

FOR SALE

COMMERCIAL LAND IN
DAVIS CITY LIMITS

Available by Sealed-Bid Offers Only

3031 2ND STREET
DAVIS, CA

PROPERTY HIGHLIGHTS

Comprised of ± 6.56 acres

Interstate 80 visibility and frontage (North side
between Mace Blvd and Downtown Davis exits)

Proximity to UC Davis and Downtown Central
Business District

No Measure R Vote Required

Zoned Light Industrial/Business Park,
Planned Development #4-88. Sold with
current zoning. Buyer may work with City to
pursue other uses

Utilities available to site

$\pm 25,000$ square feet of functioning Greenhouse
and related ag biotech improvements on site

Supply Constrained Market

Excess land of University of California to be
sold by sealed-bid process.
Sealed-bids are due by September 26, 2019

ASKING PRICE: \$4,250,000

Pena Dr



2nd Street



km Kidder
Mathews

Overview

THE OPPORTUNITY AND SUBJECT PROPERTY:

This is a unique land development offering in Davis, California. The University of California Agriculture and Natural Resources Division (UC ANR) acquired the building immediately to the West at the corner of Second and Pena and then to support that facility with additional parking and to plan for future expansion they subsequently purchased the adjacent land at 3031 2nd Street. A portion of that site has now been deemed “surplus” which has created this purchase opportunity. A new ±6.56 acre parcel is being created. Previously, the site was home to Calgene/Monsanto who owned it since the late 1980s and thus has all of the related ag biotech improvements associated with the parcel, including ten greenhouses and related R&D support buildings.

This property fronts Interstate 80 and is located midway between the Mace Blvd and the downtown Davis freeway off-ramps. The subject property has great visibility and great proximity to the University of California at Davis Campus and to the City.

This is a unique offering of an immediately available parcel that is zoned for business park/light industrial use in the Davis City limits with most infrastructure in place, and it includes frontage and access to Davis’ broad bicycle network and greenbelts. This is the equivalent of a shovel-ready site for an owner/user or available for a fee developer to construct build to suit improvements. Minor entitlement applications will be required in order to construct new buildings on this site. This is a rare development site opportunity within this desirable city known for its limited supply of buildable land and its high barriers to entry. It is a great opportunity for a company, institution, or investor seeking access and proximity to UCD’s intellectual, workforce, and innovation assets or for those seeking a real estate investment in the community of Davis.

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THE CITY OF DAVIS:

The City of Davis has a population of nearly 69,000. The influence of UC Davis, its heavy concentration of students and faculty make Davis a great college town. Recently, many private companies have chosen to establish facilities in Davis for agricultural, bio-tech, medical, research, robotics, and other uses. There is tremendous intellectual horsepower that is associated with the campus, the most recent example being Digital Technology Lab/Mori Seiki and other major investments have also recently been made by TechnipFMC, Novozymes, Archer Daniels Midland, Mars, and others. The region and community also have a strong small business community and increasingly there are a number of start-ups. The City of Davis is “open for business” and has a strong approach to economic development and business attraction.

The City of Davis is located along Interstate 80, just 15 miles west of Sacramento and about 50 miles northeast of the San Francisco Bay area. Davis is in a very dynamic community that has amenities that make it an ideal place for businesses, professionals, and families. The community has excellent schools, great amenities, and a very low crime rate. Ordinances that make it difficult to annex land combined with Davis’ desirable attributes, have resulted in a limited supply of developable land for business and commercial uses. In general, property values are higher, educational attainment is higher, and household income is higher than in the surrounding communities.

You may visit the city of Davis of web site at <http://cityofdavis.org>. Davis is well known for its progressive civic attitude, with emphasis placed on conservation, recycling, greenbelt areas, prominent bike paths, handicap access, senior citizen facilities, and attention to energy efficient construction.

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Overview (continued)

THE NEIGHBORHOOD:

The subject property is located within the Mace Ranch/ East Davis neighborhood. The property is bounded to the East by TechnipFMC /Schilling Robotics, to the South by 2nd Street and Interstate 80, to the West by University of California Agricultural and Natural Resources, and to the North by the Fifth Street Commerce Center planned development and then by some residential uses. The eastern edge of the property is within close proximity to the Dave Peltz Bike Overpass, which spans Interstate Highway 80 enabling bicyclists and pedestrians connections to the neighborhoods on both sides of the freeway.

THE DAVIS COMMERCIAL AND INDUSTRIAL MARKET:

Over the past several years, the Davis market has seen increasing demand from office, lab, biotech, and institutional users who want to locate proximate to the University because of research ties and the University's talent pool. Most recent land transactions have been made on the behalf of owner user or build to suit developments. Regional developers have very few, if any, current land resources available to purchase. No new land may annex into the City of Davis without gaining municipal approval, environmental review, and then being voted on by the citizens of Davis. Since that law has been enacted, two properties have been approved for annexation, the Nishi student housing property and the West Davis Active Adult Community.

