

LIST OF EXHIBITS:

- Exhibit A – Property
  - Exhibit B – Map of the Premises
  - Exhibit C – List of Equipment
  - Exhibit D – Landscaped Area
  - Exhibit E – Concessionaire’s Work
- Schedule 1 – Minimum Rent Payment

Exhibit A  
Property

To include all property associated with Palo Corona Regional Park surrounding clubhouse premises.



Exhibit B  
Map of the Premises

To include wedding site and portions of the highlighted clubhouse below as indicated on detailed diagram B2. Owner space indicated on this diagram in green.

Also showing parking outlined on B3.

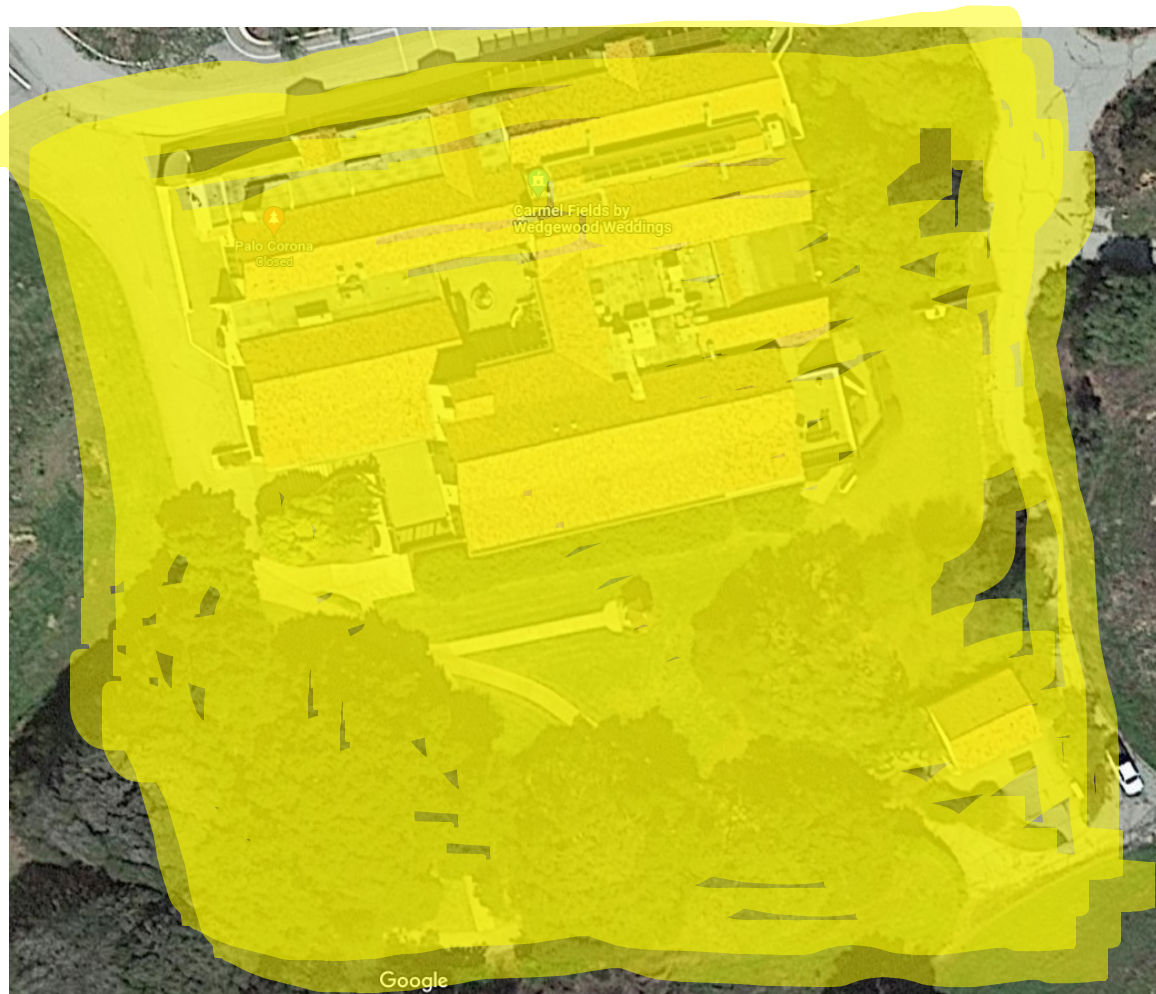


Exhibit B2 –Clubhouse Diagram

Concessionaire space outlined in yellow and to include basement storage space underneath Merienda and Grill Room. Owner space highlighted in green to include office space and old golf shop which is now the visitor center.

