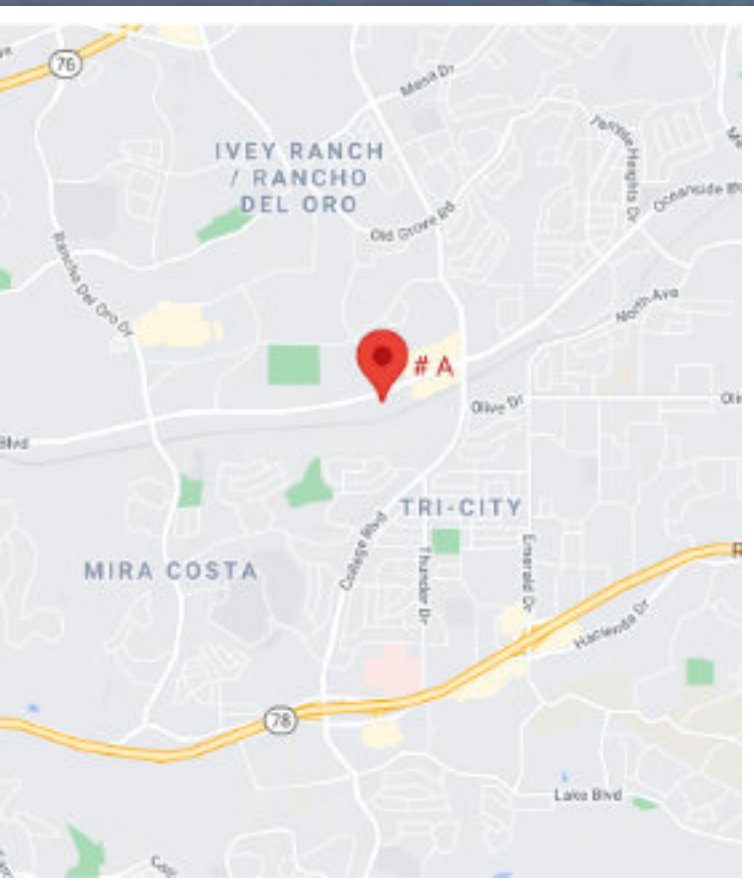


FURNISHED AND EQUIPPED BIOTECH LAB

4055 OCEANSIDE BLVD, STE A
OCEANSIDE, CA 92056



SPACE: 2,650 SF
TERMS: \$2.95 SF NNN = ½ UTILITIES
ON TWO-THREE YEAR SUBLEASE

- + FULLY-EQUIPPED LAB SPACE
- + THREE OFFICES & CONFERENCE/BREAK ROOM
- + 65' BENCH SPACE, TISSUE CULTURE HOODS & INCUBATORS
- + -20, -80 & LN₂ FREEZERS, CENTRIFUGES, PCR, FLOW CYTOMETER
- + GLASSWASH ROOM, SAFETY SHOWER/EYEWASH
- + 7 TONS OF HVAC; 2600 CFMS & 1,200 AMPS; 200/400V 3PHASE
- + CLOSE TO FOOD COURTS & UPS / FED EX / POST OFFICE
- + VIVARIUM CLOSE, IF NEEDED
- + LOCATED BETWEEN 76 & 78 HWYS AND NEAR SPRINTER STATION

