

Business Proposal for Ground Lease Opportunity

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1. Introduction: A Partnership-Driven Ground Lease Opportunity

1.1 Proposal Overview

MFM2021Corp is dedicated to bringing essential, modern services to our community. This proposal presents a unique ground lease opportunity to build a next-generation service hub, complete with **EV charging**, on a site primed for future growth. We are seeking a forward-thinking tenant to develop a landmark fuel and retail destination that captures a completely under-served market on a strategic, high-growth corridor.

This document serves as an invitation to a collaborative partnership, outlining a business case built on compelling, data-driven advantages. We will guide you through the following key areas:

- **The Property's Strengths:** A detailed analysis of the site's strategic location, high-volume traffic counts, and unparalleled visibility at the gateway to Joshua Tree National Park.
- **The Development Potential:** A clear vision for a modern facility designed to maximize high-margin, non-fuel revenue streams and integrate future-proof technologies like EV charging.
- **Our Collaborative Partnership Approach:** A framework for a flexible, supportive, and mutually profitable long-term relationship.

1.2 Executive Summary

This proposal presents a landmark **ground lease opportunity** to develop a modern gas station and convenience store at the strategic intersection of Highway 62 and Mojave Ranch Rd in Joshua Tree, California. We are offering a long-term, partnership-focused lease for a prime commercial parcel positioned to capture a significant, under-served market. This is a first-mover opportunity to establish a future-proof service hub in a high-growth region.

The vision is to build a high-volume, branded fuel and retail center that addresses a critical service gap and capitalizes on powerful market trends. The site's core strengths create an unparalleled foundation for profitability:

- **Strategic Location & High Traffic:** Situated on a signalized corner with exceptional visibility on Highway 62, the site captures a constant flow of over **36,400 vehicles per day**, including a captive audience of **3.1 million annual visitors** to Joshua Tree National Park.
- **Significant Competitive Void:** The property is located in the middle of a **25-mile service desert** for fuel and modern conveniences. There are no major branded competitors within a 15-minute drive, creating an immediate opportunity for market dominance.
- **Future-Proof Development Potential:** The large, unimproved lot is a blank canvas, ideal for a modern facility featuring a high-margin convenience store, a quick-service restaurant (QSR), and essential **EV charging stations**—amenities currently absent in the area.

We propose a **20-year initial Triple Net (NNN) lease** with multiple renewal options extending up to 60 years. To support your initial investment and accelerate development, the terms include a **rent-free period for permitting** and **significantly reduced rent during construction**.

This is an invitation to enter into a collaborative partnership and secure a dominant market position. We invite you to schedule an **on-site tour and a follow-up meeting** to discuss how this opportunity aligns with your strategic growth objectives and to formalize your interest by submitting a non-binding Letter of Intent (LOI).

2. Location Analysis: Your Gateway to High-Volume Traffic

2.1 Property Overview and Specifications

This proposal presents a prime, undeveloped land parcel strategically positioned for commercial development. The site offers a clean slate for a modern gas station and convenience store, providing the flexibility to design a facility that meets current market demands and maximizes return on investment.

Key Property Details

The offering consists of a corner lot situated at the intersection of Highway 62 and Mojave Ranch Rd in Joshua Tree, California. The site’s physical and legal attributes are detailed below:

| Specification | Description |
|---------------------|---|
| Parcel Number (APN) | 060-415-143 |
| Lot Size | 1.0–2.0 acres |
| Topography | Level, raw land, ready for clearing and grading. |
| Current State | Unimproved site with native desert vegetation. |
| Utilities | All major utilities (water, sewer, electricity) are accessible at the street, simplifying development hookups. |
| Zoning Status | The property is part of a specific plan for future commercial development. While currently zoned Multiple Residential, a Conditional Use Permit (CUP) for commercial use is in process and confirmed |

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| | as allowable by the San Bernardino County Land Use department. |
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Site Condition and Development Readiness

The property is a **raw, unimproved corner lot (with no Joshua Tree(s) within the build-site parameters)**, offering a blank canvas for a custom-built establishment. The flat terrain minimizes the need for extensive earthwork, streamlining the initial phases of construction. The existing native vegetation will require clearing, allowing a developer to fully control the site layout, from building placement and fuel pump configuration to parking flow and landscaping. This "ready-to-develop" state accelerates the timeline from lease signing to groundbreaking.

