

## **Nathan Hale Hall (Formerly Nathan Hall Hotel)**

Proposal No.	SB 09-06
Walk-through Date	January 4, 2010 at 10 a.m.
Proposal Due Date	January 29, 2010 at 1 p.m.
Address	833 Main Street
Municipality	Willimantic
Land Area	.50 acres
Improvements	11,845 Sq.Ft.
Zoning	B-1, Downtown Business District
Frontage	133 ft. of frontage on Main Street and an average depth of 164 ft.

The State reserves the right to unilaterally and without cause accept or reject any or all Proposals, and to withdraw Requests for Proposals to Purchase at any time before or after a submittal period has closed and proposals have been opened. All property undergoing disposition by DPW is subject, but not limited, to Connecticut General Statutes (CGS) 4b-21, 3-14b, 4b-27. Further, if the Commissioner of the DPW deems it advisable, she may negotiate with any of the proponents in order to obtain a deal that is the best interests of the state.

It is understood that the premises will be conveyed subject to any and all of the zoning and building ordinances and regulations of the municipality and to other rights, easements and encumbrances as may appear of record and subject also to any state of facts which an accurate survey or inspection of the premises may show. All properties inclusive of the real property and all buildings and improvements situated thereon, if any, shall be sold in their "as is" condition. The State shall not make any warranties or representations whatsoever.

Each proponent shall be solely responsible for inspecting all public records, including, but not limited to, a Request for Proposals to Purchase package, inspecting the subject premises and drawing his/her own conclusions. The State makes no warranties or representations as to the accuracy or completeness of the information set forth in a Request for Proposal to Purchase Package. Nothing within the package may be construed as an expressed or implied warranty, representation or a waiver or limitation of the State's sovereign immunity.

It is understood that all successful or accepted proposals to purchase must be approved by the Commissioner of DPW, the Secretary of the Office of Policy and Management, the State Properties Review Board, the Attorney General's Office and the joint standing committees of the General Assembly having cognizance of matters relating to State revenue and the purchase and sale of State property and facilities.

The purchaser is hereby noticed that should their Proposal be accepted they will be required to enter into a purchase and sale agreement and at the time the proponent as purchaser executes said purchase and sale agreement, proponent shall be required, if applicable, to sign certain affidavits and/or certificates, including but not limited to the following affidavits:

1. Certificate of Authority

2. OPM Ethics Form 1
3. SEEC Form 10
4. Contact Affidavit

Copies of the attached affidavits and certificates can be obtained at the following link:  
<http://www.ct.gov/dpw/cwp/view.asp?a=1983&Q=289926&dpwNav=1>.

In accordance with Section 4b-21c of the CGS, as revised, the transfer deed must be reviewed and approved by the Attorney General of the State of Connecticut as to form. It is further understood that under the provisions of CGS Section 3-14b, that all properties are subject to the municipality's right of first refusal and that after all approvals have been obtained, if the terms of the sale are different than those initially offered to the municipality, the State must again offer the property to the municipality and such municipality shall have the option to purchase such land upon such terms and may thereupon, in the same manner and with the same time limitations as are provided in CGS Sub-Sections (a) and (c) of Section 3-14b inclusive, proceed to purchase such land.

Contact: Jack Farrell at 860-713-5608  
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Raeanne V. Curtis, Commissioner