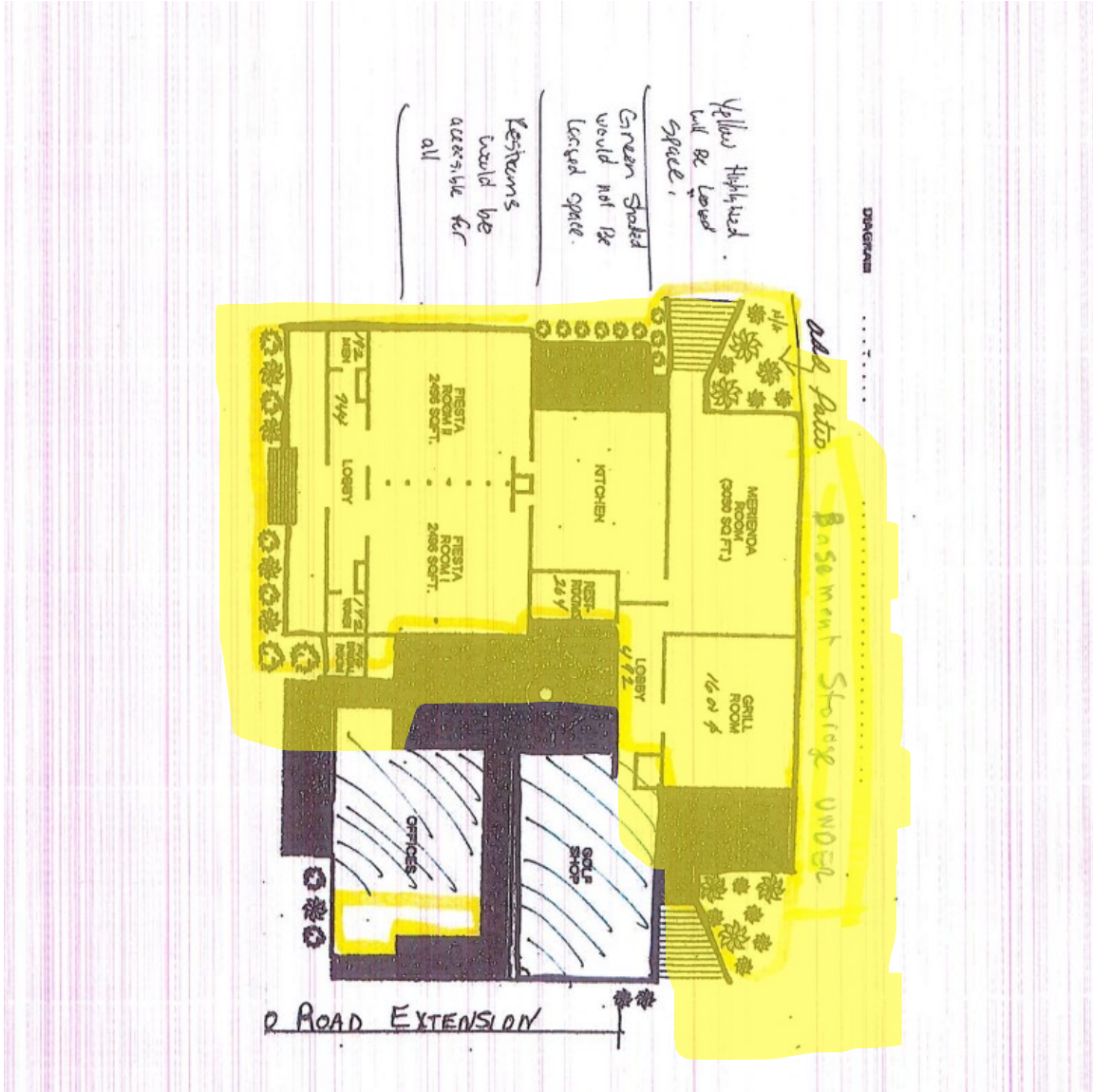




Exhibit B3 – Designated parking Areas. 25 dedicated spots in yellow. 25 additional spots after 5pm in green.

