



County of Solano Contract Review Worksheet

Contract Number:

(Dept., Division, FY, #)

Authority:

☐ Dept Head Execute☐ CAO Execute☒ BOS Approval Required**NOTE: Please review all instructions on the back of this worksheet before you begin processing.**

1. Department/Division: General Services/Real Estate Services		2. Date: 09 / 09 / 2025	
3. Contract Administrator: Dustin Leno/Hummel/Eyler		4. Phone Ext: 7906	
5. Contract Attributes:	☒ Original	☐ Amendment/Change Order	
☐ Expenditure ☐ Revenue	Bid/RFP Required? ☐ YES ☒ NO	Amendment/Change Order Number:	
☒ Intergovernmental ☐ Personal/Professional Svcs ☐ Purchase of Goods ☐ Lease ☐ Construction ☒ Other	Sole Source Contract? ☒ YES ☐ NO	Contract No: N/A	
	Bid/RFP No: N/A	Date: / /	
	Date: / /	Please attach copies of original/amendments.	
Please attach copy of Bid/RFP or justification.			
6. Description of Contract: 197 Butcher Rd., Vacaville, CA: Property Purchase & Sale Agreement			
7. Name of Contractor: 197 Butcher Vacaville, LLC, Seller. Thru: Lee & Associates, Seller's Broker. Fidelity National Title.		8. EIN - SSN - -	
9. Is Contractor a California Public Pension Plan Retiree? ☐ YES ☒ NO If yes: Name of Public Pension Plan: Date of Retirement:			
Does Contractor have a personal relationship in a direct line of supervision in your Department? ☐ YES ☒ NO If yes, please describe relationship:			
10. Does Contractor have a personal relationship with someone in another Department? ☐ YES ☒ NO If yes, please provide Department and describe relationship:			
11. Has County contracted with Contractor previously during this fiscal year? ☐ YES ☒ NO Please list County department if other than the department listed on number 1 above.			
12. Effective Date: Original Contract: 09 / 09 / 2025 This amendment: / /		13. Termination Date: / / By this amendment: / /	
14. Contract Budget: Original Contract Amount: \$ 3,900,000 Total of Previous Amendments: \$ Current Amendment: \$ Total Amount of Contract \$ 3,900,000		15. Payment Terms: ☒ Prepaid ☐ Arrears ☒ Fixed ☐ Actual ☐ Estimate ☐ Monthly ☒ Lump Sum Quarterly ☐ Progress ☐ Other	
		16. Source of Funds: ☐ Fed/State Grant ☐ Fed/State Funding ☐ County Specify: _____ Fed Catalog No: _____ State Legislation: AB/SB	
17. Fund: Budget Unit: 1977 Sub-object: 4101		18. Current Appropriation Sufficient? ☒ YES ☐ NO	
19. Proposed Board of Supervisors Agenda Date, if required. Please attach agenda summary and ATR request. 09/09/2025			
20. Remarks Agenda Item 25-727			
21. Signature Route:			
<u>Dustin Leno</u> Dustin Leno (Aug 25, 2025 13:36:27 PDT)		<u>M. Callaway, Deputy</u> County Counsel	
Department Contract Administrator		Dated	
HR Analyst (for Contract Employees) or Risk Mgmt (for insurance changes) if applicable		Dated	
		08/25/2025	
		08/26/2025	
		09/03/2025	
		Dated	

PURCHASE AND SALE AGREEMENT AND INITIAL JOINT ESCROW INSTRUCTIONS

This Purchase and Sale Agreement and Initial Joint Escrow Instructions ("Agreement"), dated September 9, 2025 ("Effective Date"), is entered into by and between the County of Solano, a political subdivision of the State of California ("Buyer") and 197 Butcher Vacaville LLC ("Seller").

Recitals

A. Seller is the owner of certain improved real property located at 197 Butcher Road in the City of Vacaville, County of Solano, State of California, as more particularly described as Assessor Parcel Number 0127-360-150, containing a three-story commercial building of approximately 19,756 square feet, hereinafter referred to as "Property."

