

## PROPOSAL

Chris Campbell  
CBRE  
500 Capital Mall, 24<sup>th</sup> Floor,  
Sacramento, CA 95814

To Whom this may Concern:

**1. The Property.** The Property to be purchased is located on Fir Ridge Drive, Santa Rosa, CA, and consists of approximately 6.03 acres, commonly known as Assessor's Parcel No. 173-620-030.

**2. Purchase Price.** The Purchase Price for the Property shall be THREE MILLION DOLLARS (\$3,000,000). All costs and expenses incurred by Buyer in connection with Buyer's due diligence shall be in addition to the purchase price. Buyer shall not be entitled to any credit toward the purchase price for any such costs, nor shall Buyer be entitled to any refund or reimbursement of such costs in the event Buyer fails to purchase the Property for any reason.

**3. Terms; Deposits.** Buyer shall make the following deposits in escrow. The deposits set forth below are in addition to all other expenditures by Buyer in connection with Buyer's due diligence.

- (i) Buyer shall initially deposit the sum of FIFTY THOUSAND DOLLARS (\$50,000) ("Initial Deposit") in escrow within three (3) days after a Purchase and Sale Agreement is executed by all required parties. The initial deposit shall become non-refundable to Buyer and be immediately released to seller (unless Seller is in default) upon completion of the "Due Diligence Period," without a notice of cancellation by Buyer, and shall be applicable to the Purchase Price.
- (ii) An additional deposit of TWO HUNDRED THOUSAND DOLLARS (\$200,000) ("Second Deposit") shall be made upon the completion of the "Due Diligence Period" and shall be applicable to the Purchase Price. The Second Deposit shall be placed in escrow and immediately released to seller. The Second Deposit shall be non-refundable to Buyer (unless Seller is in default) and shall be applicable to the Purchase Price.

**4. Due Diligence Period.** Buyer shall have ninety (90) days after the date the PSA becomes valid ("Due Diligence Period") to conduct a full due diligence review

of the Property to its sole unfettered satisfaction, including without limitation such matters as title, soils, zoning, utilities, environmental conditions, etc. In the event Buyer determines any aspect of the Property to be unacceptable during the Due Diligence Period, Buyer shall have the right to terminate the PSA by written notice to Seller not later than at the end of the Due Diligence Period, in which case Seller shall refund the Initial Deposit.

**5. Closing Date.** Closing Date shall take place no later than October 1, 2022.

**6. Information.** As soon as practicable, but in no event later than ten (10) business days after the execution of the Purchase and Sale Agreement, Seller shall deliver to Buyer, at no cost to Buyer, copies of documents related to Buyer's due diligence (to the extent Seller is aware of and has such materials in its possession). In the event buyer terminates the agreement without purchase of the Property, Buyer shall return all such documents to Seller without any additional consideration from Seller.

**7. Brokerage.** Seller represents and warrants to Buyer, and Buyer represents and warrants to Seller, that no person or entity can properly claim a right to a real estate commission, real estate finder's fee, real estate acquisition fees or other real estate brokerage-type compensation, other than Chris Campbell of CBRE and each shall hold the other harmless against any other claim for such compensation.

**8. Access.** The Purchase and Sale Agreement will permit Buyer and its agents and contractors' access to the property so that it can conduct various tests and inspections reasonably necessary in connection with Buyer's due diligence. All such access will be at Buyer's sole cost and risk and subject to the rights of tenants and occupants. Buyer hereby agrees to indemnify and hold Seller harmless from and against any and all loss, expense, claim, damage and injury to person or property resulting from the acts or omissions of Buyer, its employees, consultants, engineers, authorized agents and subcontractors on the Property in connection with the performance of any investigation of the Property as contemplated herein, except that Buyer shall have no liability for and no obligation to remedy any conditions or defects on or under the Property not caused by Buyer but discovered during studies and investigations.

**9. Attorney's Fees.** The Purchase and Sale Agreement shall provide that in the event of any dispute, arbitration or litigation each party shall bear its own costs and expenses, including reasonable attorney's fees.