UC DAVIS:

For more than 100 years, UC Davis has engaged in teaching, research and public service that matter to California and transform the world. UC Davis has more than 38,369 students, more than 2,500 faculty and more than 21,000 staff, an annual research budget of nearly \$846.7 million, a comprehensive health system and 13 specialized research centers. There are 102 undergraduate majors and 96 Graduate Programs. This is one of the finest globally recognized public universities. For more information on UC Davis, go to

<https://www.ucdavis.edu/about/facts/>



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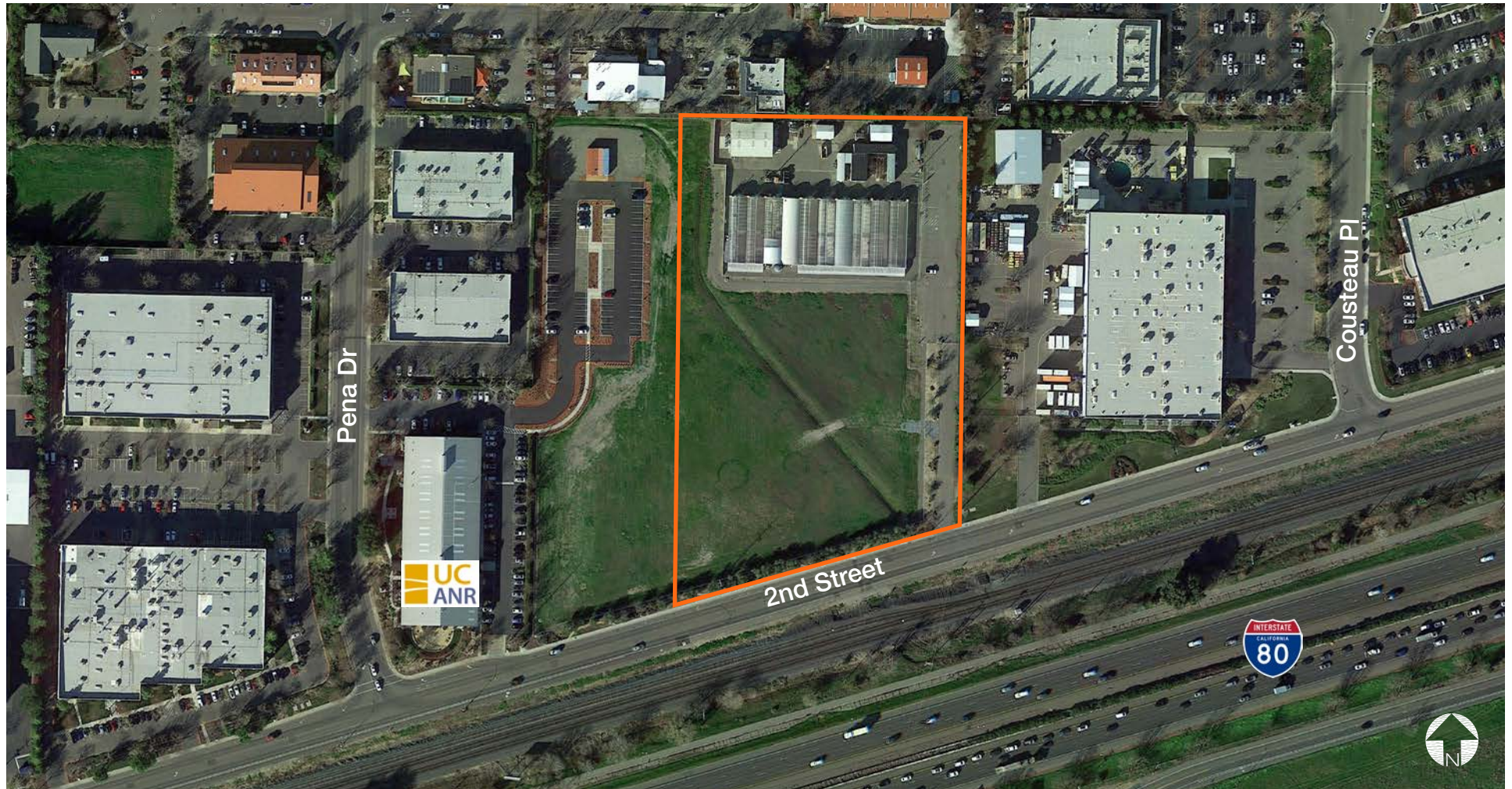
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3031 2nd Street

