

| #                | Company  | Proposed Use   | Lease Scenario  | Lease Rent   | Purchase Price | Deposit   | Due Diligence   | Extensions                         | Close of Escrow   | Taxes to City   | Comments   |
|------------------|--|--|---|--|----------------|-----------|---|------------------------------------|---|---|--|
| <b>FINALISTS</b> |  |  |   |  |                |           |   |                                    |   |   |  |
| 1                | Fountainhead Development<br>Craig Smith<br>(949) 752-2515<br>csmith@fountainheaddev.com                        | Fuel Station<br>Convenience Store<br>Coffee<br>Car Wash  | Term TBD  | \$325,000 / year<br>plus 5% every 5 years  | \$7,000,000    | \$100,000 | 120 business days from opening of Escrow  | Two 30-day extensions at \$5,000   | 60 days after closing conditions are satisfied  | \$290,000 per year plus 10% increase on the gas station portion of \$75,000 every 5 years in perpetuity | Buyer shall have 240 days after the Review Period ("Entitlement Period") within which to obtain all necessary governmental approvals. Two 60-day options to extend at \$10,000.  |
| 2                | Property Nine Development, LLC<br>Michael DiGangi<br>mike@p9development.com                                    | National Fuel Station<br>Convenience Store with Affixed Cafe<br>High-End Carwash OR Quick Serve Restaurant   | Purchase Hard Corner (50% of Property)<br>35-year Ground Lease on Remaining Land for Car Wash or QSR              | Purchase Half: \$3,000,000<br>Lease Half: \$100,000 / year plus 10% every five years   | \$6,000,000    | \$75,000  | Later of 115 days from mutual execution of PSA and receipt of Seller's Property Information         | Two 30-day extensions at \$10,000  | 15 days from expiration of the Feasibility Period or any extension thereof  | \$405,041 per year (35-year average)  | Leasehold Improvement Cost \$6,000,000   |
| 3                | MIC Investment Property VI, LLC<br>Heslin Holdings<br>Casey McKeon<br>949-297-4460<br>casey@heslinholdings.com | Kroger Fuel Station<br>Fast 5 Express Car Wash   | Fifty Year Term<br>Four 10-year extensions<br>Property Leased As-Is<br>City to Waive Development/Application Fees | Base Term: \$200,000 / year<br>Option 1: \$220,000 / year<br>Option 2: \$242,000 / year<br>Option 3: \$266,200 / year<br>Option 4: \$292,820/ year | \$6,000,000    | \$100,000 | 270 days from the receipt of Tentative Parcel map   |                                    | 21 days after expiration of the Contingency Period  | \$180,026 per year  | Purchaser will consider a shorter escrow period if City agrees to work with Purchaser to shorten the approval process for necessary entitlements.  |
| 4                | PMB, LLC<br>Mark Toothacre<br>(858) 794-1900   | 35,000 sq.ft. MOB that will provide healthcare services - anticipated to be primary care, low acuity specialty service lines, and imaging.   | N/A   | N/A  | \$6,250,000    | \$200,000 | 150 business days from mutual execution of PSA  |                                    | 30 days from satisfaction and waiver by Buyer of all Due Diligence items  | sales tax income from cafe or pharmacy  |  |
| 5                | Red Hook Capital Partners<br>David Hyun  | Orange County Academy of Sciences and Arts (OCASA).<br>K-8 charter public school.  | N/A   | N/A  | \$6,000,000    | \$50,000  | 120 business days from mutual execution of PSA  |                                    | 30 days from Buyer's receipt of all entitlements for Buyer's intended use   | N/A   |  |
| 6                | Southern California Development, LLC<br>Ken Shishido (broker)<br>(310) 694-3181                                | Gas station with a retail building (including a convenience store and a coffee drive thru endcap) and an express carwash facility on the corner with a 7-7,500 sf retail building with a proposed fast food drive thru endcap, one other food use and other retail uses. | N/A   | N/A  | \$5,600,000    | \$50,000  | 240 business days from mutual execution of PSA  | Five 30-day extensions at \$10,000 | 15 days after expiration of the Contingency Period  | \$285,000 per year  |  |
| 7                | Cypress Express Partners, LLC<br>Brett Blanchard<br>949-305-9715<br>brett@h2goexpress.com                      | Chevron gas station & C-store, h2go Express car wash, and retail pad   | N/A   | N/A  | \$5,510,000    | \$50,000  | 90 days from the opening of escrow (fully executed PSA)   |                                    | 30 days from satisfaction of waiver of contingencies  | \$180,000 - \$200,000 per year plus savings created by fully recycled water                             | Contingencies include Conditional Use Permit   |
