



RITCHIE & RITCHIE
CORPORATION
INDUSTRIAL AND COMMERCIAL REAL ESTATE AND INSURANCE

SAN FRANCISCO OFFICE
120 BUSH STREET
981-1115

SAN JOSE OFFICE
777 NO. FIRST STREET
286-5131

OAKLAND OFFICE
363 FIFTEENTH STREET
834-6464

OFFER TO PURCHASE

San Francisco, CALIFORNIA August 14, 1982

Received from **PEOPLE'S TEMPLE CHRISTIAN CHURCH** hereinafter referred to as Purchaser,
(Disciples of Christ) a California Corp.
the sum of (\$ **2,000.00**) Dollars,
being deposit on account of **TWO THOUSAND**
ONE HUNDRED TWENTY-FIVE THOUSANT (\$ **125,000.00**) Dollars,

United States Legal Tender, the purchase price of the property this day sold to the Purchaser, subject to the approval of the
Owner, situate in the City of _____ and _____ County of **San Francisco** State of California,

and described as follows, TO WIT:

All the real property designated as 1859 Geary Street, together with all personal property presently located thereon, a legal description and inventory of personal property as approved by buyer shall be attached hereto.

SEE ATTACHED RIDER

TERMS OF SALE: / _____ days from the date of the ratification and acceptance of this offer by the Seller are allowed the Purchaser to examine the title and consummate the purchase; at the termination of said term, the balance of said purchase money is due and payable upon tender of a good and sufficient deed of the property sold. If title is defective and cannot be perfected within ninety (90) days after notice to the Seller that title is defective, the Purchaser may at his option accept title in its then condition, but, if at the expiration of said ninety-day term, unless extended by mutual consent, the title is still defective and the Purchaser does not elect to accept title in such condition, then the deposit is to be returned to the Purchaser, and this Agreement shall cease and terminate without further liability on either party.

Taxes, rents, insurance premiums, interest on encumbrances, if any, and operating expenses, if any, shall be prorated as of date of final consummation.

The Seller agrees to pay the cost of any stamps to be attached to the deed in accordance with the requirements of any lawful authority.

Time is of the essence of this contract.

This agreement contains the entire agreement of the parties on the matters concerned.

Buyers signature hereon constitutes an offer to seller to purchase the real estate described above. Unless acceptance of this, offer is signed by the seller and the signed copy delivered to buyer by delivering to buyers attorney, Eugene B. Chaikin, P.O. Box 192, Redwood Valley, California 95470, on or before 5:00 P.M., Friday August 18, 1972, this offer shall be deemed revoked and the deposit shall be returned to buyer.

RITCHIE AND RITCHIE, AGENTS

By _____

The Purchaser hereby agrees to purchase the property above described upon the terms and conditions hereinabove expressed. sale to be consummated in the name of **PEOPLE'S TEMPLE CHRISTIAN CHURCH** to whom all tenders and/or notices required hereunder may be made. **(Disciples of Christ) A**

California Corporation.

Purchaser

Timothy O. Stoen

Timothy O. Stoen, President



RITCHIE & RITCHIE

CORPORATION
INDUSTRIAL AND COMMERCIAL REAL ESTATE AND INSURANCE

OAKLAND OFFICE
363 FIFTEENTH STREET
832-4484

SAN JOSE OFFICE
373 NO. FIRST STREET
288-2194

SAN FRANCISCO OFFICE
128 BUSH STREET
981-1118

OFFER TO PURCHASE

San Francisco, California
August 14, 1972

The within Sale is hereby ratified, approved and confirmed, subject to all of the terms and conditions therein contained, and at the time of final consummation of Sale the undersigned Owner agrees to pay to RITCHIE AND RITCHIE the sum of (\$) Dollars, as a commission for services rendered in effecting said Sale. All forfeited deposits shall be equally divided between RITCHIE AND RITCHIE and the undersigned.

and described as follows, to wit:

SEE ATTACHED RIDER

TERMS OF SALE
The Seller agrees to pay the cost of any stamp to be attached to the deed in accordance with the requirements of any lawful authority.
Taxes, rent, insurance premiums, interest on encumbrances, if any, and operating expenses, if any, shall be provided as of date of final consummation.
This agreement contains the entire agreement of the parties on the matters concerned.

Buyers signature hereon constitutes an offer to seller to purchase the real estate described above. Unless acceptance of this offer is signed by the seller and the signed copy delivered to buyer by delivering to buyers attorney, Eugene B. Chalkin, P.O. Box 192, Redwood Valley, California 95470, on or before 5:00 P.M., Friday August 18, 1972, this offer shall be deemed revoked and cash deposit shall be returned to buyer.

RITCHIE AND RITCHIE, AGENTS

The Purchaser hereby agrees to purchase the property above described upon the terms and conditions hereinabove expressed. sale to be consummated through CHRISTIAN CHURCH to which all tenders and/or notices required hereunder may be made.
(Disciples of Christ) A California Corporation.
Purchaser
Timothy O. Steen, President

EUGENE B. CHAIRMAN
Attorney at Law
P. O. Box 192
Redwood Valley, California
95470

(707) 485-7607

RIDER TO OFFER TO PURCHASE

1859 Geary Street

TERMS OF SALE:

1. Buyer shall assume the first trust deed of record in the approximate sum of \$86,000.00; shall pay the balance of the purchase price in cash including the above deposit, plus closing costs through escrow as hereinafter provided.

ESCROW:

2. The transaction of purchase and sale shall be completed through an escrow at Western Title Guaranty Company, San Francisco, California. All documents shall be prepared on forms provided by the escrow agent, subject to the approval of the parties hereto. The parties hereto agree to execute all further instruction instruments necessary or convenient to consummate this sale. Escrow shall be opened within 3 days of the execution of this agreement and shall close within 7 days thereafter. Buyer shall deposit the balance of funds due upon advice from escrow agent that the escrow is in a position to close. At close of escrow, seller shall furnish buyer a policy of the title insurance, at seller's expense, showing title vested in buyer subject only to current taxes and said first trust deed.

POSSESSION RISK

3. Possession of the subject real property shall be delivered to Buyer at close of escrow. All risk of loss shall remain with seller until close of escrow.

PERSONAL PROPERTY:

4. Buyer and Seller shall inventory all personal property on the premises within 24 hours of sellers acceptance hereof. Such inventory shall be executed by the parties and deposited in escrow. Title to such personal property shall be transferred to buyer by a bill of sale, free from all security interests.

BROKERAGE

5. Brokerage or finder fees, if any, shall be the sole expense of seller. In this connection Buyer warrants to seller that Buyer has not dealt with any Broker or Finder with regard to the subject property, except agents of Ritchie and Ritchie of San Francisco.

Date: _____

Timothy O. Stoen
