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Atomic Investments, Inc.

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To the Bidders for the Baked in the Sun Auction:

This document provides information regarding the lease of the real property at 2560 Progress Street, Vista, California. The former tenant, Baked in the Sun, had shut down their operations in December 2018, leaving the trade equipment in place and in working order.

The owner of the real property, along with the lien holder of the trade equipment, are working in cooperation to find a buyer of the trade equipment who will also be a tenant in the building. The chosen bidder will also be entering into a new lease with the real property owner, Atomic Investments, Inc., negotiated under mutually agreed to terms. Being a chosen bidder of the trade equipment does not automatically qualify you to be a tenant in the building. Atomic reserves all rights to accept or reject any bidders as tenants.

The following provides general information regarding the Premises. The bidders should contact Philip Teyssier, president of Atomic Investments, Inc. at 619-243-7966 or philip@atomic-inc.com for more information regarding lease terms or other questions not addressed here.

Premises

Free standing building and land at 2560 Progress Street, Vista, California 92081. The total building area is approximately 59,288 square feet and the total land area is approximately 3.352 acres. There are approximately 89 parking spaces.

Depending on the bidding, Lessor is willing to consider subdividing the Premises into two sections. One section would be Suite AB and is +/- 45,920 sf. The second section would be Suite C and is +/- 13,368 sf.

The Premises only include the real estate and does not include any of the trade equipment which is being auctioned. The Premises are being offered as-is.

See the attached floor plan for more information for regarding the size and layout.

Lessor

Atomic Investments, Inc., a California corporation, with its home office in San Diego County. For lease rates and additional leasing information, contact Philip Teyssier, President. Tel. 619-234-7966 and philip@atomic-inc.com.

Use

Food manufacturing and related office, warehousing, and shipping uses. Cannabis uses are not allowed.

Auctioneer and Brokers

The auctioneer is working solely for the lien holder of the former tenant's equipment and not for Atomic Investments, Inc. In the event a bidder chooses to use a broker or other advisors to negotiate a lease, then any commissions, finder's fees, etc. will not be paid by Atomic, and would expected to be paid by bidder.