

Seller response: EXHIBIT "C"  
DUE DILIGENCE MATERIALS

The Due Diligence Materials shall include the following but only if and to the extent they are in the actual possession of Seller (which the parties agree means the actual possession of Mark Kassabian without the need for inquiry or due diligence) or reasonably available to him:

1. **LANDLORD** Operating history statements covering the previous two (2) year period detailing, among other things, income, expenses and capital expenditures and any aged receivables and a tenant billing ledger.  
[See attached, 50% of operations.](#)
2. **LANDLORD** A list of capital improvements completed over the last 2 years.  
[February 2023. Metal roller shutter installed at rear door of building.](#)  
[January 2023, Partial Roof Re-coat.](#)  
[October 2021, replacement of portion of roof sheet metal.](#)
3. **DELIVERED - SEE SELLER MANDATORY DISCLOSURE STATEMENT** Any and all information known to Seller, without any need for inquiry or due diligence, relating to Hazardous Materials in, on, under or about the Property, including, without limitation, copies of correspondence by or between Seller and any governmental or quasi-governmental agency with jurisdiction over such Hazardous Materials.
4. **LANDLORD** Copies of insurance and billing statements therefor and evidence of insurance, together with insurance loss runs for the current and two (2) immediately preceding calendar years.  
[Proof of coverage attached. Billing statements are in tenant's possession. Landlord has no knowledge of loss claims.](#)
5. **LANDLORD** Real estate and personal property tax bills for the current year and the prior two (2) years.  
[See attached.](#)
6. **LANDLORD** Utility bills paid by Seller for the current year and the prior two (2) years, as well as any capacity letters from the appropriate authorities.  
[Landlord does not have utility documents. They're in the tenant's possession.](#)
7. **DELIVERED** Copies of all Leases and copies of any financials (NONE) for any tenants under the Leases.
8. **LANDLORD** A certified rent roll, a list of any delinquencies, defaults and options and the security deposits under the Leases and copies of any notices of default sent or received in connection with the Leases.  
[Attached. No deposit, no default, no options remaining.](#)

9. **LANDLORD** Valid five-year fire sprinkler certifications (if applicable) and all warranties applicable to the Improvements, mechanical, life safety, HVAC, and other systems and equipment used or useful in connection with the Property.  
**None in landlord's possession.**
10. **LANDLORD** All building plans (including any “as-built” plans).  
**Plans in landlord's possession will be provided.**
11. **LANDLORD** Geotechnical soils reports, environmental reports, physical reports, miscellaneous consultants’ reports, surveys, existing title policies, governmental permits or approvals for improvements made by Seller or in Seller’s possession (including certificates of occupancy).  
**None in landlord's possession except for attached roof repair proposal.**
12. **LANDLORD** Copies of Service Contracts.  
**None in landlord's possession.**
13. **NONE** Detailed list of Personal Property and Intangible Property assets to be conveyed by Seller to Buyer.
14. **LANDLORD** Copies of any notices from any governmental or quasi-governmental agency regarding the Property.  
**None in landlord's possession.**
15. **DONE** Completed AIR form Property Information Sheet.
16. **ESCROW TO PROVIDE** Natural hazard disclosure report.