ROXANNE TATE

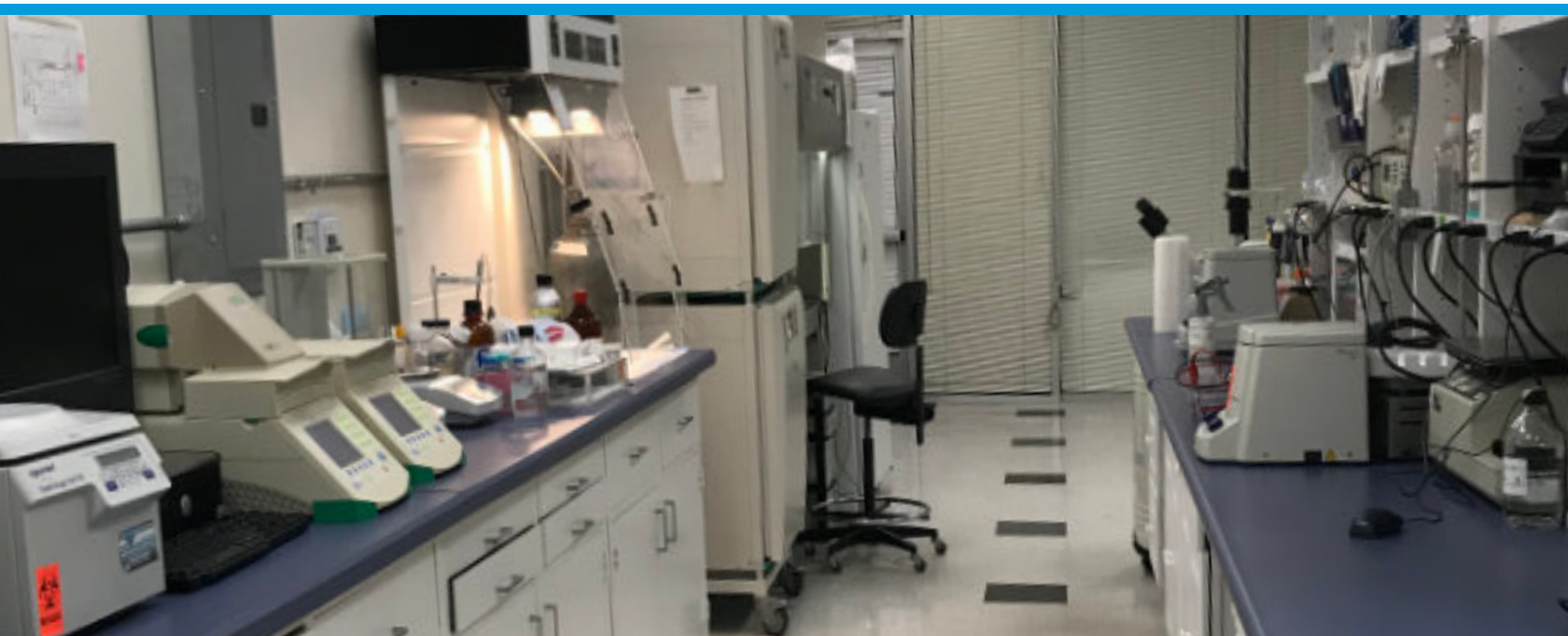
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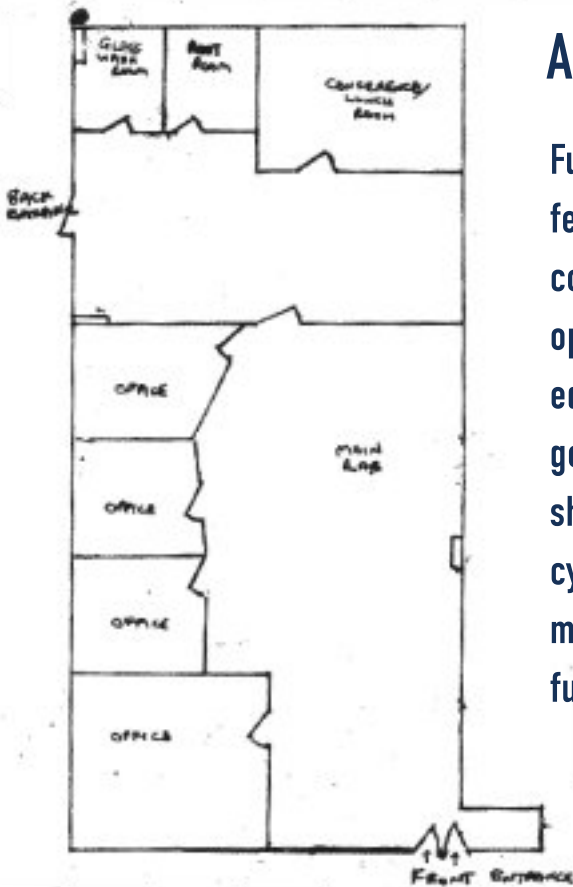
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ABOUT THE SPACE

Furnished & fully-equipped laboratory available for lease. 65 linear feet of lab bench space. Ready to move in. Ideal for a start-up company with minimal equipment. Available for 2-year lease, with option for a 3rd year, if desired. Contains numerous large and small equipment items, including PCR/Real time PCR, balances, pH meter, gel imager, power packs, ductless fume hood, bacterial orbital shaker, centrifuges, microfuges, ultracentrifuge with rotors, flow cytometer, ELISA plate reader, inverted & fluorescent/light microscope with imaging software. Separate glass-wash room. Fully furnished offices and conference/break room.



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INVENTORY OF EQUIPMENT, FURNITURE, IMPROVEMENTS & TRADE FIXTURES

Flow cytometer area

1. Becton Dickinson FACSCaliber flow cytometer with computer tower with software, monitor & keyboard (S/N: E2541).

Microscopy area

1. Zeiss Axioskop 2 Plus fluorescent & histology microscope (S/N: 3304805163) with 2.5x, 10x, 20x, 40x and 100x plan-neoplanfluar objectives & Spot Insight QE model 42 imaging camera (S/N: 222455).
2. UV Power source for fluorescence microscopy (S/N: M 12414116).
3. E machine computer tower and monitor, loaded with Spot Advanced image archiving and analysis software.
4. New Brunswick Scientific bacterial orbital shaker (S/N: 100726674) with various size flask holders (S/N: 100726674).
5. Lab table that accommodates the microscope set up.
6. Chemical cabinet with a large collection of chemicals.