Davis, CA

Property Aerial



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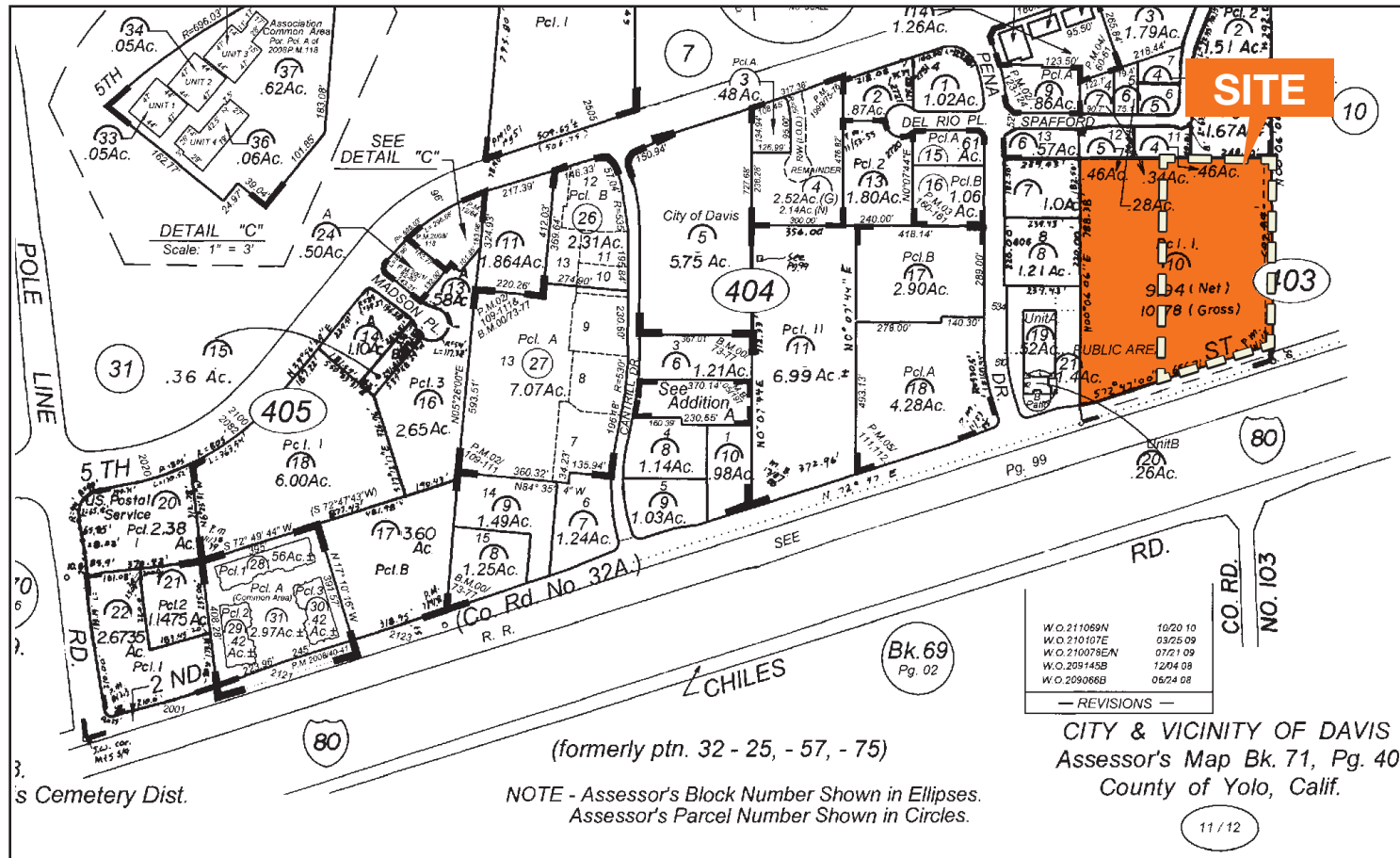
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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

3031 2nd Street

Davis, CA

Proposed Parcel Map / Lot Line Adjustment



New property line and legal parcel currently being created by Civil Engineer.
Subject to review and approval of Seller and recording with the City and County.

