE AND AGREE THAT UPON SETTLEMENT THE SELLER SHALL SELL AND CONVEY TO THE BUYER AND THE BUYER SHALL ACCEPT THE PROPERTY "AS-IS, WHERE IS, WITH ALL FAULTS". ALL BIDDERS ACKNOWLEDGE THAT THEY HAVE NOT RELIED ON AND WILL NOT RELY ON, AND THE AGENCY IS NOT LIABLE FOR OR BOUND BY, ANY EXPRESS OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO, OR ANY AGENT REPRESENTING OR PURPORTING TO REPRESENT THE AGENCY, TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, ORALLY OR IN WRITING.

Dated: September 12, 2014

Margaret Churchill, Contracting Officer
Wayne County Industrial Development Agency