B. On the terms, conditions and provisions set forth in this Agreement, Buyer desires to purchase from Seller, and Seller desires to sell to Buyer, the Property. Buyer requires the Property for future public use. Buyer and Seller have entered into this Agreement voluntarily as a negotiated transaction for the Buyer to acquire and for the Seller to sell the Property.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties agree as follows:

Agreement

1. **Purchase and Sale:** Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the Property on the terms and subject to the conditions set forth in this Agreement. The effective date ("Effective Date") of this Agreement shall be the date of the last party to execute this Agreement.

2. **Purchase Price:** The purchase price ("Purchase Price") for the Property shall be Three Million Nine Hundred Thousand Dollars (\$3,900,000).

3. **Escrow:** Escrow Holder ("Escrow Holder") shall be:

Fidelity National Title Company
Address/Contact Info: 1671 East Monte Vista Avenue, Suite 218
Vacaville, CA 95688
(707) 449-3472
Team.Galindez@fnf.com
Escrow Officer: Tiffany Galindez
(707) 449-3472

(a) **Opening of Escrow:** Within five (5) business days after the Effective Date of this Agreement, Buyer shall open escrow ("Escrow") with Escrow Holder and deliver to Escrow Holder all escrow instructions necessary to consummate the transaction contemplated by this Agreement. Any subsequent changes to the escrow instructions must be mutually agreed to with written consent of both parties. If there is any inconsistency between such supplemental instructions and this Agreement, this Agreement shall control.

(b) **Close of Escrow:** For the purpose of this Agreement, the "Close of Escrow" shall be defined as the date that the Grant Deed (as defined in Section 5 of this Agreement) is recorded in the Official

Records of the County of Solano. The Close of Escrow shall be no later than October 20th, 2025 after approval by the Solano County Board of Supervisors pursuant to Section 7(a)(viii) of this Agreement.

4. Payment of Purchase Price: The Purchase Price shall be payable as follows:

(a) Deposit: Within five (5) business days after Opening of Escrow, Buyer shall deposit with Escrow Holder the sum of One Hundred Thousand Dollars (\$100,000) as an earnest money deposit ("Deposit") to be applied to the Purchase Price. The Deposit shall be invested by Escrow Holder in a federally insured interest-bearing demand account, and the Deposit and all interest accrued thereon shall be credited to the Purchase Price upon the Close of Escrow (as defined in Section 3(b) of this Agreement).

(b) Balance of Purchase Price: At least one (1) business day prior to Close of Escrow, Buyer shall deposit with Escrow Holder the balance of the Purchase Price, in immediately available funds, which shall be paid to Seller at Close of Escrow.

5. Conditions of Title: The Property shall be conveyed to Buyer by Seller by a grant deed, in the form customarily used by Escrow Holder in the County of Solano ("Grant Deed"), subject only to (a) a lien to secure payment of real estate taxes and assessments, not delinquent; (b) the lien of current supplemental taxes, not delinquent; (c) such other title matters affecting the Property created by or with the written consent of Buyer; (d) all applicable laws, ordinances, rules and governmental regulations (including, but not limited to, those relative to building, zoning and land use) affecting the development, use, occupancy or enjoyment of the Property; (e) all matters which would be apparent from an inspection, or disclosed by a survey of the Property; and (f) exceptions which are approved and/or accepted by Buyer in accordance with Section 7(a)(i) of this Agreement (collectively, "Approved Conditions of Title").

6. Title Policy: Title shall be evidenced by Escrow Holder's title insurance underwriter ("Title Company") issuing its standard California Land Title Association ("CLTA") Owner's Policy of Title Insurance to Buyer in an amount equal to the Purchase Price, showing title to the Property vested in Buyer, subject only to the Approved Conditions of Title ("Title Policy"). Seller shall pay the cost of the CLTA Title Policy. If Buyer elects to have Escrow Holder issue its American Land Title Association ("ALTA") Extended Coverage Owner's Policy of Title Insurance, Buyer shall pay for the expense of such ALTA premium increment and any ALTA survey costs. Buyer shall pay for any endorsements to the Title Policy.

