



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

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9/30/2013

DEPARTMENT OF GENERAL SERVICES  
Asset Management Branch  
707 3<sup>rd</sup> Street, 5<sup>th</sup> 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. 004-050-031-000, 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 and NO/100 (\$).

**BUYER** has reviewed **STATE'S** standard form purchase 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/SurplusPropertyForSaleHomepage/IoneSingleFamilyResidence.aspx>. **STATE** will present a completed Agreement to **BUYER** for signature after bid selection.

Attached to this offer is a bid deposit in the form of a in an amount equal to ten percent (10%) of the Purchase Price or (\$), and made payable to "STATE OF CALIFORNIA". If **STATE** accepts **BUYER'S** offer, **STATE** will deposit **BUYER'S** deposit of (\$) 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 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 (Buyer's Default), 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 **STATE**.

The bid submittal package must include two separate envelopes marked with identifying information as follows:

**1<sup>st</sup> Sealed Bid Envelope** must contain the completed OFFER FORM and deposit cashier's 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.**

**2<sup>nd</sup> Envelope** must contain the Sealed Bid Envelope; a STATEMENT & SUPPORT OF SALE FINANCING, as described in the Bid Information package posted to DGS' website; and a short cover letter. The cover letter shall include all due diligence investigations or studies BUYER wishes to conduct on the property, if any (must specify exact type of work to be performed), prior to close of escrow, and the names and contact information for all contractors who will be performing the work on behalf of BUYER.

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BUYER\* (Type or Print)

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BUYER\* (Type or Print)

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Mailing and Email Address

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Mailing and Email Address

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Phone

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Phone

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Authorized Signature

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Authorized Signature

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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.*