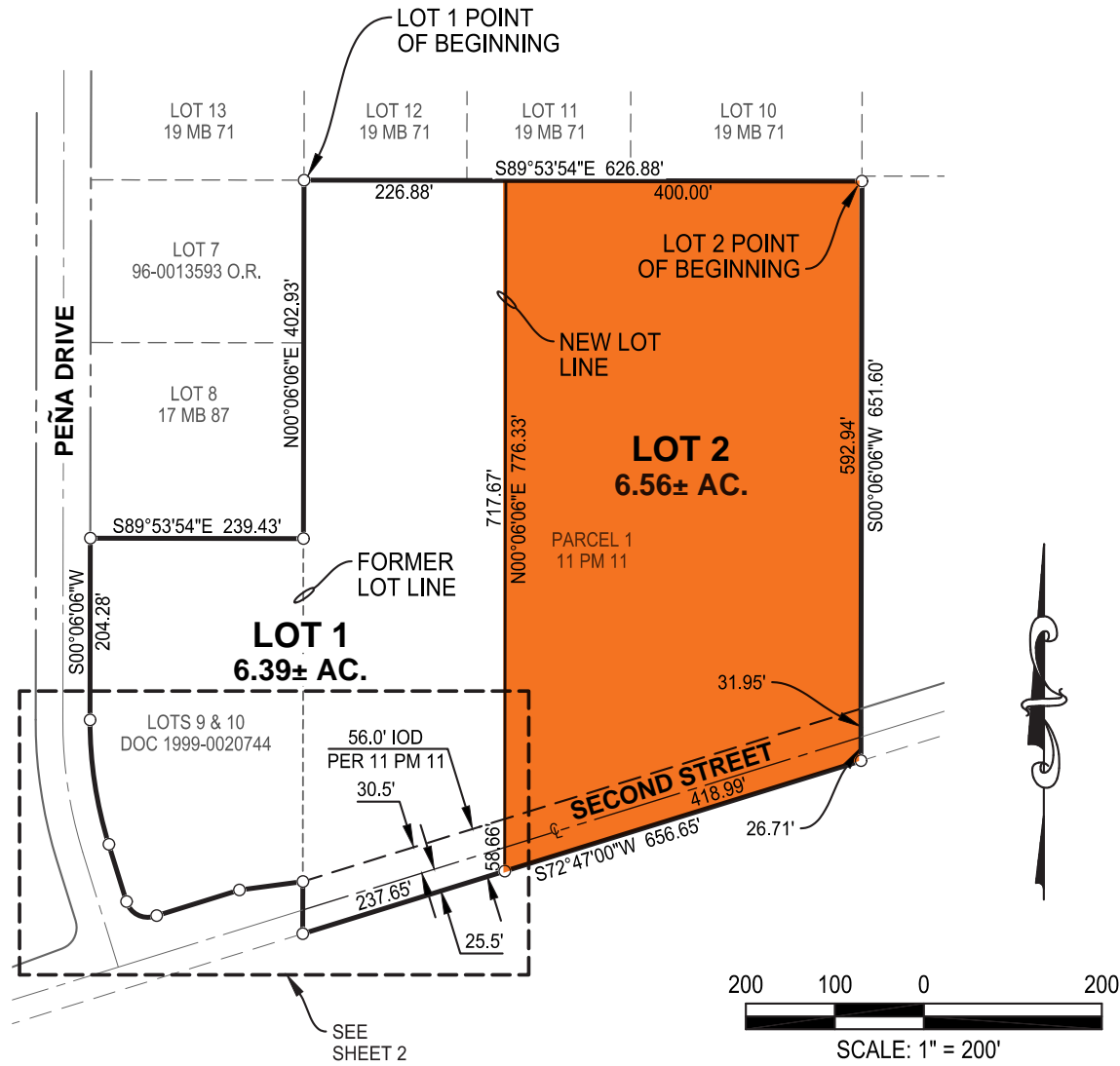
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Proposed Parcel Map / Lot Line Adjustment For Lot 2



New property line and legal parcel currently being created by Civil Engineer.
Subject to review and approval of Seller and recording with the City and County.

Property Information

OVERVIEW	
Parcel Size:	1 parcel comprised of ±6.56 acres (to be finalized and recorded)
Address:	3031 2nd Street in Davis, CA
APN:	071-403-010-000
Zoning:	PD#4-88 Light Industrial/Business Park Subarea
General Plan & Land Designation:	Business Park
Improvements & Site:	The subject property is vacant raw land including the following improvements - ten greenhouses of approximately 30' x 100'; a growth chamber building, several modular buildings, two metal canopies, and a wooden shed. It also includes a vehicle parking lot along the east side of the property outside of the fenced compound area. Buyer to perform own review and due diligence. Local civil engineer could review with Buyer any special needs.
Access:	Highly visible parcel with Interstate 80 exposure and access along the south side off of 2nd Street, a major arterial in Davis. 2nd Street is the feeder road from I-80. Subject property is served by one driveway, on the south/east side of the property. The property has perimeter chain link fencing, a chain link fenced compound area with controlled vehicle and personnel gates. The property structures are located within the compound area. An electronic gate controls access to the parking lot and compound areas. A major north south bicycle overcrossing is proximate to the eastern boundary of the property. The subject property is midway between the Mace Boulevard and the Richards Boulevard/Downtown Davis off-ramps of the freeway, and very proximate to downtown Davis and UC Davis.
Topography:	Relatively flat. The southern frontage has City sidewalk and curbs and gutters. Slight elevation for greenhouse improvements and gravel driveway on eastern edge serving greenhouse research area.
Sewer and Water:	All storm water from the property is delivered to the field west of the paved, fenced compound area of the property. Once outside the fenced compound area storm water is diverted to 2nd Street via a dirt drainage ditch running through the field. An engineering and infrastructure study would be necessary to confirm availability and capacity sewer, water and utilities. A very well qualified local civil engineer has assisted the current owner and is familiar with the infrastructure and potential onsite and any potential offsite infrastructure or improvement requirements depending upon a user's specific program needs. Please contact brokers for contact information.