7. Conditions to Close of Escrow:

(a) Conditions to Buyer's Obligations: The Close of Escrow and Buyer's obligation to consummate the transactions contemplated by this Agreement are subject to the satisfaction of the following conditions (or Buyer's waiver in writing thereof) for Buyer's benefit on or prior to the dates designated below for the satisfaction of such conditions, or the Close of Escrow in the absence of a specified date:

(i) Title: Pursuant to the terms and conditions of this subsection, Buyer shall have the right to approve all matters of and exceptions to title of the Property, as disclosed by the following documents and instruments (collectively, "Title Documents"): (A) a Preliminary Report issued by Escrow Holder with respect to the Property; and (B) legible copies of all documents referred to in such Preliminary Report. Seller shall use its best efforts to deliver the Title Documents to Buyer within five (5) business days following the Opening of Escrow. Buyer shall have fifteen (15) calendar days following receipt of the Title Documents to give Seller and Escrow Holder written notice ("Buyer's Title Notice") of Buyer's approval or disapproval of the Title Documents. The failure of Buyer to give Buyer's Title Notice to Seller within the specified time period shall be deemed Buyer's disapproval of the Title Documents. In the event

that Buyer's Title Notice disapproves, or is deemed to have disapproved of any matter of title shown in the Title Documents, Seller shall, within five (5) business days after Buyer's Title Notice is received by Seller, give Buyer written notice ("Seller's Title Notice") of those disapproved title matters, if any, which Seller is unwilling or unable to, after reasonable and good faith efforts, have eliminated from title to the Property by the Close of Escrow. Notwithstanding the foregoing, Seller agrees to remove on the Close of Escrow any deeds of trust whereby Seller is the trustor or borrower which are currently recorded against the Property. If Seller is unable or unwilling to remove all of the title matters objected to by Buyer in Buyer's Title Notice, or fails to deliver Seller's Title Notice, Buyer shall have five (5) business days from receipt of Seller's Title Notice to notify Seller in writing that either (1) Buyer is willing to purchase the Property, subject to such disapproved exceptions, or (2) Buyer elects to terminate this transaction. Failure of Buyer to take either one of the actions described in clause (1) or (2) in the previous sentence shall be deemed to be Buyer's election to take the action described in clause (2). If this Agreement is terminated pursuant to this Section 7(a)(i), the Deposit shall be returned to Buyer, and Seller and Buyer will have no further obligations or rights to one another under this Agreement.

(ii) Inspections and Studies, Appraisal/Costs: For the period of time commencing on the Effective Date and ending twenty (20) calendar days later ("Contingency Period"), Buyer shall have the right to conduct any and all non-destructive inspections, investigations, tests and studies (including, without limitation, investigations with regard to zoning, building codes and other governmental regulations, architectural inspections, engineering tests, economic feasibility studies and soils, seismic and geologic reports and environmental testing) with respect to the Property as Buyer may elect to make or maintain. The cost of any such inspections, tests and/or studies shall be borne by Buyer. Furthermore, within five days prior to the close of escrow, Seller will ensure the following:

1. Fire extinguishers and fire suppression system inspections are current.
2. Attic, retail floor, and exterior parcel are free of debris.
3. Roll-up door(s) are operable.

Furthermore, Buyer's obligation to purchase the property and close escrow is subject to and contingent upon an appraisal of the Property by a state licensed appraiser confirming an estimated fair market value for the Property of at least the Purchase Price, unless otherwise waived by Buyer. Buyer to obtain the appraisal and pay all costs associated with appraising the fair market value of the Property.