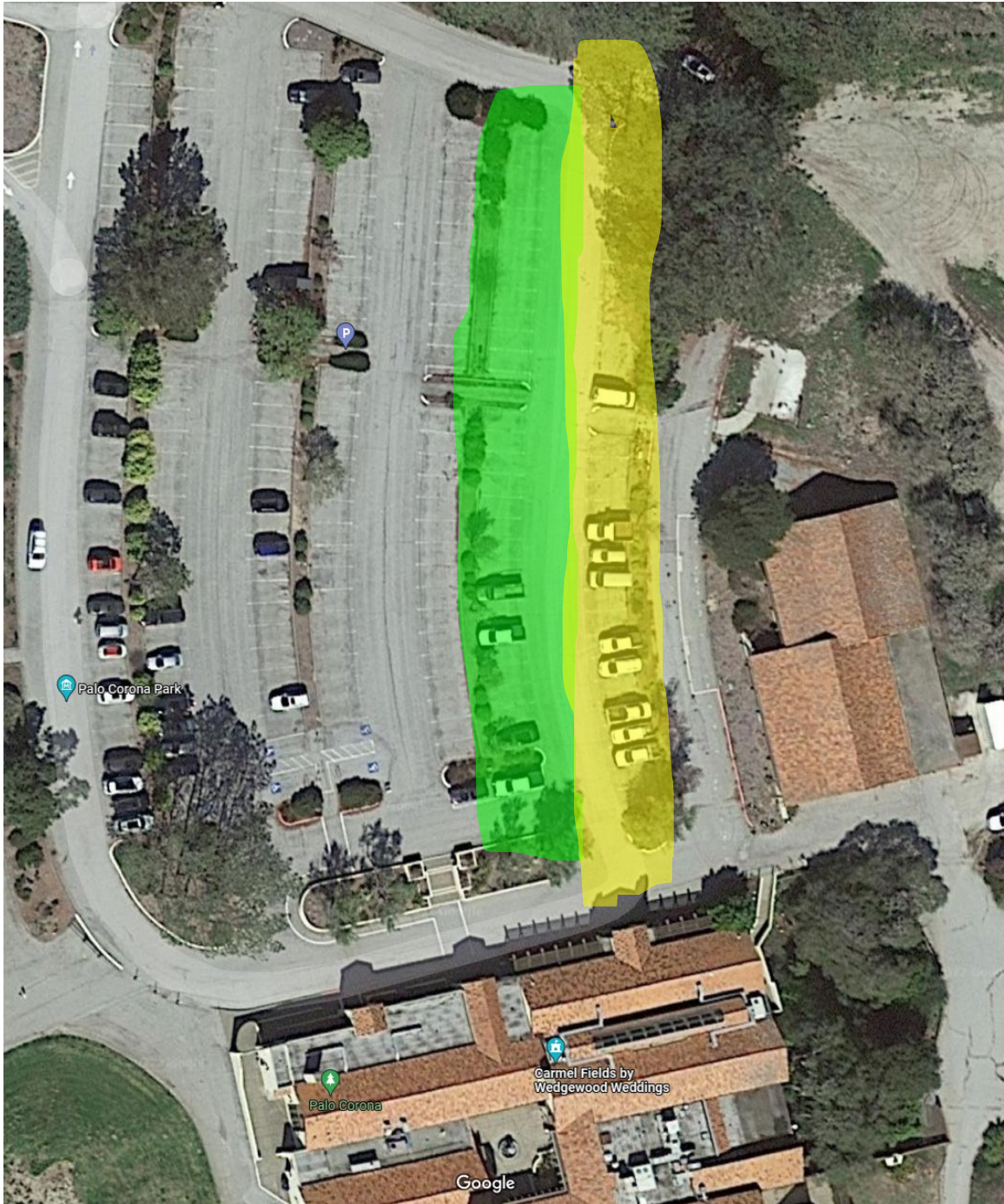




Exhibit B4 – Common Areas

Common areas include parking lot, walkways, driveways, etc. Shaded in Yellow.





## Exhibit C

### List of Equipment

Bar and Restaurant Equipment,  
 LANDLORD OWNED                      Supplies, Furniture, Fixtures

Item #	Quantity	Description	Notes
1	46	60" Howe Round Tables	
2	6	48" Howe Round Tables	
3	4	Howe Pie Wedge Tables	
4	6	6' Banquet Tables	
5	16	8' Banquet Tables	
6	2	Podiums	
7	4	Cres Cor Rack & Rolls	
8	2	Stainless Steel Rolling Carts	
9	2	Chair Transporter	
10	2	12" Dunnage Racks	
11	10	4 top tables for Grill	
12	2	Portable Banquet Bars	
13	2	Cordless Microphones	
14	2	portable sound system	
15	8	easels	
16	1	Portable Screen	
17	1	food cutter	
18	1	Hobart Mixer	
19	1	Hobart Mixer Bowl	
20	1	globe slicer	
21	1	food processor	
22	11	wire shelves	
23	7	shelves for freezer	
24	1	Dishwasher	this is leased from Eco Lab
25	1	Garbage Disposal	this is leased from Eco Lab
26	1	flat top gas grill	
27	1	microwave	
28	1	beer walk-on box	
29	1	ice Machine	
30	1	Drawer Warmer	Heater Inoperable
31	1	walk-in refrigerator	
32	1	slot toaster	
33	4	rolling racks	
34	1	portable gas stoves	
35	1	water softener	

