

Sealed Bid Instructions – 4405 Via Real, Carpinteria, CA

TWO original copies of the purchase and sale agreement (attached) that has been available in the Document Center should be mailed to CBRE Auction Services:

CBRE Auction Services
Attn: Suncor Auction Manager
311 S. Wacker Drive
Suite 400
Chicago, IL 60606

A certified or cashier's check in the amount of 5% of the Total Purchase Price (Line 7 of the Summary Statement) made payable to **First American Title Insurance Company, as Escrow Agent** is required. Bids must be received by **2:00 pm** Pacific Daylight Time on **Tuesday, June 21**.

The purchase and sale agreement should be completed as follows:

Summary Statement -

3. Purchaser: Insert the purchaser name and entity type (ie. limited liability company, individual, etc.)
5. Insert the bid price
6. Insert the buyer's premium (Line 5 x 10%)
7. Insert total purchase price (Line 5 + Line 6)
8. Insert amount of initial earnest deposit (5% of Line 7)
9. Insert amount of additional earnest money that is due within three (3) business days after Seller's acceptance. This amount will be an additional 5%, therefore will be the same amount as Line 8. This will create the total earnest deposit of 10% required upon Seller's acceptance.
13. Insert your mailing address
14. Insert your attorney's name and contact information, including address, email and phone number, if applicable.
16. If you are represented by a broker that has registered you as a client for this auction insert his/her company name here. If this is the case you must also include a copy of the broker registration confirmation letter your broker received from CBRE with your bid.

Page 16 – Sign and write your title beneath your signature. Write the date of your offer (June 21, 2011) on the Date Offered Line.