Between the Effective Date and the Close of Escrow, Buyer and Buyer's employees, agents, contractors, subcontractors and consultants (collectively, "Buyer's Representatives") shall have the right to enter upon the Property, at reasonable times during ordinary business hours upon prior written notice to Seller to perform such appraisal, inspections, investigations, tests and studies. Following any such tests or inspections, Buyer agrees to promptly return any portions of the Property damaged or altered by Buyer during such tests or inspections to substantially the same condition which existed prior to such test or inspection.

Buyer shall indemnify, defend and hold Seller and the Property harmless from all claims, damages or liabilities arising out of or resulting from the entry onto or activities upon the Property by Buyer or Buyer's Representatives or liens arising from Buyer's due diligence review of the Property.

Prior to the expiration of the Contingency Period, Buyer shall deliver to Seller and Escrow Holder written notice ("Contingency Period Notice") of its approval or disapproval of the conditions and contingencies for the purchase and sale of the Property, including the Documents and Materials as defined in Section 7(a)(vii) of this Agreement. Buyer reserves the right to request Seller to repair, replace or remediate any or all disapproved items. The Contingency Period Notice to the Escrow Holder shall be accompanied by the Natural Hazards Disclosure Statement Section 7(b)(iv). The failure of Buyer to timely deliver the Contingency Period Notice shall be deemed to constitute Buyer's disapproval of the Property

and the Documents and Materials, and the Deposit shall be returned to Buyer and, except as otherwise provided in this Agreement, Seller and Buyer will have no further obligations or rights to one another under this Agreement.

(iii) Title Insurance: As of the Close of Escrow, Title Company shall have committed to issue the Title Policy to Buyer.

(iv) Seller's Representations: All representations and warranties made by Seller to Buyer in this Agreement shall be true and correct on the date hereof and shall be true and correct in all material respects as of the Close of Escrow.

(v) Natural Hazards Disclosure Statement: No later than ten (10) business days prior to the scheduled expiration of the Contingency Period, Seller shall deliver to Buyer a Natural Hazards Disclosure Statement for the Property. Buyer shall have approved the Natural Hazards Disclosure Statement and returned a signed copy thereof to Seller and Escrow Holder by the expiration of the Contingency Period.

(vi) Seller's Obligations: As of the Close of Escrow, Seller shall have performed all the obligations required to be performed by Seller under this Agreement.

(vii) Documents and Materials: Within ten (10) calendar days after the Effective Date, Seller shall deliver to Buyer a full disclosure statement concerning all past and present material facts regarding the physical condition of the Property and all regulatory information and documents associated with or pertaining to the Property, and lease estoppels for all leases in effect, to the extent within Seller's knowledge, possession or control ("Documents and Materials").

(viii) Approval of the Solano County Board of Supervisors: The purchase of the Property, after the required notice and published hearing pursuant to California Government Code section 25350, is subject to approval by the Solano County Board of Supervisors.

(b) Conditions to Seller's Obligations: The Close of Escrow and Seller's obligation to consummate the transaction contemplated in this Agreement are subject to the satisfaction of the following conditions (or Seller's waiver thereof) for Seller's benefit on or prior to the dates designated below for the satisfaction of such conditions, or the Close of Escrow in absence of a specified date:

(i) Buyer's Obligations: Buyer shall have timely performed all the obligations required to be performed by Buyer under this Agreement.

(ii) Buyer's Representations: All representations and warranties made by Buyer to Seller in this Agreement shall be true and correct on the date hereof and shall be true and correct in all material respects as of the Close of Escrow.

(iii) Purchase Price: Buyer shall have timely delivered the Purchase Price and other sums owing under this Agreement in good funds to Escrow Holder.

(iv) Natural Hazards Disclosure Statement: Prior to the end of the Contingency Period, Buyer shall have returned a signed copy of the Natural Hazards Disclosure Statement to the Seller, which shall be mutually acceptable to both Buyer and Seller.

(c) Failure of Condition to Close of Escrow: If any of the conditions set forth in Section 7 of this Agreement are not timely satisfied or waived by the appropriate benefited party for a reason other than the

default of Buyer or Seller, this Agreement shall terminate, and the Deposit and all other monies delivered to Escrow Holder by Buyer shall be immediately returned to Buyer and, except as otherwise provided herein, the parties shall have no further obligations hereunder.

