



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# BUYER COUNTER OFFER No. 1

(C.A.R. Form BCO, 11/14)

This is a counter offer to the: ☒ Seller Counter Offer No. 1, ☐ Seller Multiple Counter Offer No. \_\_\_\_\_, or ☐ Other \_\_\_\_\_ ("Offer"), dated January 5, 2020, on property known as 8190, 8192 & 8194 Arthur Street, Cotati, CA 94931 ("Property"), between County of Sonoma Community Development Commission ("Buyer") and Fred Golini Jr., Trustee, Helena C. Sen, Trustee ("Seller").

1. **TERMS:** The terms and conditions of the above referenced document are accepted subject to the following:

- A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer or an addendum.
- B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer, but deposit amount(s) shall remain unchanged from the original Offer.
- C. **OTHER TERMS:** See attached Addendum 1/7/2020AD.

D. The following attached addenda are incorporated into this Buyer Counter offer: ☐ Addendum No. \_\_\_\_\_

2. **EXPIRATION:** This Buyer Counter Offer shall be deemed revoked and the deposits, if any, shall be returned:

- A. Unless by 5:00pm on the third Day After the date it is signed in paragraph 3 (if more than one signature then, the last signature date)(or by \_\_\_\_\_ AM \_\_\_\_\_ PM on \_\_\_\_\_ (date)) (i) it is signed in paragraph 4 by Seller and (ii) a copy of the signed Buyer Counter Offer is personally received by Buyer or \_\_\_\_\_, who is authorized to receive it.
- B. OR ☐ If Buyer withdraws it in writing (CAR Form WOO) anytime prior to Acceptance.

3. **OFFER:** DocuSigned by: Carrie Kronberg **BUYER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.**

Buyer County of Sonoma Community Development Date 1/8/2020 | 9:53 AM  
Buyer 3A711D241B6D4E1... Date \_\_\_\_\_

4. **ACCEPTANCE:** I/WE accept the above Buyer Counter Offer (If checked ☐ **SUBJECT TO THE ATTACHED COUNTER OFFER**) and acknowledge receipt of a Copy.

Seller DocuSigned by: Fred Golini Jr., Trustee Date 1/8/2020 | 12:13 PM PST  
Seller DocuSigned by: Helena C. Sen, Trustee Date 1/8/2020 | 12:14 PM PST

## CONFIRMATION OF ACCEPTANCE:

(\_\_\_\_\_/\_\_\_\_\_) (Initials) **Confirmation of Acceptance:** A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent as specified in paragraph 2A on (date) \_\_\_\_\_ at \_\_\_\_\_ AM/\_\_\_\_ PM. **A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document.**

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BUYER COUNTER OFFER (BCO PAGE 1 OF 1)

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## ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. **01/07/2020AD**

The following terms and conditions are hereby incorporated in and made a part of the: ☒ Purchase Agreement, ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☐ Other \_\_\_\_\_, dated \_\_\_\_\_, on property known as **8190, 8192 & 8194 Arthur Street**

in which **Cotati, CA 94931** is referred to as ("Buyer/Tenant")  
and **County of Sonoma Community Development Commission** is referred to as ("Seller/Landlord")  
**Fred Golini Jr., Trustee, Helena C. Sen, Trustee**

### **BCO No.1, Paragraph 1C, Other Terms:**

**1) This agreement is for purchase of property known as 8190, 8192 and 8194 Arthur Street, Cotati, CA 94931. Property has one APN # and consists of three units on the parcel.**

**2) SCO No.1 Addendum 1-5-2020 Item #8 is deleted in its entirety and replaced with the following: 8192 Arthur St. is currently vacant and shall remain vacant through closing. 8190 Arthur Unit #1 and 8194 Arthur Unit #3 are currently occupied by tenants.**

**3) In original RIPA Offer Text Overflow Addendum #1 dated 1-6-2020 item #1 is deleted in its entirety and replaced with the following:**

**This Agreement to purchase is contingent upon approval by Commission's Board of Commissioners, in its sole discretion on or before 1/15/2020.**

**All other terms remain the same.**

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date **1/8/2020 | 9:53 AM PST**

DocuSigned by:

Buyer/Tenant **Carrie Kronberg**

**County of Sonoma Community Development**

Buyer/Tenant **X**

Date **1/8/2020 | 12:13 PM PST**

DocuSigned by:

Seller/Landlord **Golini-Sen Family Trust Fred Golini Jr, Trustee**

**Fred Golini Jr., Trustee**

DocuSigned by:

Seller/Landlord **Golini-Sen Family Trust Helena C. Sen, Trustee**

**Helena C. Sen, Trustee**

**1/8/2020 | 12:14 PM PST**

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