

INVITATION FOR BIDS

EXHIBIT 1 - BID FORM

BID NO.: CAM-1 - 2026

PROPERTY: 10.1 acres +/- located west of Union Church Road, Elkton, MD 21921 known as the Pleasant Hill Fire Tower Property, Cecil County Tax Map 20, Parcel 584. The Property is landlocked and does not have legal access to a public road.

BID FOR PURCHASE OF STATE PROPERTY

SUBMIT BID TO: The State of Maryland
Department of General Services
Office of Real Estate
300 W. Preston St., Rm. 601
Baltimore, Maryland 21201

SUBJECT TO: The terms and conditions of the Invitation for Bids, including but not limited to Instructions to Bidders, Invitation for Bids, Special Terms of the Sale, General Conditions, Special Conditions, and the Bid Form, all of which are incorporated as part of this bid. The undersigned bidder hereby offers and agrees, if this bid is accepted, to purchase the identified property at the bid price entered below pursuant to the closing section in the Invitation for Bids. The bidder shall be known as the "Purchaser" if this bid is accepted by the State of Maryland.

The bid must be accompanied by a bid deposit. The bid deposit amount as listed in the Invitation for Bids is ten percent (10%) of the bid. The deposit must be in the form of a certified check, cashier's check or bank/postal money order. Do not use personal or company checks. All checks shall be made payable to "The State of Maryland".

Bidder's Name or Legal Business Name: _____

My/Our bid to Purchase the Property is \$ _____ (in numbers),

_____ (in words).

Enclosed bid deposit amount: \$ _____

If this bid becomes the accepted bid, the deed should name the following as grantee(s):

Indicate above the manner in which title is to be taken (corporation, partnership, etc.).

Bidder represents that they operate as (check appropriate box):

- an individual _____
- an individual doing business as _____
- a partnership consisting of (include full names of all partners)
- a corporation incorporated in the State of _____
- a trustee or an agent with recorded power of attorney acting for _____

In submitting this bid, the bidder acknowledges all of the following:

- Sale of the above-referenced Property will be to the most favorable Responsive Bidder and Responsible Bidder who offers the highest price for the Property. The price offered may be lower than, equal to or greater than such property's fair market value as determined by the State's appraisal of such Property.
- Bids may not be withdrawn once they have been received and opened by the Department of General Services, Office of Real Estate.
- The Property is being sold "as is" "where is" and "with all faults" and will be conveyed by a Deed and sold under the terms and conditions of a Contract of Sale, both of which must be executed by the Maryland Board of Public Works.
- At the time of submission of the bid, the bidder must also submit a bid deposit in the amount and form as stated above.
- At the time of submission of the bid, the bidder must provide evidence of availability of funds with an irrevocable letter of availability of funds from a banking institution ("Proof of Funds")
- Any and all due diligence and property inspections shall be completed before the date of bid opening since no provision is made for due diligence period once bids have been opened and accepted. Bidder is responsible for gaining permission to access the property from a contiguous landowner. The property is landlocked and has no legal access to a public road.
- Funds shall be collected from the Purchaser, at Closing, in the form of cash, cashier's check, or bank issued certified check.

- All Closing costs shall be borne by the Purchaser
- The Purchaser must close on the Property in accordance with the terms and conditions of the real estate Contract of Sale and the IFB.

Signature of Bidder: _____

Print:
Name _____ Date _____

Title _____

Address _____

City/State/Zip _____

Telephone _____

Signature of the State of Maryland Indicating Acceptance of Bid:

BY: _____ Date _____

Wendy Scott-Napier, Assistant Secretary
Department of General Services, Office of Real Estate