**10. Proposal.** This Proposal constitutes an expression of intent only respecting the terms and conditions on which Buyer would purchase the Property from Seller. Any obligations to purchase and sell the Property are expressly conditioned upon the execution and delivery of a Purchase and Sale Agreement

The above constitutes the basic terms and conditions under which Christopherson Builders, LLC is prepared to enter into an agreement to purchase the Property.

Sincerely,  
Christopherson Builders, LLC., a California Limited Liability Company

By:   
Keith Christopherson, Managing Member



Christopherson  
BUILDERS

*Building Excellence*

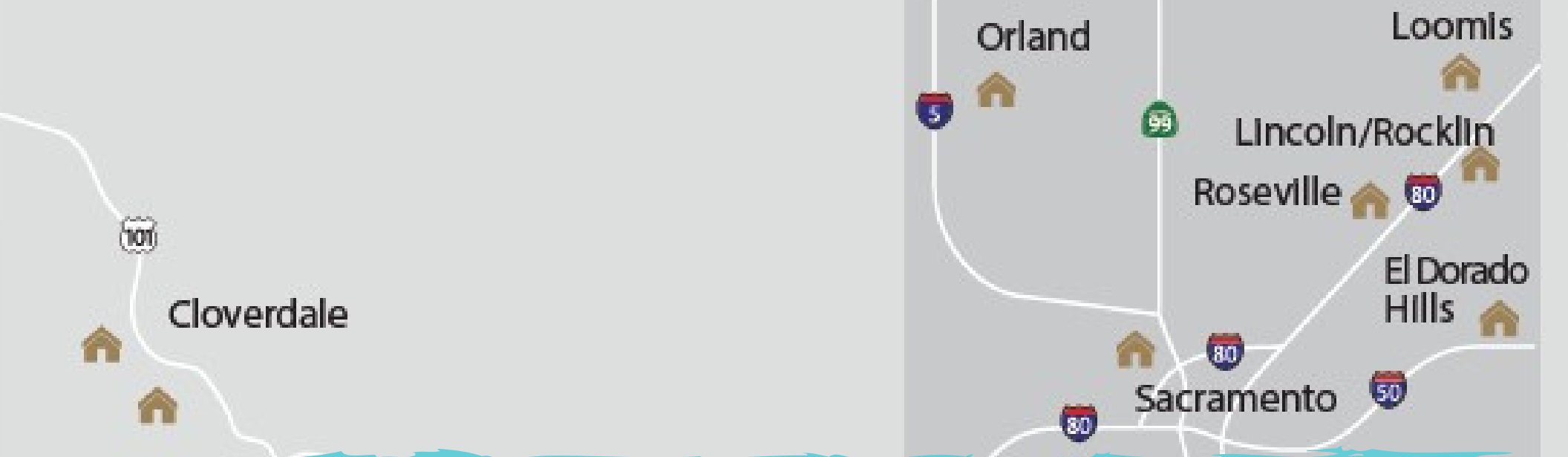
*from Concept*

**b**  
Christopherson  
BUILDERS



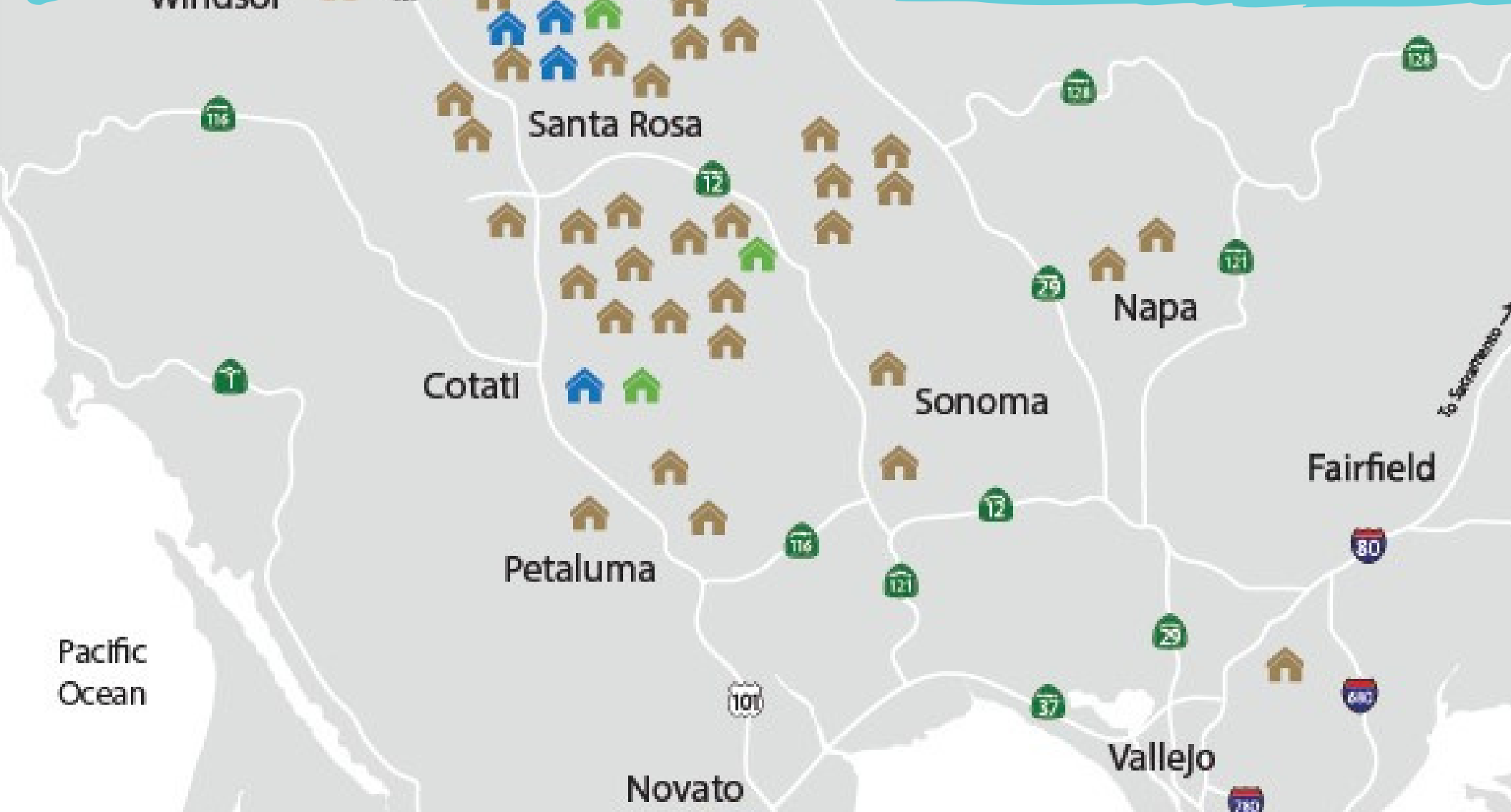
# To Reality





# Building Communities

We have deep experience in creating highly desirable communities from scratch. These are just a small sample...



