

Auction Notes and Information

Conveyance of this property will be by General Warranty Deed and will include an environmental assessment clause and utility easement clause as indicated on the attachment. At the time of closing, conveyance documents will be provided for the buyer to grant easements for existing utilities. The sale of the property will not be final today. Today's auction will determine the approved purchasing price. The sale will not be final until the Missouri Highways and Transportation Commission gives final approval of the sale.

The Sales Agreement must be signed by the purchaser and the purchaser must provide a 10% deposit on the day of sale. The check or money order should be made payable to "The Department of Revenue, Credit State Road Fund". The balance is required from purchaser upon Commission approval and delivery of the fully executed General Warranty Deed. All recording fees will be the responsibility of the purchaser.

It is the intention of the Missouri Highways and Transportation Commission to deed all property and property rights that are owned by the Missouri Highways and Transportation Commission and no more. It is not the intention of the Missouri Highways and Transportation Commission to convey any property or property rights legally belonging to other parties. It is the responsibility of the purchasing party to acquire title insurance, if so desired.

This property contains 4 acres, more or less. All improvements on the property will be sold with the real estate. The improvements include: one 3,240 square foot, 6-bay, concrete block structure, measuring 36x90, with composite shingle roof, (note: a wall has been constructed separating two bays of the building from the other five bays, the 11 foot overhead doors are still in place); one salt bin structure containing 2,115 square feet, measuring 47x45, with 8' concrete sidewalls and wood frame with composite shingle roof; one 600 square feet metal sided wood-frame storage building, measuring 30x20; one fuel containment structure containing 255 square feet and measuring 15x17; one spreader rack; and one 500 gallon propane tank.

No keys will be included in the final sale of the property. At possession, the building will be unlocked and purchaser will be responsible for changing locks or having locks re-keyed.

There has been an Environmental Site Assessment done on the lot and all noted items have been addressed. The Site Assessment was for MoDOT use only, and was not a complete Phase I Environmental Site Assessment conducted per ASTM E-1527 and ASTM E-1528 standards. An asbestos, hazardous material, and lead paint inspection has also been completed. The results of those inspections are available to interested parties. Abatement and proper disposal of any hazardous materials is the responsibility of the purchaser.

Missouri Highways and Transportation Commission reserves the right to reject any or all bids. Any announcements made on the day of sale supersede any prior written or verbal information.

ENVIRONMENTAL ASSESSMENT CLAUSE

The Missouri Department of Transportation (MoDOT) has conducted a field investigation of the Maintenance Lot. Based on the field investigation (which is a visual observation of the lot) and a review of the department's records concerning past use of the lot, it appears that there is currently no apparent environmental contamination present due to the past activities of MoDOT on this lot. However, MoDOT's findings are based solely on the information from the visual observation and review of department files. This finding does not in any manner constitute a certification or guarantee with regard to the cleanliness of this site.

In the event a future environmental problem arises in the vicinity of the Maintenance Lot, MoDOT expressly reserves the right to have access to the property to conduct additional investigations to determine if the environmental problem is related to past activities by MoDOT at the lot or attributed to activities that have taken place since MoDOT owned the lot. Grantee agrees to immediately notify MoDOT if such a future environmental problem arises, and grants MoDOT the right of reasonable access on the property to conduct investigation or testing.

UTILITY EASEMENT

Grantee, by acceptance of this conveyance, does hereby acknowledge the presence and/or potential presence of existing utility facilities within the boundaries of the herein described property. Grantee, along with its successors and assigns, do hereby covenant and agree to permit the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their appurtenances over, under and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those facilities.