

SEALED BID FORM

The following terms and conditions will govern, and be required of, all bids before they may be considered valid:

- a) The bid must be confirmed in writing and signed, and comply with all the provisions set forth herein.
- b) The minimum bid for this property is \$500,000. No oral or written bid will be accepted, that is less than the minimum bid.
- c) The bid must be submitted in the bid offer form provided without modification with the amount of the offeror's proposed purchase price filled in and signed by the offeror or the offeror's authorized signatory.
- d) The bid must state whether the offeror is represented by a broker, and if so, provides the name(s) of any agent and broker to whom a commission is to be paid.
- e) Upon successful close of escrow, a real estate sales commission of two and one-half percent (2.5%) of the sales price shall be payable from the proceeds of sale to a broker who is instrumental in obtaining the bid, provided that the broker is identified at the time of the bid. No commission shall be paid if the real estate agent and/or broker, and brokerage is not identified with the bid, whether written or oral.
- f) The bid shall include a deposit ("Bidder's Security") in the form of a cashier's check payable to "Sonoma County Water Agency" in the amount of \$10,000. Bidder's Security will be returned to the unsuccessful bidder(s) within ten (10) business days after the auction date. The Bidder's Security is nonrefundable for the highest accepted bid, and will be applied to the purchase price at escrow closing.
- g) The bid shall confirm that the buyer is prepared to make a ten percent (10%) nonrefundable deposit as an earnest money deposit, less the \$10,000 Bidder's Security deposit, into escrow within five (5) business day after the purchase agreement is fully executed by buyer and seller. The earnest money deposit, including the Bidder's Security deposit, shall be returned to the buyer if the Board does not approve the purchase agreement with buyer, be applied to the purchase price at escrow closing, or retained by seller if escrow does not close consistent with the terms of the purchase agreement.
- h) If selected as the buyer of the Property, the offeror agrees to pay through escrow all escrow, title, and recording fees and costs necessary to complete the purchase of the Property.
- i) Sealed bids will be accepted by mail or in-person prior to the auction at the address below starting on Tuesday, April 1, 2025, sealed bids must state on the outside of the envelope "Sealed Bid Surplus Property" and be delivered by mail or in-person to the reception desk of Sonoma Water during business hours only, and must be received by Sonoma Water before April 8, 2025, at 4:00 p.m. at:

Sonoma Water
ATTN: Sealed Bid Surplus Property
404 Aviation Blvd.
Santa Rosa, CA 95403
- j) The auction for the sale of the Hewett Street Property will be held at the office of Sonoma Water on Wednesday, April 9, 2025. Sealed bids will also be accepted in-person, beginning at 11:00 a.m. until 1:00 p.m. with the bid opening for all validly submitted sealed bids commencing at approximately 1:00 p.m. and shortly thereafter the highest bid will be announced. Further pursuant to CA Government Code 25530, a call for oral bids will be made, which must exceed the highest bid by at least 5 percent, and after the closing of oral bidding all oral bids will be promptly evaluated, and the final and highest bid offer will be declared.

SONOMA COUNTY WATER AGENCY SURPLUS PROPERTY LOCATED AT
330 HEWETT STREET, SANTA ROSA, CALIFORNIA
(Assessor Parcel No. 010-700-015)

SEALED BID FORM

Name(s) of Bidder: _____

Bidder's Address: _____

City: _____ State: _____ Zip: _____

Bidder's E-Mail address: _____

Phone: _____ cell: _____

Bidder's Mailing Address (if different from above):

Bidder's Mailing Address: _____

City: _____ State: _____ Zip: _____

A California licensed real estate broker or real estate agent has been instrumental in submittal of this bid, and I request payment of a commission in the amount of 2.5% of the sales price to the following brokerage, unless otherwise determined by California Business & Professions Code Section 10131 and Government Code Sections 25531 and 25532.

Name of Real Estate Broker or Agent representing Bidder: _____

Real Estate Broker or Agent Phone: work: _____ cell: _____

Name of Real Estate Brokerage: _____

Brokerage Address: _____

Brokerage Phone: office: _____

By placing this bid, the undersigned bidder represents he/she has read fully the terms and conditions listed above and agrees to all terms and conditions.

Bid Amount: \$ _____ (no less than \$500,000)

X _____

Bidder's Signature

By: _____ Print Name: _____

If signed by Bidder's authorized signatory

Questions may be directed to Dan Mason, Sonoma Water Right-of-Way Agent
Email: Dan.Mason@scwa.ca.gov Phone: 707-547-1967