2.2 Strategic Advantages and Accessibility

This property offers a rare competitive advantage by capturing a significant, underserved market at a high-traffic intersection. Its strategic positioning is defined by exceptional visibility, direct access to key traffic arteries, and a substantial service gap in the local market, making it a prime location for a new gas station and convenience store.

Unmatched Visibility and Highway Frontage

The site boasts over **300 feet of direct frontage** on Highway 62, the primary thoroughfare for tourism and local transit in the region. This guarantees unobstructed visibility to a constant stream of potential customers. Key advantages include:

- **Gateway to Joshua Tree National Park:** The property is strategically located on the main route traveled by the park's **3.1 million annual visitors**. This captive audience, often in need of fuel, food, and supplies, represents a substantial and reliable revenue source.
- **Proximity to Essential Civic and Medical Hubs:** The site sits diagonally from the **Hi-Desert Medical Center**, the region's primary healthcare provider serving over 68,000 residents. It is also adjacent to the Joshua Tree Courthouse, San Bernardino County Sheriff's Department, and a California Highway Patrol office, generating consistent daily traffic from employees, visitors, and official vehicles.

Significant Competitive Void

The property is situated within a notable service desert, creating an immediate and compelling market opportunity.

| Competitive Factor | Advantage for a New Operator |
|--------------------|--|
| Service Gap | The nearest gas stations are 10 miles to the east and 15 miles to the west , leaving a 25- |

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| | mile stretch of a high-traffic highway without convenient refueling options. |
| Lack of Major Brands | There are no major branded competitors (e.g., <i>Shell, Chevron, 76, Arco</i>) within a 15-minute drive, allowing a new franchisee to quickly establish brand dominance and loyalty. |
| Outdated Competition | Existing nearby stations are smaller, older, and lack modern amenities, providing an opportunity to attract customers with a superior, full-service offering. |
| Untapped Modern Amenities | No current competitors offer EV charging stations or integrated quick-service food options, enabling a new development to capture the fastest-growing segments of the convenience market. |

Superior Accessibility and Traffic Flow

The property’s corner location at a signalized intersection ensures seamless ingress and egress, a critical factor for attracting high-volume traffic.

- **Dual Access Points:** Planned entry and exit points on both **Highway 62 and Mojave Ranch Rd** allow for efficient traffic circulation, accommodating vehicles from all directions without congestion.
- **Signalized Intersection:** A traffic light manages flow at the intersection, providing safe and easy turning access into the property, which is particularly crucial for trucks and RVs common in this tourist area.
- **Flexible Site Design:** The corner lot configuration provides maximum flexibility in designing an optimal layout that separates passenger vehicle fueling, truck lanes, and convenience store parking, enhancing customer experience and safety.

[2.3 Demographic and Traffic Insights](#)

This location is anchored by powerful traffic and demographic metrics that confirm a consistent, high-volume customer base. The data reveals a strategic blend of tourist-driven demand and a growing local population, creating a resilient and profitable market for a modern fuel and convenience retailer.

Robust Traffic Counts and Key Customer Segments

The property benefits from exceptional daily traffic, composed of distinct and valuable customer segments. This diverse mix ensures steady business year-round, with significant seasonal peaks.

- **High-Volume Corridor:** Highway 62 sustains an **Average Daily Traffic (ADT) count exceeding 36,400 vehicles**, positioning the site on a critical economic artery.
- **Dominant Tourist Flow:** Tourists constitute the largest traffic segment, making up **65% of the vehicle flow**. This demographic, which includes the **3.1 million annual visitors** to Joshua Tree National Park, is characterized by a high propensity to purchase fuel, snacks, beverages, and travel supplies. A recent traffic study confirms this trend, showing significant weekend spikes and a high concentration of RVs and out-of-state vehicles.
- **Stable Local and Commercial Base:** Local commuters (**25%**) and commercial vehicles (**10%**) provide a reliable, daily customer base, supplementing the seasonal tourist traffic and ensuring consistent revenue streams.

Compelling Demographics of a Growing Community

The site serves a substantial and expanding residential trade area, underscoring its long-term viability. The demographic profile points to a community with growing needs for modern retail services.

| Demographic Indicator | Data Point | Strategic Implication |
|-----------------------------|--|---|
| Primary Trade Area | Over 68,000 residents | A large, captive local market centered around the nearby Hi-Desert Medical Center. |
| Projected Population Growth | 8.5% growth projected over the next three years | A strong indicator of increasing future demand and sustained business growth. |
| Median Household Income | \$55,000 | Represents a solid consumer base with disposable income for convenience purchases and higher-margin in-store items. |

This combination of a high-growth residential population and a massive, underserved tourist market creates a powerful foundation for a new operator. The site is perfectly positioned to capture significant market share from both of these lucrative customer groups immediately upon opening.