Property Information (continued)

OVERVIEW

Utilities:

Sewer service, trash collections, water and drainage are provided by the City of Davis and Recology. Electricity and gas provided by Pacific Gas & Electric Company (PG&E) (Substantial transformer and main electrical switch gear is located at the west end of the fenced compound, the gas main and shut off valve is located in front between greenhouses 2 and 3), telephone by AT&T.

Electrical Service & Metering:

The subject property's main switch board with distributions sections and meter is located at the west end of the compound. Rated at 1200-Amp, 120-208 volt, three phase, 4 wire. Emergency power is supplied to the buildings by a diesel fired generator, 25KW located at the west side of the compound area. (Buyer would need to evaluate compliance and permitting for back-up generator).

Flood & Seismic Information:

See natural hazards report, no adverse conditions. Flood Zone X. Flood Map Panel No. & Date 06113C-0612G

Easements:

See preliminary title report for easements. New Preliminary Title Issued when new parcel map recorded.



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3031 2nd Street

Davis, CA

Photos



2nd Street Frontage and Driveway Entrance



View to the West



Looking North along Eastern Boundary



Exterior View of Greenhouses



Sample Greenhouse



Growth Chambers

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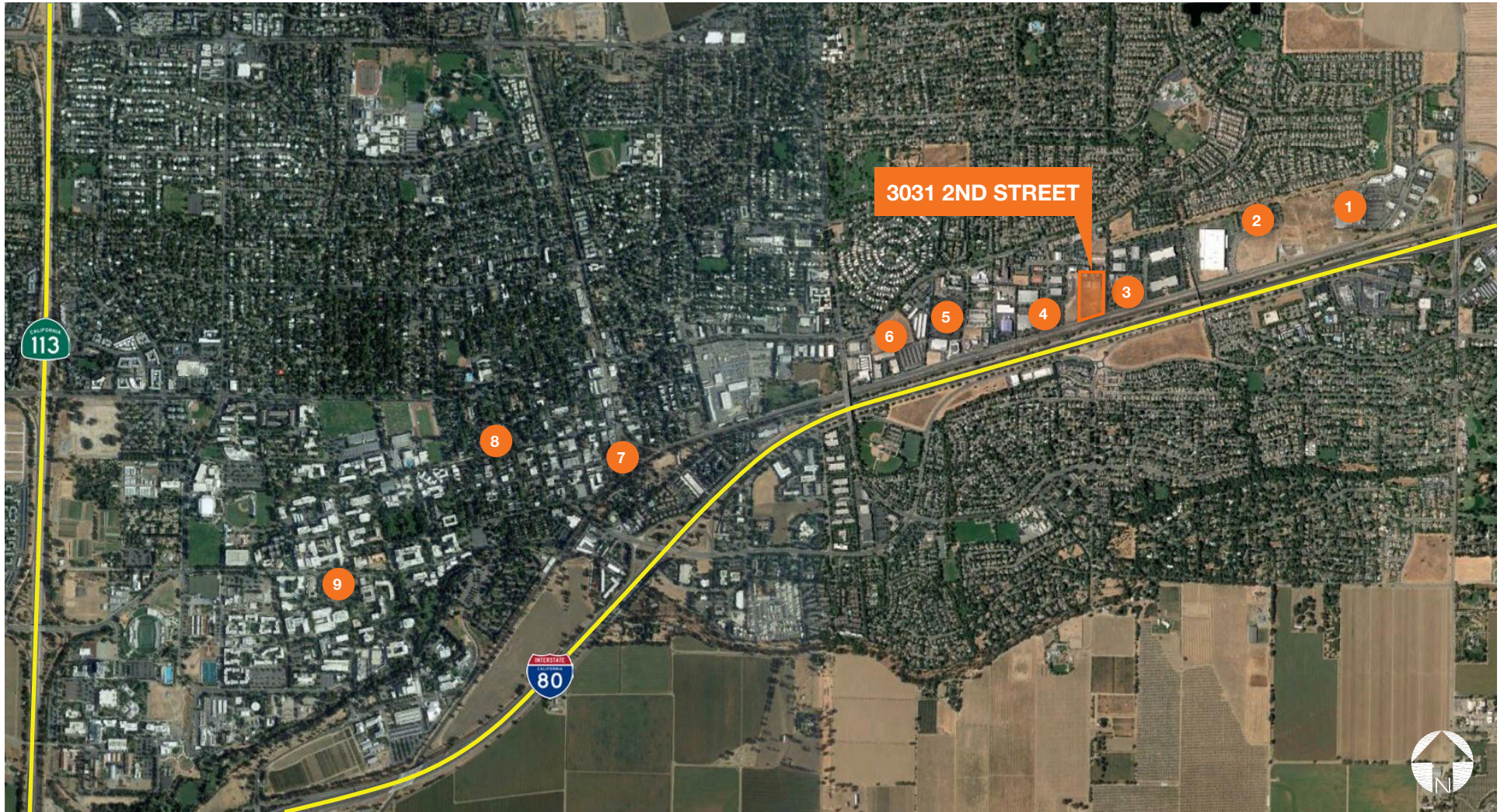
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Places of Interest