8. Deposits by Seller: At least one (1) business day prior to the Close of Escrow, Seller shall deposit with Escrow Holder the following documents:

(a) Grant Deed: The Grant Deed, duly executed and acknowledged in recordable form by Seller.

(b) FIRPTA Certificate: A certification, acceptable to Escrow Holder, duly executed by the parties that constitute Seller under penalty of perjury, setting forth such party's address and federal tax identification number in accordance with and/or for the purpose of the provisions of Sections 7701 and 1445, as may be amended, of the Internal Revenue Code of 1986, as amended, and any regulations promulgated thereunder.

(c) California Franchise Tax Withholding: A certification, acceptable to Escrow Holder, duly executed by each party that constitutes Seller, certifying such party's circumstances with respect to withholding provisions of the California Revenue and Taxation Code.

9. Deposits by Buyer: At least one (1) business day prior to the Close of Escrow, Buyer shall deposit or cause to be deposited with Escrow Holder the following:

(a) Purchase Price: The balance of the Purchase Price (as adjusted by the Deposit, Buyer credits and prorations provided for herein), in cash or immediately available funds.

(b) Grant Deed: A copy of the form of Grant Deed signed, read and approved.

10. Costs and Expenses: Any documentary transfer taxes charged by the County and/or City (if any) shall be paid by Seller. Except as otherwise specified in this Agreement, Seller and Buyer shall equally divide any applicable escrow fees. Recording fees shall be paid by Buyer. Buyer and Seller shall each pay all legal and professional fees and fees of other consultants incurred by Buyer and Seller, respectively. Any costs incurred through Escrow relating to the Property that are not specifically allocated to Buyer or Seller under this Agreement shall be apportioned in the manner customary in the County.

11. Prorations:

(a) Taxes/Assessments: All non-delinquent real estate taxes and non-delinquent assessments on the Property shall be prorated as of 12:01 a.m. on the day of the Close of Escrow based on the actual current tax bill, but if such tax bill has not yet been received by Seller by the Close of Escrow, then the current year's taxes shall be deemed to be one hundred two percent (102%) of the amount of the previous year's tax bill for the Property. All delinquent taxes and all delinquent assessments, interest and penalties, if any, on the Property shall be paid at the Close of Escrow from funds accruing to Seller. All supplemental taxes billed after the Close of Escrow for periods prior to the Close of Escrow shall be paid promptly by Seller to Buyer in immediately available funds.

(b) Other Expenses: All other expenses for the Property shall be prorated as of 12:01 a.m. on the day of the Close of Escrow between the parties based upon the latest available information.

12. Corrections: If any errors or omissions are made regarding adjustments and prorations as set forth herein, the parties shall make the appropriate corrections promptly upon discovery thereof. If any estimates are made at the Close of Escrow regarding adjustments or prorations, the party shall make the appropriate correction promptly when accurate information becomes available. Any corrected adjustment or proration shall be paid to the party entitled thereto.

13. Condition and Inspection of Property: Notwithstanding any other provision of this Agreement to the contrary, Seller makes no representation or warranty (except as expressly set forth in Section 14 of this Agreement) whatsoever regarding the Property, the physical condition of the Property, its past use, its compliance with laws (including, without limitation, laws governing environmental matters, zoning, and land use), or its suitability for Buyer's intended use. Buyer hereby represents and warrants that Buyer is relying solely upon, and as of the expiration of the Contingency Period will have conducted its own independent inspection, investigation, and analysis of the Property as it deems necessary or appropriate in so acquiring the Property from Seller, including, without limitation, all matters concerning the condition, use, sale, development or suitability for development of the Property.

