

Offering letter

Zinfandel Subdivision

1583 El Centro Avenue, Napa AP#s 038-361-10,40 +42

List price \$11,900,000

Sellers Bob Biale, Mark Biale and Sandra Rossomando

Terms:

Cash out to seller. Seller will not carry paper.

Deposit to be a minimum of 3% of the accepted offer. Option payments to be made during contract period.

Title and Escrow paid by buyer- Placer Title of Napa currently have a preliminary title on the properties.

Feasibility study forty-five -60 days

Buyer to provide proof of funds to close.

Buyer to acknowledge they have received and reviewed the information on the website- www.zinsubdivision.com

Please note that power lines on El Centro will need to be placed underground and there is a North Jefferson Street impact fee of \$10K+ per lot.

Closing to be within 60 days from removal of all buyer's contingencies.

Buyer to compensate buyer's agent (if buyer is being represented by an agent) under separate compensation agreement.

Please allow 5-7 days for seller to respond to your offer.

Please contact Listing agent Randy Gularte License # 00458347 of Golden Gate Sotheby's International Realty 707-333-5149 or email me at R.Gularte@GGSIR.com