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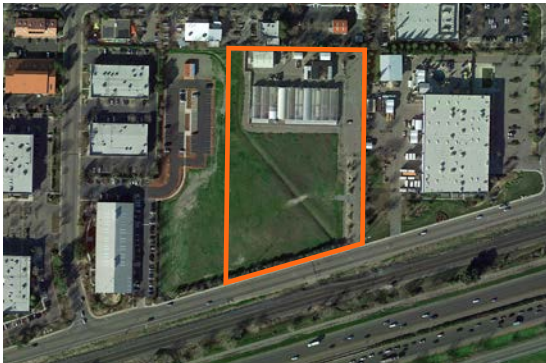
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

3031 2nd Street

Davis, CA

Places of Interest (continued)

SUBJECT PROPERTY



SUBJECT PROPERTY
3031 Second Street, Davis CA

Distance	N/A
Web Link	Subject



TARGET STORE DAVIS
4601 Second St, Davis CA

Distance	.90 Miles
Web Link	https://localwiki.org/davis/Target



DMG MORI SEIKI AND DIGITAL TECHNOLOGY LAB
3805 Faraday, Davis CA

Distance	.55 Miles
Web Link	https://us.dmgmori.com/company/davis



TECHNIPFMC / SCHILLING ROBOTICS
201 Cousteau, Davis CA

Distance	Next Door to East
Web Link	https://www.technipfmc.com/en/about-us



AGRICULTURE AND NATURAL RESOURCES-UNIVERSITY OF CALIFORNIA
2801 Second Street, Davis CA

Distance	Next Door to West
Web Link	https://ucanr.edu/

3031 2nd Street

Davis, CA

Places of Interest (continued)



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THE U APARTMENT COMPLEX

625 Cantrill, Davis CA

Distance .28 Miles

Web Link <https://www.bizjournals.com/sacramento/news/2019/01/09/renovated-davis-apartments-sold-for-76-million.html>



6

STERLING 5TH STREET

2100 Fifth St, Davis CA

Distance .52 Miles

Web Link <https://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/sterling-5th-street-apartments>



7

DAVIS AMTRAK STATION

840 Second St, Davis CA

Distance 1.31 Miles

Web Link <https://www.capitolcorridor.org/stations/davis/>



8

DAVIS FARMERS MARKET

301 C St, Davis CA

Distance 1.60 Miles

Web Link <https://www.davisfarmersmarket.org/>



9

MRRAK HALL UCD

1 Shields Ave, Davis CA

Distance 2.13 Miles

Web Link https://localwiki.org/davis/Mrak_Hall

Frequently Asked Questions

Zoning: What is the specific zoning of the subject property?

- APN 071-403-010-000 - zoned Planned Development - PD#4-88 Light Industrial/Business Park Subarea

What are the permitted and conditional uses? PD#4-88 Permitted and Conditional Uses (excerpted from Ordinance 1504 dated 2/22/89)

Purpose. The purpose of the light industrial/business park subareas is to provide an environment exclusively for and conducive to the development and protection of modern, large scale administrative facilities, research institutions and specialized manufacturing organizations, all of a non-nuisance type.

Permitted Uses. The principal permitted uses of land in the light industrial/business park subareas are as follows unless modified by Section 3.D.:

1. Administrative, executive and financial offices.
2. Laboratories: experimental, film or testing
3. Manufacturing, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather or semiprecious metals or stones, but not including such operations as saw and planing mills, and manufacturing uses involving primary production of wood, metal or chemical products from raw materials.
4. Manufacture of electric and electronic instruments and devices, such as television, radio, and phonograph equipment.

5. Manufacture of food products, pharmaceuticals and the like, but not including production of fish or meat products, sauerkraut, vinegar or the like, or the rendering or refining of fats and oils
6. Any other research or light manufacturing use determined by the planning commission to be of the same general character as the permitted uses.
7. Warehouse and distribution facilities.

Conditional Uses. The following conditional uses may be permitted in a light industrial/business park subarea:

1. Public and quasi-public, including public utility uses necessary and appropriate to the district.
2. Retail commercial uses such as restaurants and auto service stations, necessary to serve and appropriate to the Planned Development.
3. Any use which handles, stores or treats in any fashion hazardous materials as defined in section 29-1 of the Davis Municipal Code.
4. Conference centers and related facilities
5. Child care centers.

Height Regulations. No structure shall exceed forty feet; except that no structure located within one hundred (100) feet of a residential property line shall exceed twenty (20) feet.

Floor Area Ratio. Maximum floor area ratio: 35 percent.

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Frequently Asked Questions (continued)

What does the General Plan indicate as the guiding future land uses for the property?

- The general plan land use designation is Business Park
- Link to City's General Plan: <https://cityofdavis.org/city-hall/community-development-and-sustainability/planning-and-zoning/general-plan>

Can this property be rezoned?

