



O F F E R F O R M
C A S H S A L E

DATE

DEPARTMENT OF GENERAL SERVICES
Asset Management Branch
707 3rd Street, 5th Floor
West Sacramento, CA 95605
Attn: KAREN M. PATCHE, Project Manager

**Subject: IONE SINGLE FAMILY RESIDENCE, 515 SUTTER LANE, IONE, AMADOR COUNTY,
A.P.N. 004-050-031, SSL# 932**

The undersigned buyer ("BUYER") offers to purchase the subject property, listed on the State of California (STATE) Department of General Services' (DGS') Internet website and identified as the **IONE SINGLE FAMILY RESIDENCE, SSL# 932**, for a total purchase price of PURCHASE PRICE (write out) AND NO/100 (\$X,000,000.00).

BUYER has reviewed **STATE'S** standard Purchase and Sales Agreement ("Agreement") and the Preliminary Report for the property, issued by Placer Title Company, 11321 Prospect Drive, Ste. 1, Jackson, CA 95642, Order No. 9006-2295, and dated March 13, 2013, and amended on June 6, 2013, and will accept title to the property subject to the exceptions listed in the Preliminary Report. **BUYER** agrees to execute the Agreement substantially in the form posted on DGS' website at <http://www.dgs.ca.gov/resd/Home/IoneSingleFamilyResidence.aspx>. **STATE** will present a completed Agreement to **BUYER** for signature by **BUYER'S** authorized representative after bid selection.

Attached to this offer is a bid deposit in the form of a Cashier's Check or Money Order in an amount equal to ten percent (10%) of the Purchase Price or DEPOSIT AMOUNT (write out) AND NO/100 (\$XX,000.00), and made payable to the "STATE OF CALIFORNIA". If **STATE** accepts **BUYER'S** offer, **STATE** will deposit **BUYER'S** deposit of (\$XX,000.00) in a state suspense account to be held by **STATE** until the close of escrow. Upon execution of the Agreement, **BUYER** has until the last day of the due diligence investigation period, agreed to by **STATE** and **BUYER** or thirty (30) calendar days, if **BUYER** does not request additional due diligence, to deposit the balance of the purchase price (total offer price less the deposit retained by **STATE**) with Escrow Holder (North American Title Company). **BUYER** further agrees that should **BUYER** fail to complete the purchase of the property in accordance with the terms and conditions of the Agreement, the entire deposit will be retained by **STATE** as liquidated damages and **BUYER** shall forfeit all rights to purchase the property. **BUYER** and **STATE** agree that damages, in the event **BUYER** fails to complete the purchase, would be difficult to ascertain and this sum represents a reasonable assumption of what such damages should be.

**OFFER FORM (Ione SFR)
CASH SALE**

BUYER acknowledges this offer will be valid and subject to review by **STATE** for a period of no more than ten (10) business days from the posted bid date. **BUYER** also acknowledges that **STATE** reserves the right to reject any and all bids deemed not to be in the best interests of the **STATE**.

Bidders may make multiple sealed bid offers, but prior to making any subsequent offer, bidder must withdraw a previously submitted offer in writing (by email, letter, or fax) to the DGS contact person listed in the Bid Package before the posted final filing date. **STATE** will reject multiple offers submitted by a bidder in the same envelope or multiple offers submitted by a bidder in which the prior offer was not withdrawn timely in writing. Offers must be submitted separately in the manner described below. The bid submittal package must include two separate envelopes marked with identifying information as follows:

1st Sealed Bid Envelope must contain the completed OFFER FORM and deposit check. **BUYER** must label the outside of the envelope with the following information:

- **“Ione Single Family Residence, SSL# 932**
- **Legal name of entity submitting bid.**
- **Primary point of contact for entity, i.e., contact name, address, phone, fax, and email address.**

2nd Envelope must contain the Sealed Bid Envelope; a STATEMENT & SUPPORT OF SALE FINANCING, as described in the Bid Opening Information package posted on the DGS’ website; and a short cover letter.

BUYER* (Type or Print)

BUYER* (Type or Print)

Mailing and Email Address

Mailing and Email Address

Phone

Phone

Authorized Signature

Authorized Signature

Date

Date

**An offer made by a corporation, LLC, or business entity must provide evidence of authority to sign on behalf of the corporation, LLC, or business entity with your Offer Form.*