**FIELDSTONE**  
AT SKYHAWK

  
**IRONWOOD**  
AT ADOBE CREEK

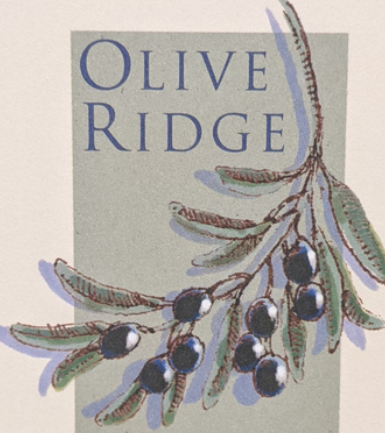
**Siena**  
at *Tuscany*

  
**VILLAGE  
WALK**  
DOWNTOWN COTATI



*West Haven*  
IN WEST PETALUMA

  
**WESTCHESTER**

**OLIVE  
RIDGE**  




**MONTECITO**  
AT THE PROMONTORY



**Oak Hollow**  
BENNETT VALLEY

  
**WISTERIA**  
AT WHITNEY RANCH

  
**THE GROVES**  
AT SHILOH GREENS

  
**Heartland**

*Grasslands*  
RAGLE RANCH LIVING

  
**Christopherson**  
BUILDERS

**STONEBRIDGE**  
AT SILVERADO CREEK

  
**THE AVENUES**  
at Westlake

# Prospective buyers camp out awaiting release for sale of new high-end homes in Rincon Valley

SHERI GRAVES

THE PRESS DEMOCRAT

July 24, 2004



Betty Valenta and her husband, Joe, packed their cooler with food and drink and drove nearly 600 miles from their home in San Clemente, arriving at about 4 a.m. to wait in line for a two-story, five-bedroom home expected to be worth a million dollars by year's end.

"It's difficult today to get a home of any price," said Betty Valenta, who said she and husband Joe plan to retire to Sonoma County. "It's hard to find a home you really want. So if waiting in line and sleeping in our Explorer for a couple nights is what we have to do, we'll do it."





## CASE STUDY Wisteria at Whitney Ranch

# The Christopherson Standard

Far from ordinary, we set the bar high.

In addition to our product representing our name, we understand that our clientele expects the best.

From Standard Selection to Upgraded materials, all of our homes are, in one word, quality.



# Quality Craftsmanship



**Owners** of homes built by Christopherson Builders have peace of mind.

**Our Homes** are protected by a 10 year structural warranty.

**Our Partnerships** are in place. Architects, Civil Engineers, Vendors of all varieties have worked with us for decades and are there when we need them.

**Our Experience** is comprehensive. Custom Homes, Subdivisions, Commercial Property, we've done it all.

**Our Brand** speaks for itself. With over 40 years, working, living and building in Sonoma County and across counties in the North Bay, we are grateful to be acknowledged as the best, and our presence is lasting.

# More than **BEAUTIFUL**



**A new way to add value and improve home ownership**

**210 HOME BUYERS WARRANTY**

# COMPREHENSIVE VISION

*harmonious design*



## Custom Elevations

Inspired ingenuity and vision provided by years of partner collaboration & expertise

## Land Planning

A fundamental understanding of community development to flawlessly execute the highest and best use of the land.



# COMPREHENSIVE VISION

*harmonious design*



## Interior Design

The Envision Design Studio and our in-house interior designer provides creativity & expertise

## Landscaping

From retaining walls, swimming pools, fountains and plantings to curate the perfect outdoor escape



# THE CHRISTOPHERSON

**Award winning, time tested and highly regarded.**

"Keith and Brenda are amazing and highly skilled along with the rest of their team. It is no wonder they have earned the highest reputation in building quality homes they stand behind."

"It is great to be working with a local builder that has such a great reputation in the community."

"It's often the details that set apart a home as being exceptional... I really appreciate the patience and talent of these professionals."

"My words of praise for Christopherson Builders could not be higher."

"Words cannot accurately convey our respect for Christopherson Builders' unparalleled professionalism (and) incredible knowledge that is second to none."



Legacy



# Award Winning Excellence



- 2014 Infrastructure Champion Award
- 2008 Best Builder – NorthBay Biz
- 2008, 2007, 2006 Best Sales Office
- 2006 Keith and Brenda inducted into the California Builders Hall of Fame
- 2005 Community of the year \$350,000  
\$450,000
- 2005 Best Architectural Design
- 2004 JD Power Award for Customer Service
- 2003 Detached Home Community of the Year
- 2001 Best Model Landscape Design under \$500,000
- 2001 Community of the Year \$350,000 - \$650,000
- 7 Marketing and Merchandising Excellence awards
- Best Landscaping for a Model Complex





*Envision*



The Future.

With Us.



# References

Please find links to informational resources here:

<https://christophersonbuilders.com/>

<https://www.youtube.com/channel/UCIk3ytL2pw52Pe9vbgnzuGg>

Follow us on Facebook and Instagram to see progress on our current projects!

Stock photography provided by Pexels, Select Maps courtesy of Google, Community Logos courtesy of CHI & Synergy