3. Market Opportunity: Aligning with Modern Consumer Trends

3.1 Gas Station & Convenience Store Market Dynamics

The American roadside retail landscape is undergoing a fundamental transformation. For savvy operators, this shift represents a significant opportunity to capture market share by aligning with new consumer behaviors and technological advancements. Success is no longer solely dependent on fuel volume; it is driven by a modern, diversified business model that turns a quick stop into a profitable, multi-faceted customer experience. This property is ideally positioned to capitalize on these key industry trends.

The Pivot to High-Margin, In-Store Revenue

The core profitability of modern fuel and convenience retail has decisively shifted from the pump to the store. While fuel sales attract customers, it is the high-margin, in-store offerings that generate sustainable growth and robust returns.

| Trend | Market Data & Projections | Strategic Implication for This Site |
|--------------------------------------|--|---|
| Profitability Shift | Modern convenience stores with integrated quick-service restaurant (QSR) partnerships achieve in-store profit margins averaging 30-40% , dwarfing the 5-10% margin typical for fuel sales. | A new build on this site allows for a purpose-built, high-capacity convenience store designed to maximize non-fuel revenue from day one. |
| Food Service as a Destination | The grab-and-go food market is projected to grow by 9.5% annually . Tourists and local workers, the key demographics here, increasingly seek out high-quality, fresh food options over traditional pre-packaged snacks. | The site can support a branded QSR or a premium fresh food program, attracting tourists looking for a meal before visiting the park and local employees from the nearby medical center and civic offices. |
| Enhanced Customer Experience | Modern, clean, and safe facilities are a key differentiator. This includes | A new development can immediately establish itself as the premier choice in a |

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| | well-maintained restrooms, ample lighting, and a welcoming store layout, which directly influences purchasing decisions. | market dominated by older, smaller stations, setting a new standard for customer experience. |
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Embracing the Electric Vehicle (EV) Revolution

The transition to electric vehicles is not a distant future—it is a present and rapidly accelerating reality, particularly in California. Integrating EV charging is now a strategic imperative for any new roadside development, creating a new, high-value revenue stream.

- **Urgent Infrastructure Demand:** The state of California projects that **35% of all new vehicle sales will be zero-emission by 2026**. This creates an immediate and pressing need for public charging infrastructure along essential travel corridors like Highway 62.
- **Capturing a High-Value Customer:** Consumers who stop for EV charging are a captive audience. Industry reports show that EV drivers spend an average of **\$8-\$14 on in-store purchases** during a typical 20-30 minute charging session.
- **Future-Proofing the Investment:** This site provides a blank canvas to design a hybrid energy hub, incorporating DC fast chargers alongside traditional fuel pumps. This dual-service model not only meets current demand but also secures the location’s long-term relevance and profitability as the vehicle market evolves. The absence of any EV charging competitors for miles makes this a unique, first-mover opportunity.

3.2 Potential for High-Margin, Non-Fuel Revenue Streams

This site is uniquely positioned to support a diversified revenue model that aligns with modern consumer demands, moving far beyond fuel sales to capture more profitable, sustainable income streams. The flexible, undeveloped nature of the lot allows for the strategic integration of high-margin services that will establish the location as a premier destination for both travelers and the local community.

A Destination Branded Food and Coffee Program

The cornerstone of the site's non-fuel revenue potential lies in establishing a powerful food and beverage offering. By incorporating a high-demand Quick-Service Restaurant (QSR) and a premium coffee program, an operator can attract a steady flow of customers independent of their need for fuel.

| Revenue Stream | Key Advantage | Target Audience | Projected Financials |
|-----------------------------|---------------------------------|-------------------------------------|-----------------------|
| Branded QSR with Drive-Thru | A partnership with a nationally | Tourists seeking familiar, reliable | Projected Margin: 42% |

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| | <p>recognized brand like Carls Jr., Wendy's, Burger King, KFC, McDonald's or Subway provides instant brand recognition and operational efficiency. The addition of a drive-thru is critical to serving commuters and time-pressed tourists.</p> | <p>meals; local employees from the medical center and county offices.</p> | <p>Potential Annual Revenue: \$700,000</p> |
| <p>Barista-Style Coffee Program</p> | <p>A high-quality coffee offering, such as a Starbucks, Peet's or Dutch-Bros that caters directly to morning commuters and travelers. It creates a powerful daily habit and drives repeat business with exceptional profit margins.</p> | <p>Daily commuters, local workforce, and tourists seeking a premium, familiar beverage option.</p> | <p>Projected Margin: 70% Potential Annual Revenue: \$150,000</p> |

Curated Retail for the Modern Traveler and Local Resident

Beyond standard convenience items, there is a significant opportunity to curate a retail selection that directly serves the needs of the area's distinct customer segments.