| 8                | Costanzo Investments<br>Jim Costanzo<br>(949) 566-8022<br>jcostanzo@costanzoinv.com                            | (1) QSR with drive-thru and either a multi-tenant building for fast casual restaurants and (2) other ready-served food and/or neighborhood service retail OR a fuel station and convenience store  | N/A   | N/A  | \$5,500,000    | \$50,000  | 120 business days from mutual execution of PSA and receipt of DD package                            |                                    | 45 days from Buyer's notice of intent to close and receipt of a recorded final parcel map                               | \$210,000 per year (calculation may be wrong)   |  |
| 9                | Kapelfre, LLC<br>Bree Hughes<br>(949) 556 - 2094<br>bree.hughes@elliman.com                                    | Gas station (Arco), car wash (Uncle Rayski's), convenience store (AMPM), and retail (drive-thru coffee, fast food, or related uses)  | N/A   | N/A  | \$5,250,000    | N/A       | Not defined   |                                    | 30 days from completion of Due Diligence Period   | \$130,116 per year  |  |
| 10               | Cadence Acquisition LLC<br>Brandon Beauchemin (broker)<br>(909) 418 2213<br>brandon.beauchemin@cbre.com        | Option 1: Specialty grocer and retail/restaurant<br>Option 2: Specialty grocer and beer garden/brewery<br>Option 3: Gas station with C-Store and Restaurant/Specialty Beverage   | N/A   | N/A  | \$5,250,000    | \$50,000  | TBD   |                                    | 60 days after completion of Contingency Period and recording of parcel map  | Option 1: \$177,000<br>Option 2: \$167,000<br>Option 3: \$152,000                                       | Sales tax estimated from grocery store may be overstated   |
| 11               | AuEnergy, LLC<br>Michelle Schierberl<br>(949) 203-3060<br>michelle.schierberl@streamrealty.com                 | National branded gas station with C-store and car wash   | N/A   | N/A  | \$5,000,000    | \$200,000 | 90 days from the opening of escrow (fully executed PSA)   |                                    | 180 days after opening of escrow or 30 days after completion and final inspection of onsite improvements made by Seller | Incorrect calculations  | Entitlement period will be 180 days from execution of PSA  |
| 12               | Rich Development Enterprises, LLC<br>Tim Matz<br>(714) 835-3311<br>tim@matzproperties.com                      | Gas station, C-store, car wash, coffee   | N/A   | N/A  | \$5,000,000    | \$100,000 | 120 days from the opening of Escrow and Buyer's receipt of Seller's Due Diligence materials         | Two 30-day extensions at \$10,000  | 30 days after Buyer releases all Contingencies  | \$210,800 per year  |  |
| 13               | Sater Oil<br>Mike Sater  | Gas station, convenience store, ABC license, car wash  | N/A   | N/A  | \$4,561,000    | \$50,000  | 120 business days from mutual execution of PSA, subject to CUP approval                             |                                    | 30 days from Buyer's receipt of all entitlements for Buyer's intended use   | Incorrect calculations  |  |
| 14               | Pacific Coast Asset Management LLC<br>Jason Keys (broker)<br>jason@keyzgroup.com                               | Gas station with C-store, car wash, drive-thru restaurant, and general retail space  | N/A   | N/A  | \$4,500,000    | N/A       | N/A   |                                    | N/A   | Incorrect calculations  |  |
| 15               | Higher Ground Education Inc.<br>Nick Carey (broker)<br>(949) 296-3626<br>nick.carey@am.jll.com                 | Guidepost Montessori   | N/A   | N/A  | \$3,500,000    | \$100,000 | 90 business days from the Date of Agreement or receipt of Property Documents, whichever occurs last |                                    | Upon Buyer's receipt of approved building plans from the City and other governmental approvals                          | N/A   | Buyer shall have 6 months from the Date of Agreement or receipt of Property Documents, whichever shall occur last, to satisfy itself with regards to any permits, consents or approvals related to its intended use and construction of its building from the governmental authorities having jurisdiction over the Property |