14. Seller's Representations and Warranties: In consideration of Buyer entering into this Agreement, Seller makes the representations and warranties set forth in this Section 14. Seller shall represent and warrant the accuracy or completeness of all documents and information ("Reports") reviewed or received by any of the parties in connection with this transaction, including financial reports, lease and/or sublease agreements, service contracts, structural, geological, or engineering studies, plans and specifications. Seller represents and warrants that all disclosures provided to Buyer shall be complete and accurate to the best knowledge and ability of Seller.

In the event that Buyer, prior to Close of Escrow, becomes aware, from Seller or otherwise, of any inaccuracy or omission in the disclosures, information, or representations previously provided to Buyer by Seller or its consultants or agents, which will have a material, adverse impact on Buyer, the Property or the intended use of the Property, Buyer, as its sole option and remedy, may either (i) terminate this transaction and receive a refund of its Deposit, thereby waiving any claims or actions that Buyer may have against Seller as a result of such inaccuracy or omission, or (ii) proceed with the Close of Escrow hereunder, thereby waiving any rights that Buyer may have against Seller as a result of such inaccuracy or omission. Buyer agrees that, under no circumstances shall Buyer be entitled to purchase the Property and then bring any claim or action against Seller for damages as a result of such inaccuracy or omission, except if such inaccuracy or omission is based on fraud or intentional misrepresentation by Seller.

(a) **Seller's Authority:** Seller is the sole owner of fee title to the Property and has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby in the execution, delivery and performance of this Agreement. Furthermore, the execution and delivery of this Agreement has been duly authorized and no other action by Seller is required in order to make it a valid and binding contractual obligation of Seller.

(b) **No Prior Transfers:** Seller has not previously sold, transferred or conveyed the Property, or granted to any other person or entity any right or interest in all or any part of the Property and Seller has not entered into any executory contracts for the sale of all or any part of the Property (other than this Agreement), nor do there exist any rights of first refusal or options to purchase the Property, other than this Agreement and except as may be set forth in the Title Documents or the Leases.

(c) **Leases:** Seller shall provide to Buyer all information and documentation pertaining to all leases or other agreements (whether oral or written) affecting or relating to the rights of any party with respect to the possession of the Property or any portion thereof which will be in effect after Close of Escrow.

(d) Hazardous Materials: Except as disclosed in the Documents and Materials, to the actual knowledge of Seller, the Property is not, as of the date of the Effective Date of this Agreement, in violation of any federal, state or local law, ordinance or regulation relating to Hazardous Materials (as defined herein), industrial hygiene or the environmental conditions on, under or about the Property including, but not limited to, soil and ground water condition. The term "Hazardous Materials" shall mean any flammable explosives, radioactive materials, hazardous wastes or substances, toxic wastes or substances and other related materials including, without limitation, any substances defined as or included in the definition of "hazardous substances," "hazardous wastes," "hazardous materials," or "toxic substances" under any applicable federal, state or local laws or regulations.

15. Buyer's Representations and Warranties: In consideration of Seller entering into this Agreement Buyer makes the following representations and warranties, each of which is material and is being relied upon by Seller:

(a) Buyer's Authority: Buyer has the legal right, power and authority to enter into this Agreement and to consummate the transactions contemplated hereby, and the execution, delivery and performance of this Agreement and no other action by Buyer is requisite to the valid and binding execution, delivery and performance of this Agreement.

(b) Enforceability: This Agreement and all documents required hereby to be executed by Buyer are and shall be valid, legally binding obligations of and enforceable against Buyer in accordance with their terms.

(c) Conflicting Documents: Neither the execution and delivery of this Agreement and the documents and instruments referenced herein, nor the occurrence of the obligations set forth herein, nor the consummation of the transaction contemplated herein, nor compliance with the terms of this Agreement and the documents and instruments referenced herein conflict with or result in the material breach of any terms, conditions or provisions of, or constitute a default under, any bond, note, or other evidence of indebtedness or any contract, indenture, mortgage, deed of trust, loan, partnership agreement, lease or other agreement or instrument to which Buyer is a party.