36	1	cheese melter	
37	4	stainless sinks	
38	1	walk-in freezer	
39	1	gas wok	
40	1	steamer, range work top	Heater Inoperable
41	1	kitchen fire system	
42	1	Camloch Floor Freezer	Inoperable
43	1	Compressor - Refrigerator	
44	1	Glass Door Merchandiser	
45	1	Mixer and Table	
46	2	Water Heaters	
47	1	Brown Cart	not operable
48	1	Draft Beer set - up	not operable
49	1	refrigeration at bar	1/2 of line working
50	1	warmer cart	
51	2	stoves Montague 8 Burners	
52	2	Deep Fryers	
53	2	Double Convection ovens	
54	1	stove 4 burners	
55	1	broiler/ 4 foot	
56	1	Groen Electric Steamer	not operable
57	5	plate carts	
58	4	stainless steel tables	
59	350	Dinner Plates	
60	281	Salad Plates	
61	375	Glass Salad Plates	
62	380	Bread and Butter Plates	
63	300	Dessert Plates	
64	245	Water Glasses	
65	150	Small Wine Glasses	
66	170	Bolla Wine Glasses	
67	216	Champagne Tall	
68	150	Coffee Cups	
69	330	White Coffee Mugs	
70	40	Wine Carafes	
71	60	Creamers	

Exhibit D  
Landscaped Area

Landscaped Area where the Concessionaire may maintain highlighted in yellow



Exhibit E  
Concessionaires Scheduled Work

**Priority A**

1. Exterior paint: entire former clubhouse building
2. Banquet rooms/restrooms/gathering areas/foyer/etc.: update/remodel/repair to include paint, flooring, counters, fixtures and equipment, accent/ambient/emergency-security lighting, interior and exterior doors, window and wall treatments, fire suppression system(s), security system, etc.
3. Commercial kitchen: upgrade/remodel including appliances, circulation and ventilation, fire suppression system(s), etc., as required
4. HVAC replacement/upgrade: coordinate with MPRPD
5. Reroof entire clubhouse building: coordinate with MPRPD. **MPRPD to pay for pro rata share of office space and museum/rec room.**
6. Security lighting and surveillance systems where required and/or applicable
7. Outdoor wedding venue: enhance existing gazebo area and expand new outdoor wedding venue at or in proximity to former driving range and adaptively reuse the former snack bar as a bridal suite.

**Priority B**

1. Outdoor wedding and reception area on property. Vineyard or Park like setting. "Dining under the stars" concept.
2. Site improvements:
  - a. ADA compliance: sidewalks, parking, building/office/event space access and egress, restrooms, etc. **Tenant to pay pro rata share.**
  - b. Landscape enhancement of WW and common areas including parking area medians/islands (this includes redesign, installation, removal, and maintenance)
  - c. Turf grass reduction and grounds/landscaping enhancement: coordinate with MPRPD
  - d. Parking lot and park road surfacing/treatments: fog coat, sand coat, overlay or other as recommended by civil engineer, paint/stripe as required. **Tenant to pay pro rata share.**
  - e. Security and accent lighting in parking area, common areas, and building exterior **Tenant to pay pro rata share.**
  - f. Signage: Wedgewood logo, directional, regulatory, safety; etc.
  - g. Walkways: install new, repair, or replace surfacing to ensure ADA compliance and code/safety requirements **Tenant to pay pro rata share.**
3. Infrastructure/utilities: as required by if needed due to our renovation. This would include electrical service and panels, gas, and water service lines, walking surfaces, parking, assessment, repair or replacement of extant service lines including sewerage, etc.

### **Priority C**

1. Storage areas in basement/garden level: create secure, code-compliant storage space, coordinate with MPRPD.
2. Structural: repair or reconstruction of all identified areas of deficiency. Tenant agrees to pay for engineering assessment every 5 years.
3. Amphitheater: coordinate with MPRPD
4. Offices: redesign and redistribute office space by relocating Wedgewood's respective sales and other offices into a to-be-enclosed central patio (in proximity or adjacent to existing fountain area) or elsewhere on the property.

Schedule 1  
Minimum Rent

2022 - 2025 - \$160,000  
2026 - 2031 - \$200,000  
2032 - 2036 - \$250,000  
2037 - 2041 - \$300,000