

1449 West Temple, Los Angeles

Questions and Answers

November 10, 2015

- 1.) Is there a minimum bid? **No- Make a market offer**

We would like to ask your assistance in clarifying a question that we could not find answered in all of the documents provided on the website. In regards to the Seismic Report that was performed in 1999, and the work that was required to prepare it for a seismic retrofit, was that work ever performed on the building after the study was made? **NO**

Building Construction Type- **See the posted Seismic Report prepared by ICF Kaiser; dated April 29, 1999. Section 3 Building Description and Evaluation.**

November 30, 2015

- 1.) Is there a reserve or expected price or price range Seller is expecting?
We anticipate a market offer.
- 2.) Do you need any supporting cover letter that may state as to why we arrived at our offer price?
No
- 3.) Does every piece of HVAC, lab cabinets, cubicle free standing walls, etc. remain with the building? (This may be helpful to know related to potential demo costs.)
The property is being sold AS-IS.
- 4.) No contingencies other than free and clear title, is this correct?
60 days due-diligence and 30 days to close.

I toured the property last week but neglected to ask how many parking spots are on the lot.

Approximately 81 parking spaces.