

1. What is in the container at the back of the parking lot and will it stay with the sale?

The container at the back of the parking lot has been used for storage of low value and older items no longer needed by the state. The unit will be left at the site upon sale; however the state is required to remove all personal property.

2. Will the cubicles be available to stay in the building?

No the cubicles will be re-utilized by the state; they will be removed prior to the Close of Escrow.

3. What recent construction was completed on the property?

The state has posted on the surplus web page the list of construction we are aware of and approximate construction costs. We have no further documentation regarding the work.

4. Can the building be used as collateral on the loan commitment?

The state requires an "all cash transaction" per the "Request for Written Offer", Individual buyers are responsible for obtaining financing if necessary. This is no different than any real estate transaction in the marketplace.

5. Does the state accept contingent offers? What is required for proof of funds?

Contingent offers are not allowed, the state requires, pursuant to the "request for written offers", that interested parties "must provide sufficient financial information (i.e. bank statements, certified financial statement, letters of credit, loan commitments etc.)". We do not however require that the specific funds used to demonstrate ability also be used for the acquisition, just the sufficiency to complete the transaction at the time of offer.

6. Is the \$10,000 deposit fully refundable if our bid is chosen, but for some reason, our funding doesn't come through?

The deposits of unsuccessful bidders will be returned their consistent with the "Request for Written Offer".

7. Does the submitted bid need to be postmarked by the 31st or does it have to be in your hands by the 31st?

The bids must be in our office by 5:00 p.m. on October 31, 2014, consistent with the "Request for Written Offer".

8. Has any work been done to the roof? (Previously you told us that the roof was replaced in 1991 as were the HVAC units and that is posted online so I am just wondering any recoating etc. has been done).

The roof replacement project was completed in 1991, and there have been no other resealing/recoating done on the roof since that time.

9. How many HVAC units are on the roof:

4 Trane HVAC units 2 are 6.25-Ton units, 2 are 2-Ton Units.

10. What are the utility bills?

PG&E provides Electricity and Natural Gas

11. Does the property have natural gas?

Yes, under G-NR1 Small Business Gas Service effective since October 1, 1968