Lab area near offices

1. -20C Freezer (to be provided for subtenant).
2. Liquid nitrogen handling safety apron, gloves and face shield.

Tissue Culture area 1

1. Tissue Culture refrigerator (near 6ft hood).
2. 2 x Carboy's over fridge used for PBS and ELISA buffer.
3. 6ft. Baker SG-600 TC hood (S/N: SL-37865).
4. Inside hood, a manual ELISA plate washer.
5. Underneath hood, vacuum aspiration system with vacuum pump and 5 vacuum flasks.
6. Fisher Isoterm 215 double chamber water bath (On right of TC hood).
7. Robin Scientific Model 1000 hybridization incubator (S/N: 10672).
8. Beckman Alegria 6R Benchtop Centrifuge (S/N: ALR98G06) with 4 x 50 mls tube holders, 2 x 15 ml tube holders, 2 x 5 ml tube holders, 2 x 250 ml tube holders and 2 x Microplus carrier plate holders (S/N's: 02U15807 & 02U15651).
9. Harvard Trip Ohaus balance for balancing ultracentrifuge tubes.
10. Heraeus Hera cell dual stack CO2 incubators (2 chambers) (S/N's: 40218076 & 40218077).
11. 2 x 50lb CO2 tanks each with pressure regulators, attached to tank and incubators (Note: Sublessee will provide the CO2).
12. Thermo Shandon cytospin 4 cytocentrifuge (S/N: CY1248 0307).

PCR and Weighing area

1. Eppendorf refrigerated 5417R microfuge (S/N: 5407 14371).
2. Bio-Rad My IQ Real Time PCR machine (Optical Module) with computer tower, monitor and keyboard (S/N: 576BR 0336).
3. Adventurer Ohaus balance Model AR0640 with 0.0001g readability, Max 65g (S/N: H136 1203110089 P).
4. Adventurer Ohaus balance Model ARA520 with 0.01g readability, max 1500g (S/N: H129 1203110263 P).
5. FiveEasy FE20 pH Meter (S/N: B431870025).
6. Captair LabX E54522 ductless fume hood (S/N 84.5118).
7. Fisher microcentrifuge model 235B.
8. Titer plate shaker.

Tissue Culture Area 2

1. Heraeus Hera cell dual stack CO2 incubators (2 chambers). (S/N's: 40218063 & 40221136).
2. Nuaire Nu-425-400 Class II Type A/B3 tissue culture hood (S/N: 79623 AFW).
3. Vacuum aspiration systems with vacuum pump and vacuum flasks.
4. Kenmore refrigerator.
5. Kendro Sorval Legend RT benchtop centrifuge (S/N: 40223240) with 4 rotor buckets, 2 with 50 mls tube holders, 2 with 15 ml tube holders, and 2 microtiter plate holders
6. Nova histology microscope.

Central Bench

1. Olympus CKX31 Inverted microscope. (S/N: 2M10926.k).
2. Leica Galen III Histology microscope.
3. MCF J470DW Brother inkjet printer (S/N: U63536H4F327695).
4. Molecular Devices E max precision microplate reader (S/N: E10272) with HP Laptop & Softmax Pro software.
5. Eppendorf AG micro centrifuge 5415D (S/N: 5425 31563).
6. UVP UV transilluminator (S/N: 071601-003).
7. Bio-Rad Power-PAC 3000 model 165-5056 (S/N: 312BR4206).
8. Fisher FB300 power pack (S/N FB300382207).
9. 1 x Bio-Rad horizontal gel tank plus 3 x Owl horizontal gel tanks.
10. Sharp Carousel microwave.
11. UVP BioDoc-It gel imaging system with printer (S/N: 080101-005).
12. Locator Junior liquid nitrogen tank with 4 racks all complete with boxes (Note: Sublessee will provide the liquid nitrogen).
13. Minipump variable flow regulator.
14. GE 100 Ultrasonic processor with fine-tip probe (S/N: 26228E).
15. 6 Ultracentrifuge rotors and 3 sets (each with 6) swing centrifuge