(d) No Side Agreements or Representations: Buyer represents, warrants and covenants to Seller that Buyer has entered into this Agreement based upon its rights and intentions to independently inspect and appraise the Property.

16. Default by Seller: If the transaction is not consummated solely as a result of a default by Seller, then Buyer may either (i) terminate this Agreement by delivery of notice of termination to Seller, whereupon the Deposits and any interest accrued thereon while in Escrow shall be immediately returned to Buyer, Seller shall pay any title and/or escrow fees charged by the Escrow Holder in connection with canceling escrow, and, except for any indemnity or other provisions in this Agreement that specifically survive the Closing or the earlier termination of this Agreement, neither party shall have any further rights or obligations hereunder; or (ii) continue this Agreement and bring an action against Seller for specific performance of this Agreement.

17. Damage or Condemnation Prior To Closing: Seller shall promptly notify Buyer of any casualty to the Property or any condemnation proceeding considered or commenced prior to the Close of Escrow. If any such damage or proceeding relates to or may result in the loss of any "material portion" (as defined herein) of the Property, Seller or Buyer may, each at its option, elect either to (i) terminate this Agreement, in which event the Deposit, including all accrued interest, shall be returned to Buyer and neither party shall have any further rights or obligations hereunder, or (ii) continue the Agreement in effect, in which event upon the Close of Escrow, Buyer shall be entitled to any compensation, award, or other payments or relief

resulting from such casualty or condemnation proceedings. The term "material portion" shall mean damages greater than Fifty Thousand Dollars (\$50,000).

18. Notices: All notices, demands, consents, requests or other communications required to or permitted to be given pursuant to this Agreement shall be in writing, shall be given only in accordance with the provisions of this Section, shall be addressed to the parties in the manner set forth below, and shall be conclusively deemed to have been properly delivered: (a) upon receipt when hand delivered during normal business hours (provided that, notices which are hand delivered shall not be effective unless the sending party obtains a signature of a person at such address that the notice has been received); (b) upon receipt when sent by facsimile to the number set forth below (provided that, notices given by facsimile shall not be effective unless the receiving party delivers the notice also by one other method permitted under this Section); (c) upon the day of delivery if the notice has been deposited in an authorized receptacle of the United States Postal Service as first-class, registered or certified mail, postage prepaid, with a return receipt requested (provided that, the sender has in its possession the return receipt to prove actual delivery); or (d) one (1) business day after the notice has been deposited with either FedEx or United Parcel Service to be delivered by overnight delivery (provided that, the sending party receives a confirmation of actual delivery from the courier). The addresses of the parties to receive notices are as follows:

TO BROKER REPRESENTING SELLER:

Lee & Associates
Jessica Mauser – Managing Principal Broker
Nicole Evans – Associate
5000 Pleasanton Ave., Suite 220
Pleasanton, CA 94566

Telephone: (925) 460-6200
E-mail: jmauser@lee-associates.com
nevans@lee-associates.com

TO BUYER:

County of Solano
Department of General Services
675 Texas Street – Suite 2500
Fairfield, California 94533
Attn: Dale Eyeler, Real Estate/Property
Management

Telephone: (707) 784-7906
E-mail: DLEyeler@SolanoCounty.gov

TO ESCROW HOLDER:

Fidelity National Title
1671 East Monte Vista Avenue, Suite 218
Vacaville, CA 95688
Attn: Tiffany Galindez: Escrow Officer

Telephone: (707)449-3472
E-mail: TeamGalindez@fnf.com

Each party shall make an ordinary, good-faith effort to ensure that it will accept or receive notices that are given in accordance with this Section 18, and that any person to be given notice receives such notice. Any notice to a party which is required to be given to multiple addresses shall only be deemed to have been delivered when all the notices to that party have been delivered pursuant to this Section. If any notice is refused, the notice shall be deemed to have been delivered upon such refusal. Any notice delivered after 5:00 p.m. (recipient's time) or on a non-business day shall be deemed delivered on the next business day. A party may change or supplement the addresses given above, or designate additional addresses, for purposes of this Section by delivering to the other party written notice in the manner set forth above.

