

**HIGHLANDS SUPPORT CENTER/FORMER FAWN ELEMENTARY BUILDING
BID FORM**

Purchaser: _____

Property of Interest

Block/Lot Nos: 1844-A-363

Address: 5591 Ridge Road
Natrona Heights, Allegheny County

TO: Highlands High School Administration, 1500 Pacific Avenue, PO Box 288, Natrona Heights, PA 15065

NOTE: There will be a mandatory pre-inspection by bidders on May 19, 2025 from 9:00 a.m. to 12:00 p.m.

1. **Purchase Price.**

The proposed Purchaser offers and agrees to purchase the above-captioned property at a price of \$_____. An earnest money deposit in the amount of \$_____ (10% of bid amount) is enclosed in certified funds made payable to the Highlands School District. **The required minimum bid price is \$500,000.**

2. **Proposed Use.**

The proposed Purchaser will use the above-listed property for the following purpose (check appropriate use):

_____ Residential
_____ Commercial
_____ Industrial

Please supply a brief description of intended use:

3. **Qualifications.**

The proposed Purchaser submits herewith a Statement for Public Disclosure, made a part hereof and marked PART 2, indicating its organization, qualifications, and financial ability to complete the development of the property, for the purpose for which this Proposal is submitted.

4. **Terms.**

- A. Upon Board approval, the district will enter into a sales agreement with the purchaser. The terms of the sales agreement (including the length of the sales agreement) will be negotiated between district administrators and the purchaser. At the time of signing the Agreement of Sale, Purchaser agrees to make an additional earnest money deposit in the amount of 10% of the purchase price.
- B. The terms of the sale shall require certified funds at closing. The earnest money which is submitted herewith and with the Agreement of Sale shall be applied to the purchase price.
- C. The property shall be conveyed by Deed of Special Warranty.
- D. The Successful Bidder is responsible for the payment of all closing costs, including transfer taxes, with the exception of Seller's Broker's fees, if any, and additional closing or legal fees incurred as a result of Board mandates.
- E. The property is being sold in an "as is/where is" condition and the District makes no warranties or representations as to the condition of the property or the zoning classification of the property. The Purchaser assumes all responsibility for determining the following conditions with respect to the property;
 - a. The availability of public sewers
 - b. The zoning classification
 - c. Any subdivision approvals

- d. Environmental matters – copies of reports previously obtained by the District are included in the building packet.

F. The Highlands School District reserves the right to reject any or all bids.

5. **Termination.**

In the event that after acceptance of this Proposal, the Purchaser fails to carry out the terms of this Proposal or any of the obligations or duties imposed by the Highlands School Board as conditions to the acceptance hereof, then the Board may at its option terminate its acceptance of this Proposal by giving ten days' written notice of the exercise of such option to the Purchaser.

6. **Mailing of Notices.**

Any notice required or permitted to be given pursuant hereto, or in connection herewith, shall be deemed to have been duly given when addressed and mailed by United States Registered or Certified Mail, Return Receipt Requested, delivered personally, or by nationally recognized overnight courier service to:

Seller: Mr. Paul Paradise, Director of Business Affairs, Highlands School District, 1500 Pacific Avenue, Natrona Heights, PA 15065, with a copy to Anthony Giglio, Solicitor, ANDREWS & PRICE, LLC 1500 Ardmore Blvd., Ste. 506 Pittsburgh, PA 15221.

Purchaser: at the below specified address, or to such other places as the parties may themselves designate in writing from time to time for the purpose of receiving notice.

7. **Additional Questions.**

Purchasers may direct any additional questions via email to:

Paul Paradise: pparadise@goldenrams.com

Or in writing to:

Attn: Paul Paradise, Highlands School District 1500 Pacific Avenue Natrona Heights, PA 15065

The deadline for written questions is May 30th, 2025 at noon.

BID SUBMITTED BY: _____
(Name of Corporation)

By: _____

(Title)

(Address)

(Address)

PURCHASER'S STATEMENT FOR PUBLIC DISCLOSURE

(Please note that all data received by the District is subject to public disclosure)

A. **PURCHASER AND PROPERTY**

1. Name of the Purchaser: _____

Address of Purchaser: _____

2. The Property that Purchaser proposes to purchase is described as:

Block & Lot: _____

Address: _____

3. If the Purchaser is not an individual doing business under his own name, the Purchaser has the status indicated below and is organized or operating under the laws of

(Example: A Partnership organized under the laws of the Commonwealth of Pennsylvania)

- _____ A corporation
- _____ A nonprofit or charitable institution or corporation
- _____ A partnership
- _____ A business association or joint venture
- _____ A Federal, State or local government or instrumentality thereof
- _____ Other (explain)

CERTIFICATION

I (We)* _____

certify that this Purchaser's Statement for Public Disclosure is true and correct to the best of my
(our) knowledge and belief.

Signature

Title

Address

Date

Signature

Title

Address

Date

* If the Purchaser is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.