- Outdoor and Park Essentials:** Capitalize on the steady stream of Joshua Tree National Park visitors by offering a dedicated section of **hiking and outdoor supplies**. This can include high-turnover items like trail maps, sunscreen, and reusable water bottles, as well as higher-margin park-themed merchandise and apparel. This positions the store as a necessary final stop before entering the park.

- **Fresh Grab-and-Go Options:** Meet the growing demand for healthier, convenient food with a selection of fresh sandwiches, salads, and fruit. This offering appeals directly to the local daytime workforce and health-conscious travelers.
- **Lottery and Localized Beverages:** Incorporating lottery services and a well-stocked cooler featuring local and craft beverage options can further diversify in-store sales and appeal to both local tastes and tourist curiosity.

By layering these revenue streams, an operator can build a resilient and highly profitable business. The site's "blank canvas" nature provides the ideal opportunity to design a modern facility that seamlessly integrates a QSR, a premium coffee counter, and specialized retail, creating a powerful competitive advantage in an underserved market.

4. Development Readiness and Zoning

4.1 Favorable Zoning for Immediate Development

This property is primed for commercial development, with a clear and cooperative path toward securing all necessary entitlements. We have proactively engaged with the San Bernardino County Land Use department to confirm the viability of a gas station and convenience store at this location, significantly de-risking the entitlement process for our future tenant partner.

A Clear Path to a Conditional Use Permit (CUP)

While the parcel is currently designated for future commercial growth, its development for this specific use is governed by a Conditional Use Permit (CUP). Our collaborative groundwork has established a solid foundation for a successful application.

- **Confirmed Permissible Use:** In direct conversations with the **San Bernardino County Land Use department**, officials have verbally confirmed that a gas station and convenience store is a permissible and encouraged use for this site under a CUP. They recognize it as an essential "highway-serving commercial use" that addresses a significant service gap in the community.
- **First-Mover Advantage:** The county's economic development strategy actively supports "**first-mover**" commercial projects in under-served areas. This proposal aligns perfectly with that vision, positioning the project to receive favorable consideration from planning officials.
- **Tenant-Driven Application:** The CUP application is prepared and ready for submission. We have strategically waited to file it formally in order to incorporate our tenant partner's specific site plan and brand requirements, which will create a more robust and compelling submission.

Proactive Steps to Accelerate Your Development Timeline

To ensure a streamlined and predictable permitting process, we have already undertaken key preliminary actions. This proactive approach minimizes potential delays and provides a clear view of the development trajectory.

| Due Diligence Action | Status & Advantage |
|------------------------------|--|
| County Planning Alignment | We have conducted multiple informal meetings with the county planning department, presenting our development concept to ensure it aligns with their long-term expectations for the area. |
| Conceptual Site Plan | A conceptual site plan has been rendered. It effectively demonstrates the lot's capacity for a modern convenience store, multiple fuel pumps, and dedicated space for EV charging stations , showcasing a forward-thinking design. |
| Preliminary Traffic Analysis | A preliminary traffic impact study has been completed, confirming that the signalized intersection can comfortably accommodate the projected increase in vehicle volume without adverse effects on local traffic flow. |

Our commitment is to act as your primary **liaison with the San Bernardino County Land Use department**. We will leverage our established relationships and local knowledge to navigate the process efficiently, allowing you to focus on your operational planning. Furthermore, we are prepared to structure lease terms with **permit-based contingencies**, aligning our financial success directly with yours and ensuring lease obligations only commence once key development milestones are met.

4.2 Site Suitability for Modern Amenities (Incl. EV Charging)

This property is not just a location; it is an engineered platform designed to support the full spectrum of modern fuel and convenience retail amenities. The site's physical attributes and utility infrastructure provide a significant competitive advantage, enabling the cost-effective and efficient installation of high-demand, forward-thinking services like EV fast charging and a high-capacity convenience store.

