

LH BORROWER, LLC

November 15, 2023

City of La Habra
c/o GM Properties
13305 Penn Street, Suite 200
Whittier, CA 90602
Attn: Tyler Portman, Ben Greer and Jason Jamison

Re: Proposal for Purchase of Approximately 2.8 Acre Parcel from City of La Habra

Gentlemen:

Per your request, we hereby submit a “Best and Final” offer from LH Borrower, LLC, as “Buyer”, to purchase the “Property” described below from the City of La Habra, as “Seller, on the following terms and conditions:

Property: An approximately 2.8 acre parcel located in the City of La Habra, County of Orange, State of California, APN 018-381-64.

Purchase Price: \$27,500.00, payable in immediately available funds at Closing.

Closing: 30 days from execution of binding purchase and sale agreement (the “PSA”) between Buyer and Seller, subject to Buyer’s right to extend the Closing for up to an additional 30 days upon written notice to Seller.

Brokers: Seller responsible for any fees payable to GM Properties as Seller’s broker.

Closing Costs: Closing costs to be allocated per custom for Orange County real estate.



1730 Kansas Street
Redwood City, CA 94061
650-400-9416

This offer shall expire if not accepted on November 22, 2023. If the above is acceptable to Seller, please have the Seller countersign this proposal in the space provided below and return the countersigned proposal to me.

Sincerely,

LH BORROWER, LLC

By: Eric Sahn
Eric Sahn, President

APPROVED BY SELLER:
CITY OF LA HABRA

By: _____

(Print Name and Title)