INVENTORY OF EQUIPMENT, FURNITURE, IMPROVEMENTS & TRADE FIXTURES

Back storage room

1. Sorvall Discovery 90E (by Hitachi) ultracentrifuge (S/N 10301171).
2. -80C Freezer Model TSU600D (S/N:014846700160130).
3. Revco Elite Plus -80C Freezer Model ULT2586-6-D48 (S/N: 0129625601110204).
4. Eagle Model PI-6010 96 gallon flammables cabinet.
5. 3 large metal storage racks with wheels.
6. 2 small metal racks, one with wheels, one without.
7. Safety shower & eye wash station.
8. 1 Rigid 2 HP 6 gallon wet dry vac.
9. 1 Dirt Devil vacuum cleaner.
10. 2 x Smarter Tools STGP-7500DEB 7500W dual gas power generators with extension cables and 2 Calor gas tanks. (S/N: GDP7500206703 & S/N: GDP7500207760).
11. 1 Yellow 4 ft. ladder.
12. 2x Sublessor's freezer with Sublessor's reagents.
13. 2 x Sublessor's refrigerators with Sublessor's reagents.

Wash room

1. Deep Lab sink.
2. DI Water system.
3. VWR drying Oven.
4. Floor cleaning equipment & supplies.
5. Draining racks.
6. Beakers, measuring cylinders & media glass bottles (of various sizes), jugs and ice buckets (near 6 ft. hood, in central bench and in cleaning room).

Conference/Lunch room

1. One conference table and 6 chairs.
2. Samsung Smart Plasma TV, model UN55H6300AF (S/N: 024Y3CAF501051), HDMI cable and remote control for presenting seminars.
3. 2 Electric fans.
4. 1 beige filing cabinet.
5. 1 GE microwave model 69-461X2525-001390, (S/N: 406TARU01390).
6. 1 Frigidaire Fridge-freezer with ice maker.
7. Electric Kettle.
8. Coffee maker.
9. Grill/Toaster.
10. 1 Brita Water filtration device.
11. 2 Simple Human pedal bins (1 for recycle trash & second for trash).
12. Plates, cups cutlery, serving utensils, mugs and drain racks.

Rest room

1. Black shelf with sanitary supplies.

Large Office

1. One large office desk, some damage.
2. One cherry lateral filing cabinet.
3. 1 MCF J480 DW Brother printer (S/N: U64037K7H194883).
4. 1 narrow cherry bookshelf.
5. 1 small circular conference table.
6. 1 narrow beige 4 drawer filing cabinet.
7. 1 5 ft. desk, some damage.
8. 1 cherry book shelf.
9. Small electric heater.

Office #3

1. Oak desk.
2. Small electric heater.

Office # 4

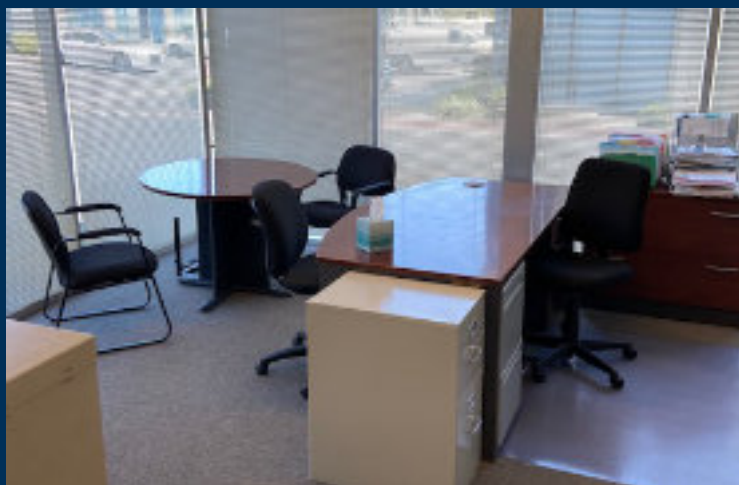
1. Office desk.

General

1. 7 x Lab chairs.
2. 8 x Office Chairs
3. 4 x Lab carts.
4. 8 Fisher Vortexes.
5. 4 Plate stirrers.
6. 2 x Flat dollies, one grey plastic, second, wooden red.
7. 1 Lift Jack dolly for raising heavy equipment, needs wheel change.
8. Gas tank cart for transporting 50lb or larger gas tanks.
9. 2 x Circular step stools.
10. 14 trash bins.
11. 3 x Fire extinguishers.
12. The main lab has 1 large central bench (2 sided) 18ft. long. x 6 ft. wide, 48 linear ft.), 1 long side bench (12 ft. x 2.5ft), plus there are 4 smaller benches (grand total of liner 80 linear ft.) The benches are built on multiple cabinets for storage. The central bench also has wide shelves for storage of lab ware, buffers & reagents and has with multiple power sockets. There are multiple strategically placed power sockets and several dedicated power circuits. There are multiple shelves around main lab for storage of lab ware.
13. Security monitoring alarm system (motion detection and contact break sensors) & -80C freezers malfunction monitoring.
14. Cox Cable & WiFi

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