

Southwest Group Properties

Commercial Real Estate Investment

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Director
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Re: Letter of Interest to Purchase:
Commercial Land
La Habra, CA 92630

I have been authorized to submit to you the following Letter of Interest to Purchase.

Buyer would agree to the following terms:

1. **Buyer:** Southwest Group Properties, LLC
2. **Property:** Commercial surface-grade parking lot identified as approximately 2.80 acres (APN: 018-381-64).
3. **Purchase Price:** \$25,000
4. **Deposit:** \$5,000 (the "Earnest Money")
5. **Opening of Escrow:** Opening of Escrow will be the day upon which the Escrow Company notifies the parties that it has received executed copies or counterpart copies of the Purchase and Sale Agreement and joint escrow instructions.
6. **Escrow, Title and Closing Costs:** Escrow shall be Wilshire Escrow and Title Company shall be handled by First American Title Company. Seller shall be responsible, at its sole cost and expense, to provide Buyer a Standard Coverage Preliminary Title Report Policy for the property. Buyer would be responsible for the costs associated with an ALTA extended coverage and all endorsements should it choose to obtain one. All other fees shall be split equally between the Buyer and Seller.
7. **Close of Escrow:** Escrow shall close within **10 days** following the expiration of the Due Diligence Contingency Period.
8. **Due Diligence Contingency Period:** Buyer shall have a total of **30 days** from Opening of Escrow to conduct its due diligence on the Property and satisfy itself, in its sole discretion, to proceed with the acquisition of the Property (the "Due Diligence Contingency Period"). Seller shall provide all reasonable and readily accessible property related documentation in Seller's possession, but Buyer shall be responsible for its own due diligence.

In the event the above contingency is not satisfied or waived by Buyer within the time limit specified, Buyer may, at its sole discretion, terminate the Escrow. If Buyer elects to terminate Escrow the Earnest Money deposit shall be returned promptly to Buyer with accrued interest, if any.
9. **Environmental:** Buyer to perform Phase 1 study.

10. Seller's Data: Seller will provide Buyer with all such reasonable and readily accessible property related documentation in Seller's possession ("Seller Data")

11. Buyer's Broker: Vanessa Brown from Newmark

12. Non-Binding Offer: This Letter of Interest to Purchase is non-binding and only a fully executed Purchase and Sale Agreement shall constitute a binding agreement between the parties.

Thank you and we look forward to your reply.

Sincerely,
Amir Houriani
Director

Agreed and Accepted:

BUYER: Southwest Group Properties, LLC

Signature: *Amir Houriani*

Print Name: Amir Houriani

Title: Director

Date: 11/7/2023

SELLER:

Signature: _____

Print Name: _____

Title: _____

Date: _____