

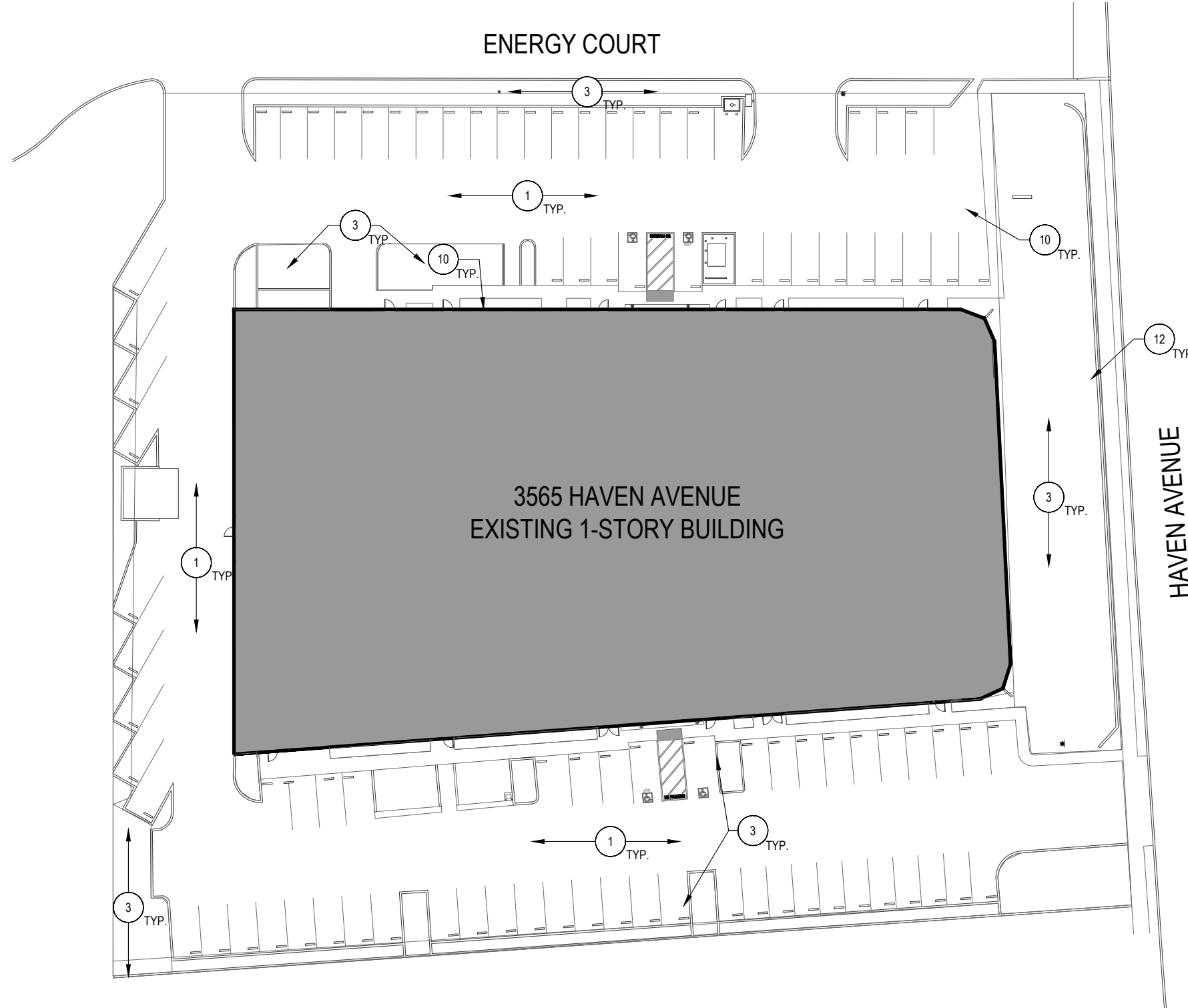
BUSINESS DESCRIPTION

Hello City of Menlo Park,

Elegen is a synthetic biology company which has raised venture financing from top life science investors, including Andreessen Horowitz, 8VC, and KdT. The company has raised a total of \$30,000,000. The founder, Matt Hill, has a PhD from Stanford and a proven track record of advancing innovative technologies from invention to commercial success. During his eight years in his previous role as VP of R&D at Natera (a leading molecular diagnostics company), he co-invented and launched five precision molecular diagnostic products, including a best-in-class noninvasive prenatal test used by millions of patients. These products earn more than \$400 million per year in revenue and enabled Natera to do a successful IPO. Elegen is also advised and staffed by leading biotechnology scientists and entrepreneurs, including its CSO, Dr. Marc Unger, inventor of the Nanoflex™ valve and former CSO of Fluidigm (now Standard BioTools). Elegen launched our initial product in March of 2023 and has captured seven figure revenue in 2023

Elegen is focused on establishing capabilities in the new facility (3565 Haven Ave) that will encompass an office area for 60-70 on site staff, a R/D laboratory and production work labs. The chemical inventory list along with the estimated usage at max capacity is provided on an external attached document.

Here is a link for more information about Elegen <https://elegenbio.com/>.

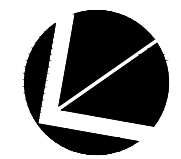


KEYNOTES

- 1 EXISTING PAVED PARKING AND DRIVES.
- 2 EXISTING LANDSCAPE AREA.
- 3 EXISTING PUBLIC SIDEWALK.
- 4 EXISTING WALKWAY.

SITE PLAN

SCALE: 1" = 40'-0"



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 2960 E. Northern Avenue
 Building C
 Phoenix, AZ 85028
 t 602.953.2355

California
 1731 Technology Drive
 Suite 750
 San Jose, CA 95110
 t 408.496.0676

ARC TEC www.arctecinc.com

A Use Permit for:
ELEGEN
 3565 Haven Ave
 Menlo Park, CA

PROJECT NO. 246252
 DATE 01.13.2025

Sheet Ref. No. / Sheet Number

SITE PLAN

A1.01