Engineered for High-Capacity Operations

The property’s development readiness extends to its core infrastructure, which has been verified to support the intensive demands of modern retail and energy services. This eliminates common development hurdles and reduces capital expenditure.

| Feature | Advantage |
|--------------------------------|---|
| Three-Phase Power Access | The site has direct access to a three-phase power line at the property edge, a critical requirement for supporting a bank of DC fast chargers without the need for costly off-site grid upgrades. |
| High-Capacity Utilities | All major utilities, including high-capacity water mains and sewer lines , are stubbed directly at the parcel boundary, significantly reducing connection costs and accelerating the development timeline for a large convenience store with food service. |
| Favorable Geotechnical Profile | A preliminary geotechnical review confirms stable, easily-excavated soil , ideal for the efficient installation of underground storage tanks (USTs) and the heavy concrete pads required for fast-charging stations. |

A Purpose-Built Customer Experience

The site’s generous size and strategic corner layout are perfectly suited for creating a "campus-style" environment that optimizes customer flow and enhances safety. This design flexibility is crucial for accommodating multiple services without congestion.

- **Strategic Amenity Placement:** The large acreage allows for the thoughtful positioning of EV charging hubs separate from the high-turnover gas pumps. This prevents bottlenecks and creates a calmer, more appealing experience for EV drivers during their longer dwell times.
- **Enhanced Safety and Visibility:** The open, corner-lot design allows for ample, well-lit charging and parking areas, visible from the main highway. This creates a secure environment that is attractive to customers 24/7.
- **Maximized In-Store Traffic:** EV chargers can be strategically placed to offer a direct and inviting line-of-sight to the convenience store and QSR entrances, naturally encouraging drivers to come inside and make high-margin purchases while they wait.

Financial Incentives to Lower Development Costs

Developing on this site comes with significant financial advantages through various governmental and utility programs aimed at encouraging modern infrastructure. These incentives directly reduce your upfront investment and enhance the project's overall return.

- **Federal Opportunity Zone:** The property is located within a designated **Opportunity Zone**, offering potential long-term federal tax advantages on the capital gains invested in the project.
- **Utility Provider Support:** The local utility, Southern California Edison, offers a "**Charge Ready**" program that can cover the costs of electrical infrastructure upgrades from the transformer to the meter, further de-risking the investment in EV technology.

5. Proposed Lease Terms: A Foundation for Mutual Success

5.1 Key Financial Terms and Structure

We propose a transparent and equitable ground lease structure designed to foster a long-term, mutually profitable partnership. The following terms are presented as a foundation for negotiation, reflecting our commitment to supporting your development and operational success from day one.

Core Lease Framework

Our proposed financial model is a **Triple Net (NNN) lease**, providing you with operational autonomy while ensuring predictable, passive income for the landowner. Under this structure, the tenant assumes responsibility for property taxes, insurance, and all maintenance costs associated with the land and the improvements constructed upon it.

The key financial terms are outlined below:

| Term | Proposed Structure |
|--------------------|--|
| Initial Lease Term | 20 years , providing long-term operational stability and security for your investment. |
| Annual Base Rent | \$150,000 , payable in monthly installments. This rate is negotiable pending final site plan and tenant requirements. |
| Rent Escalation | Scheduled 3% increases every 5 years during the initial 20-year term to account for market adjustments. |
| Security Deposit | A deposit of \$50,000 is required upon signing to secure the first right of |

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| | opportunity for this lease. This deposit is negotiable pending final site plan and tenant requirements. |
| Locked-in Long Lease Term | 30 or 40 years long term lease with no rate increase at “locked” annual lease rate. This option is negotiable pending agreement that would be mutually for both tenant and landlord. |

Development & Rent Commencement Terms

We understand that significant upfront investment is required to develop a modern facility. To support your construction timeline and align our interests, we offer a flexible rent commencement schedule.

- **Permit & Entitlement Period:** A **6-month rent-free period** will be granted at the start of the lease. This allows you ample time to secure all necessary building permits and finalize entitlements without financial pressure. The lease becomes fully binding upon successful receipt of these permits.
- **Construction Phase Abatement:** To further ease the development process, we will provide a **phased rent structure**. You will pay only **50% of the base rent** for up to 12 months during the construction phase. Full base rent will commence upon the official opening of your business.
- **Flexibility for Permitting:** Should additional time be required for due diligence or permitting, we offer an option to **extend the lease start date by 90 days** for a nominal fee.

