

**NOTICE OF OFFER TO PURCHASE REAL PROPERTY  
OWNED BY FORSYTH COUNTY FOR A HISTORIC  
RENOVATION PROJECT AND REQUEST  
FOR COMPARABLE INCREASED/UPSET BIDS  
(11 W. THIRD STREET-“OLD COURTHOUSE”)**

As authorized by Resolution adopted by the Forsyth County Board of Commissioners on January 23, 2012, Forsyth County hereby publishes notice, pursuant to the provisions of N.C.G.S. 160A-269, of an offer in the amount of Seven Hundred Thousand and 00/100 dollars (\$700,000.00) received from Clachan Properties, L.L.C. to purchase real property owned by Forsyth County “As Is” for a historic renovation project, which property is located at 11 W. Third Street, Winston-Salem, N.C., commonly referred to as the “Old Courthouse” and is more particularly described as Tax Block 6084, Lot 152 and consists of 0.91 of an acre on which a historic building containing 78,541 square feet is located. Additional terms of the said offer to purchase include contingency provisions relating to historic certification, landmark designation and multifamily zoning, a 150 day Inspection and Due Diligence Period, terms relating to the deposit, costs, closing, other related purchase and sale provisions, exclusion of a time capsule currently buried inside the premises from the sale, exclusion of other public monuments not affixed to the building from the sale, payment by Clachan Properties of any advertising costs incurred by the County if the Company does not complete the purchase of the property, and cash payment at closing in the full amount of the offer. A copy of the offer by Clachan Properties as revised consistent with negotiation with the County, can be obtained from the Office of the Clerk to the Board by interested bidders. Notice is hereby given that within ten (10) days of the date of this notice, any person may present a comparable qualifying offer and raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. When the bid is raised, any qualifying increased/upset bidder shall deposit with the Clerk to the Board five percent (5%) of the total increased bid, and the Clerk shall readvertise the offer at the increased bid amount. This procedure shall be repeated until no further comparable qualifying increased/upset bids are received, at which time the Forsyth County Board of Commissioners may accept the offer and sell the above described property to the highest bidder. The Forsyth County Board of Commissioners may at any time reject any and all offers.

This 13<sup>th</sup> day of February 2012.

FORSYTH COUNTY  
Carla D. Holt  
Clerk to the Board