19. Brokers: Seller represents it has not engaged nor is aware of any person entitled to any brokerage commission or finder's fee in connection with this transaction except Lee & Associates ("Seller's Broker"). Buyer represents it has not engaged any person entitled to any brokerage commission or finder's fee in connection with this transaction. Each party agrees to indemnify the other party against any claim asserted against or adjudged against the other party, for any brokerage commission or finder's fee or any like compensation occasioned by or as a result of any act or omission of each such party, including all attorney's fees, costs, expenses and any other fees incurred by, charged against or adjudicated against, the other party, whether or not suit is filed, which are related to this indemnity agreement or enforcement thereof.

In lieu of the standard one-half (1/2) of the agreed upon commission (one-half of 5%), as stated in the listing agreement between Seller and Lee & Associates in effect as of the Effective Date of this Agreement, that would otherwise ordinarily be paid to the cooperating selling broker, Buyer shall receive a credit towards the Purchase Price for that same amount at the Close of Escrow.

20. Assignment: Buyer shall not assign its right, title or interest in this Agreement to any other party without the prior written consent of Seller.

21. Miscellaneous:

(a) Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

(b) Waivers: No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period equal to the period of the delay.

(c) Survival: All of Buyer's and Seller's warranties, indemnities, representations, covenants, obligations, undertakings and agreements contained in this Agreement shall survive for one (1) year following the Close of Escrow.

(d) Successors and Assigns: Subject to Section 20, this Agreement shall be binding upon and shall inure to the benefit of the grantees, transferees, successors and permitted assigns of the parties hereto.

(e) Entire Agreement: This Agreement (including all Recitals and Exhibits attached hereto), is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented, superseded, canceled or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto.

(f) Time of Essence: Seller and Buyer hereby acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, obligation and provision hereof and that failure to timely perform any of the terms, conditions, obligations or provisions hereof by either party shall constitute a material breach of and a non-curable (but waivable) default under this Agreement by the party so failing to perform.

(g) Relationship of Parties: Nothing contained in this Agreement shall be deemed or construed by the parties to create the relationship of principal and agent, a partnership, joint venture or any other association between Buyer and Seller.

(h) Construction/Exhibits: Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties had prepared the same. Unless otherwise indicated, all references to paragraphs, sections, subparagraphs and subsections are to this Agreement. All exhibits referred to in this Agreement are attached and incorporated herein by this reference.

(i) Governing Law: The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of California. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California.

(j) Days of Week: A "business day," as used herein, shall mean any day other than a Saturday, Sunday or holiday, as defined in Section 6700 of the California Government Code. If any date for performance herein falls on a day other than a business day, the time for such performance shall be extended to 5:00 p.m. on the next business day.

(k) Possession of Property: Subject to the Approved Conditions of Title, Buyer shall be entitled to the possession of the Property immediately following the Close of Escrow.

(l) Counterparts: This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The parties have executed this Agreement as of the dates set forth below.

BUYER:

SELLER:

COUNTY OF SOLANO, a political subdivision of the State of California

197 Butcher Vacaville LLC

By: 
[William Emlen \(Sep 10, 2025 10:56:45 PDT\)](#)
 William F. Emlen
 County Administrator
 County of Solano

By: 
 Matthew Akabane

Date: 09/10/2025

Date: 2025-Aug-13 | 17:00 PDT

APPROVED AS TO FORM

By: 
 Deputy County Counsel

25-727 Contract Review Sheet & Agreement

Final Audit Report

2025-09-10

Created:	2025-08-25
By:	Donovan Fullard (dfullard@solanocounty.gov)
Status:	Signed
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Document e-signed by William Emlen (WFEmlen@SolanoCounty.gov)

Signature Date: 2025-09-10 - 5:56:45 PM GMT - Time Source: server



Agreement completed.

2025-09-10 - 5:56:45 PM GMT

