2/3/14

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Jefferson County, Colorado
Facilities & Construction Management

PROPERTY OFFER SHEET

Shaffer Parkway Property

Public notice is hereby given that the following real property owned by the County of Jefferson, State of Colorado:

Lot 3A of the Ken Caryl Business Center Phase 2 and Phase 3 Exemption No. 12, according to the map thereof recorded December 26, 2001 under Reception No. F1387801, County of Jefferson, State of Colorado (the "Property")

will be offered for sale and offers to purchase the Property may be submitted to the Facilities and Construction Management Division at 700 Jefferson County Parkway, Suite 300, Golden, Colorado 80401, until the **close of business on February 28, 2014**. County staff will enter into negotiations with the highest and best responsible bid deemed acceptable to the Board of County Commissioners. The successful bidder will enter into a Purchase Agreement with the County with respect to the details of the sale, unless otherwise agreed by the parties. THE BOARD OF COUNTY COMMISSIONERS RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS WHICH IN THE DISCRETION OF THE BOARD OF COUNTY COMMISSIONERS ARE NOT A SUFFICIENT PURCHASE PRICE.

The following terms would be addressed in any Purchase Agreement between the County and the winning bidder, if the parties elect to proceed with a purchase agreement.

Purchaser's Name

E-mail Address

Address

Street

City

State

Zip

Phone # (Office)

Phone # (Mobile)

Offer Purchase Price $

Earnest Money Deposit $

Desired # of Days for Inspection Period ***(if any)***

Desired Closing Date

Is the Purchase Agreement contingent upon obtaining financing?

Yes ❑ **No** ❑

Other Purchase Agreement Contingencies or Key Terms

This Property Offer Sheet does not in any way constitute a binding offer to purchase the Property. It is only an expression of interest regarding the basic terms under which the Purchaser would consider purchase of the Property. The Purchase Agreement may contain other provisions customarily found in purchase agreements in the Denver Metropolitan area for similar properties, and the parties acknowledge that this Property Offer Sheet has not attempted to set forth herein all essential terms; however, this sheet will be used by County staff to evaluate the various proposals with respect to the Property. There shall be no binding agreement with respect to the Property unless a written Purchase Agreement has been fully negotiated and executed pursuant to proper authorizations and delivered by and between the parties, or the parties agree to forego a purchase agreement. Any Purchase Agreement must be first reviewed and approved by both the Jefferson County Division of Facilities and Construction Management, County Administrator's Office and the Jefferson County Attorney's Office and then formally executed by the Jefferson County Board of Commissioners. The Jefferson County Board of County Commissioners has final approval of all sales.

Additional sheets may be attached with additional information regarding the offer to purchase the Property.

All sales will be completed via a Commissioner's Deed without any covenants of warranty (i.e. a Bargain and Sale Deed) in accordance with County policy.

If you have further questions regarding the Property Offer Sheet, the Property or the public sale process, please contact Mark Danner at (303) 271-5008 during regular business hours.