Long-Term Renewal Options

Our goal is to create a lasting business relationship. We offer robust renewal options to ensure your continued success at this location for decades to come. You will have the choice between two renewal structures:

1. **Fixed Renewal:** The option to renew for **two (2) additional 10-year terms**. Rent for the first 10-year renewal will increase by a **fixed 15%** over the final year's rent of the initial term.
2. **Market-Based Renewal:** The option for **four (4) additional 10-year renewal options**, extending the potential lease term to 60 years. Rent for each of these renewal periods will be adjusted to the prevailing **Fair Market Value (FMV)**, with the assurance that it will not fall below the rent of the preceding year.

5.2 A Collaborative Partnership Approach

Beyond the financial terms, our primary goal is to build a durable, long-term partnership founded on mutual trust and aligned success. We believe the most profitable ventures are built on a foundation of open communication, active support, and a shared commitment to navigating challenges together. This proposal is not merely a lease offer; it is an invitation to collaborate.

A Commitment to Transparency and Support

We are dedicated to ensuring a smooth development process and a thriving operational future. Our commitment to you extends beyond the lease agreement itself.

- **Direct Access and Open Communication:** We will maintain an **"open door" policy**, providing you with direct access to our senior leadership for transparent communication and swift problem-solving. We believe that immediate, candid dialogue is the most effective way to address issues and seize opportunities.
- **Community Integration and Goodwill:** We will actively support your launch within the community. This includes making a supportive appearance at a **groundbreaking or grand opening event** to foster goodwill and introduce your new business. We will also leverage our local knowledge to help you navigate local media relations, providing context on the community's values and key communication channels.
- **Proactive Information Sharing:** Your business will never operate in an information vacuum. We commit to forwarding any **official notices from the county or utility providers** that could affect your operations within 24 hours of receipt. For urgent matters that could directly impact site access or operations, you will receive **immediate notification via email and phone**.

A Framework for Growth and Adaptability

We recognize that business needs evolve. Our approach is designed to be flexible and responsive, ensuring the site can adapt to future market demands and your operational requirements.

| Partnership Principle | Our Commitment |
|------------------------|--|
| Future Modifications | All requests for site modifications will be reviewed in good faith, with a commitment to providing a written response within 30 days . We have a predefined process for reviewing and approving these requests to ensure efficiency. |
| Evolving the Agreement | We are open to amending the lease |

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| | agreement for mutually beneficial site improvements or alterations, such as the integration of new technologies or expansion of services, subject to reasonable review and approval. |
| Dispute Resolution | We prioritize partnership over litigation. Our framework for resolving disagreements follows a structured, three-step process : first, direct negotiation between principals; second, mandatory mediation if needed; and third, binding arbitration as a final resort. Critically, we require that senior leadership from both parties must meet in person to resolve issues before engaging any third parties. |

Our objective is to be more than just a landlord; we aim to be a strategic partner invested in your long-term success. We are prepared to structure a relationship that is as strong and reliable as the business you will build on this site.

6. Call to Action: Let's Build Together

We have presented our vision for this landmark location; now, we invite you to join us in making it a reality. This proposal details a rare, time-sensitive opportunity to establish a dominant market presence at a strategic gateway to Joshua Tree National Park. The combination of a significant competitive void, a high-growth demographic base, and a site primed for modern development creates an unparalleled foundation for long-term success.

We are confident in this site's potential and are seeking a forward-thinking partner to develop a premier destination that serves millions of travelers and a growing local community. We believe a collaborative partnership is the most effective path to achieving our shared goals.

To move forward, we propose the following next steps:

1. **Schedule a Personalized Site Tour & Discussion:** We invite you for an on-site visit to walk the property and discuss how its unique attributes can align with your specific brand and operational requirements.
2. **Arrange a Confidential Virtual Meeting:** For your convenience, we can arrange a virtual meeting to review the proposed lease terms in greater detail and answer any specific financial or operational questions you may have.

3. **Submit a Non-Binding Letter of Intent (LOI):** Should you wish to formalize your interest, we welcome a non-binding **LOI** to outline preliminary terms and secure your position as a primary candidate.

Upon your expression of interest, we are prepared to immediately share a comprehensive due diligence package, which includes our detailed preliminary site plan rendering, the full traffic count report, geotechnical review, and utility maps.

Given the high level of interest in this unique location, we are reviewing proposals on a first-come, first-served basis. We aim to select a partner by **December 30, 2025**, to align with the county's upcoming planning cycle.

Please contact us directly to begin the conversation.

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This is more than a lease opportunity; it is a chance to build a landmark establishment together. We look forward to partnering with you to unlock the immense potential of this location.