- The Seller is selling the property “as-is” to prospective purchasers with the existing zoning in place. A rezone is theoretically possible; however, such an effort may trigger the need for a detailed environmental impact analysis, potentially a general plan amendment, and related neighborhood, Planning Commission, and City Council hearings. The purchaser will decide upon the property's highest and best use, consider market demand, and prepare a plan and related applications for the orderly and logical development of the site. We anticipate that the future landowner (with a team of knowledgeable experts) will design a plan which would be sensitive to Davis community and planning values, as well as neighborhood concerns and site-specific attributes. We believe that a project that is well planned and that is sensitive to and responsive to Davis community values will gain the support of the City staff and municipal decision makers.

What is the Process for Rezoning?

- If a use other than Light Industrial/Business Park for the subject property, the property will be required to be rezoned. The applications entailed would be a Preliminary Planned Development/Rezone; Final

Planned Development; Design Review; Environmental Determination or Negative Declaration.

- A rezone that includes a proposed change to the existing zoning might also require a General Plan Amendment.
- A rezone will require environmental review to determine the level of impacts of the project and proposed mitigations. An initial study will be conducted by city staff to determine the appropriate environmental document(s) to be prepared. It is anticipated that a Mitigated Negative Declaration or an Environmental Impact Report (EIR) would likely be required, depending on project specifics such as land use, density, etc.
- A rezone will require a process in which there will be neighborhood meetings, and community meetings to provide opportunities for public input. The proposal will require review by the Planning Commission and other City Commissions and final approval by the Davis City Council. Factors considered will include land use, traffic and circulation, design, affordable housing, green belts, parks, environmental impacts and mitigations, etc.

Is a Measure J (Now Measure R) vote required?

- The Citizens of Davis by initiative created Measure J (Now Measure R). Measure J, the Citizen's Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance which requires any annexations or major changes to the general plan involving the conversion of agricultural land to go through the Planning Commission and City Council process as well as a vote of the citizens. Since this site is within the City limits and is identified in the Davis General Plan as Business Park, it is not subject to a Measure R vote.

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Frequently Asked Questions (continued)

Infrastructure: Is infrastructure available to the site?

- The subject property is an infill site with municipal infrastructure, as well as public utilities either on the site or adjacent to the property. This includes PG&E for electrical power. The greenhouses are heated with propane but natural gas is believed to be available at 2nd Street. Sewer, water and storm drain are in the street. Curb, gutter & sidewalk are along the southern frontage. That said, a detailed study of the adequacy of those utilities to serve potential development of the site for a particular use will need to be completed.
- All storm water from the property is delivered to the field west of the paved, fenced compound area of the property. Once outside the fenced compound area, storm water is diverted to 2nd Street via a dirt drainage ditch running through the field. Buyer should undertake a study to confirm availability and capacity for their particular needs. A very well qualified local civil engineer has assisted the current owner and is familiar with the infrastructure and potential onsite and any potential offsite infrastructure. Please contact brokers for contact information

Traffic and Circulation: Are there major traffic and circulation issues?

- 2nd Street in Davis is a major arterial along Interstate 80 with a good level of service that goes all the way from the Mace Boulevard offramp to L Street which connects to the Downtown Core. Access to the site will be directly off of 2nd Street.

Historical: Are there any historical issues?

- The Seller has not been made aware of any historical issues related to the site. The Buyer will need to perform its own due diligence.

Environmental: Are there any biological resources of particular concern?

- The Seller is not aware of any biological resources issues related to the site. The Seller recently retained a firm to confirm and update the biological resources at the subject property. In a previous biological resources report, the biologist found a small elderberry shrub complex consisting of two mature shrubs just outside the fence near the northwest corner of the property. The shrubs were flagged, are adequately protected, and depending on site planning and development mitigation practices should not detrimentally impact the property's redevelopment. There is an updated biological resource study in the due diligence file for the Buyer's review, and the Buyer as part of its due diligence can hire its own biological consultant to undertake their own analysis and review any particular issues of concern or interest.

Contact Person: Who will be the point of contact for the City of Davis?

- Sherri Metzker, Principal Planner, City of Davis
Phone: (530) 757-5610 x7239
Email: SMetzker@cityofdavis.org

How To Make An Offer?

Please refer to Bid Instructions.

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BIDDER REGISTRATION AGREEMENT ("AGREEMENT")

3031 2nd Street, Davis, CA

Assessor Parcel Number: 071-403-010.

We the undersigned Bidder and Bidder's Broker (if applicable), hereby acknowledge and agree that Kidder Mathews of California, Inc. ("Broker"), through its agents: Jim Gray and Nahz Anvary (collectively known as "Listing Agents") has been retained on an exclusive basis by the Regents of the University of California ("the Regents") with respect to the offering for sale of 3031 2nd Street, Davis, California ("Property") via Sealed Bid Sale. We further understand and acknowledge that the Regents has indicated that all inquiries and communications with respect to the marketing and Sealed Bid Sale of the Property shall be directed to Broker and its Listing Agents, only.

