

**1956 Colfax Street Disclosures**

1. The Successor Agency to the Redevelopment Agency of the City of Concord (“Successor Agency”) is selling an approximately 10,890-square foot parcel located at 1956 Colfax Street, Concord, CA 94520 (“Property”). The Property is improved with a paved parking lot with approximately 19 striped parking stalls. The Property is currently being leased on a month-to-month basis. The sale will be subject to the approval of (1) the 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 as 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; dimensions; suitability for Buyer’s proposed uses; and physical, legal, economic, and environmental condition. Nevertheless, the Successor Agency 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 deferred maintenance on the Property or sidewalk
  - b. Environmental issues
  - c. Lot-line locations
  - d. Utility connections
  - e. Property is currently subject to a month-to-month parking lease
  - f. The existing light pole is connected to the City’s power supply. If Buyer wants to continue using the light pole to illuminate the property for use as a parking area after closing, Buyer shall work with PG&E to establish electrical service to the light pole in Buyer’s name. Buyer shall be responsible for the cost of electricity to illuminate the light pole from closing forward.
  - g. 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: \_\_\_\_\_