

February 11, 2021

TO: All Bidders Under Addendum No. 3, ITB No. 20-101315, Sale of Surplus Property –
3196 Zion Street
FROM: Department of Purchasing and Contracting, DeKalb County, Georgia

ADDENDUM NO. # 3

ITB No. 20-101315, Sale of Surplus Property - 3196 Zion Street, is hereby amended as follows:

1. Additional Questions have been received and their resulting answers are below:

- A. **Question:** My question then is if we purchased this property, would DeKalb be willing to take necessary steps to clear this title before the closing? Another option would be for DeKalb to remove the property from this bidding period and clear the title before placing it up for bid. If not, could there be a revision of the minimum bid to adjust for the need to remove the right of redemption that remains a component of the current title status?

Answer: *The property is being sold as-is and DeKalb will only convey the property via quitclaim deed. There will be no bargaining or revisions of the minimum bid. A tax deed was recorded on 12/03/1985 at Book: 5361 Page: 66. After 7 years passed, on 12/30/1992, an affidavit was recorded by DeKalb County foreclosing the right of redemption stating that fee simple title to the property has been conveyed and vested absolutely to DeKalb County. It is recommended that you consult with a real estate attorney about the affidavit recorded at Book: 7569 Page: 84 and consult with your title insurance company on whether a quitclaim deed can affect the title insurance.*

- B. **Question:** Do you expect to post an additional addendum under bid NO. 20-101315 addressing our question about the deed for that property before tomorrow's bidding deadline?

Answer: *Yes. See response to Question A.*

- C. **Question:** Also, I'm not clear if the original and the duplicate forms can be submitted in the same envelope or if they need to be submitted separately.

Answer: *Yes. The original and the duplicate may be submitted in the same envelope in accordance to the instructions in the solicitation on page 2.*

- D. **Question:** Can we deliver the bid to your office or do we need to send it by courier?

Answer: *The bid may be delivered to the lobby of the address stated in the solicitation on or before the due date stated in the solicitation on page 2.*

2. The Bid Due Date remains the same on **Friday, February 12, 2021 by 3:00 P.M. (Eastern Time)**.
3. It is the responsibility of each responder to ensure that he is aware of all addenda issued under this solicitation. The bidder must sign and return this addendum. You may contact Megan St. Clair-Herbert, Procurement Technician (mstherbert@dekalbcountyga.gov) before the bids are due to confirm the number of addenda issued.
4. All other conditions remain in full force and effect.

for

Megan St. Clair-Herbert
Procurement Technician
Department of Purchasing and Contracting

ACKNOWLEDGMENT

Date: _____

The above Addendum No. 3 is hereby acknowledged:

(NAME OF BIDDER)

(Signature)

(Title)