Broker and its Listing Agents have available for review certain information concerning the sale of the Property (collectively, the "Information"). Broker and Listing Agents will not make such Information available unless Bidder and Bidder's Broker have executed this letter and thereby agree to be bound by its terms. The Regents, Broker, and Listing Agents are prepared to provide the Information for Bidder's consideration, subject to the conditions set forth below.

- A. No Broker:** _____ If initialed here, Bidder represents and warrants to Broker, Listing Agents, and the Regents that Bidder is not represented by a Bidder's broker, consultant or other agent with respect to the proposed Sealed Bid Sale of the Property.
- B. Co-Broker Registration:** _____ If initialed here, Bidder hereby designates _____ ("Bidder's Broker") as a Bidder's Broker, and authorizes Broker and Listing Agents to recognize Bidder's agreement with such Bidder's Broker. Bidder and Bidder's Broker represent and warrant to Broker, Listing Agents, and the Regents that Bidder's Broker is the only Bidder's Broker or agent representing Bidder with respect to the proposed Sealed Bid Sale of the Property. Bidder agrees to indemnify the Regents, Broker, and Listing Agents from the dealings, actions, or representations of Bidder's Broker.
- C. Commission:** The sale of the Property is subject to a listing agreement with Listing Agent. Proposals submitted in which the Bidder is represented by a licensed real estate broker must identify the Bidder's Broker herein. The Regents will pay only the total fee/commission of one- and one-half percent (1.5%) of the bid amount to Bidder's Broker upon close of escrow.
- D. Responsibility for Bidder's Broker:** Bidder is hereby advised that Broker and Listing Agents are acting on behalf of the Regents as its exclusive agent in connection with the proposed sale of the Property. If the Bidder has designated a Bidder's Broker to act as Bidder's agent in this transaction, and should the Bidder be the purchaser of the Property, Bidder agrees that Bidder is solely responsible for Bidder's Broker's actions with regard to Bidder's dealings regarding the Property.
- E. Indemnification:** Bidder agrees to indemnify, hold harmless and defend (by counsel acceptable to Broker and the Regents) Broker, Listing Agents, the Regents and their respective affiliates, successors and assigns, advisors, agents, representatives, shareholders, employees, officers, and directors against any loss, liability or expense, including but not limited to reasonable attorney's fees, arising out of any claim or claims by any broker, finder or similar agent (including but not limited to a cooperating Bidder's Broker who is not a party to a fully executed Agreement) for commissions, fees or other compensation arising out of or relating to any interest, bid, offer, or agreement relating to the Property by Bidder or any of its affiliates, advisors, agents, representatives, shareholders, employees, officers, or directors. Bidder's indemnity obligations under this Agreement shall survive the termination of this Agreement or the discontinuation or the consummation of the sale of the Property by the Regents.

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- F. No Assignment by Bidder's Broker:** Without the prior written consent of Broker, Bidder's Broker shall not have the right to assign, transfer or convey any of its rights, title, or interest hereunder, nor shall it have the right to delegate any of the obligations or duties required to be kept or performed by it hereunder, except to an entity controlled by or which controls Bidder's Broker. Any assignment in violation of this paragraph shall be null and void.
- G. Governing Laws:** This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to conflicts of law considerations, and applicable federal laws and regulations.
- H. Entire Agreement:** This Agreement sets forth the entire agreement and understanding between the parties regarding the subject matter of this Agreement and supersedes all prior agreements and understandings with respect to the subject matter thereof.
- I. Authority:** Each of the undersigned signatories represents that he or she is duly authorized to execute this Agreement on behalf of the entity for which he or she is signing.
- J. Survival of Terms:** Termination of this Agreement for any reason shall not release any party from any liabilities or obligations set forth in this Agreement which (1) the parties have expressly agreed will survive any such termination; or (2) remain to be performed or by their nature would be extended to be applicable following any such termination.
- K. Disclaimer of Warranty:** Neither Broker, Listing Agents, nor the Regents has made or makes any warranty, whether express, implied or statutory, with respect to any information provided to Bidder or Bidder's Broker, and neither Broker, Listing Agents, nor the Regents accepts any responsibility for any expenses, losses, or actions incurred or undertaken by Bidder's Broker, Bidder or any authorized persons as a result of the receipt or use of, or reliance upon, such information.

Executed and to be effective as to each of the undersigned as of the date affixed to each respective signature below:

Agreed by Bidder: _____

Agreed by Bidder's Broker: _____

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Address: _____

Address: _____

Phone: () _____

Phone: () _____

Fax: () _____

Fax: () _____

E-Mail: _____

E-Mail: _____

Date: _____

Date: _____

Once this Registration Form is completed, please return it to Jim Gray and Nahz Anvary, Exclusive Agents, by email to jim.gray@kidder.com and nahz.anvary@kidder.com and Jim and Nahz will set up and send your log-in information for access to our due diligence files in the virtual data room.