

1601 Sutter Street Disclosures:

1. The Successor Agency to the Redevelopment Agency of the City of Concord (“Successor Agency”) is selling an approximately 9,600 square foot parcel located at 1601 Sutter Street, Concord, CA 94520 (“Land”). The Land is improved with an approximately 4,312 square foot single story, multi-tenant office building (“Building” and, collectively with the Land, the “Property”). The Building is currently vacant and is not leased to any tenants. The sale will be subject to the approval of the (1) City Council of the City of Concord, sitting as the Successor Agency’s Board, and (2) Successor Agency’s Oversight Board.
2. The Property is being sold “as is”, “where is”, and with all faults, to a buyer who can move expeditiously as possible. The Successor Agency and the Oversight Board reserve the right to reject any and all offers. The Successor Agency and Oversight Board also reserve the right to terminate any Purchase and Sale Agreement if Buyer proposes any changes to the sale terms or provisions following approval by the Successor Agency and Oversight Board.
3. As more fully described in the form Purchase and Sale Agreement provided with these disclosures, potential buyers are responsible for making their own inspection into all aspects of the Property, including, but not limited to, the Property’s size; dimension; suitability for Buyer’s proposed uses; and physical, legal, economic, and environmental condition. Nevertheless, the City hereby discloses, as a courtesy only, that possible factors for Buyers to consider when making an offer include, but are not limited to:
 - a. Possible roof replacement
 - b. Possible HVAC replacement
 - c. Possible dry rot repair
 - d. Possible sidewalk repair
 - e. Possible sewer lateral replacement
 - f. Possible water heater replacement
 - g. ADA upgrades to access/parking/bathrooms
 - h. Potential asbestos and lead contamination (1966 construction)
 - i. New tenant improvements may trigger the need to incorporate current Title 24 Energy Efficiency Standards
 - j. Property may be subject to City use entitlements and other regulatory agency approvals

Note: When submitting your offer, please attach a redline copy of the provided Purchase and Sale Agreement showing all changes required by the Buyer. The Successor Agency will evaluate all requested changes when selecting a Buyer.

Acknowledged by:

Signature: _____

Print Name: _____

Date: _____