



Gabriel Reyes
Mayor

Daniel Ramos
Mayor Pro Tem

Joy Jeannette
Council Member

Steevonna Evans
Council Member

Keron Jones
Council Member

Jessie Flores
City Manager

September 8, 2022

Dear potential tenant,

Please accept this letter as confirmation of active discussions between SAO International ('SAO') and the City of Adelanto (the 'City').

The City is welcoming the proposed 18-acre commercial/retail and light industrial project at the corner of Highway 395 & Rancho Road by SAO, and is working with the developer to address zoning challenges and advance entitlements.

As proposed, the developer is currently Planning:

Phase One:

- A gas station with 8 pumps allowing for simultaneous fueling of 16 vehicles
 - A 5500 sq. ft. convenience store with drive-through coffee and donuts
 - 16 fast-charging EV stations
- Two Restaurant Pads:
 - 3,800 sq. ft. sit-down restaurant
 - 2,600 sq. ft. stacked drive-through restaurant
- Hotel:
 - A four-story 97-room extended stay style hotel with conference rooms, gym, and a breakfast lobby
 - 8 fast-charging EV stations

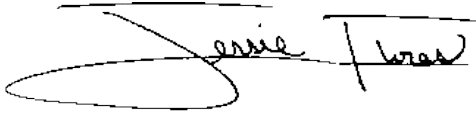
Phase Two of the development is proposed as:

- Three light industrial buildings
 - Bldg 1 is proposed as 100,800 sq. ft.
 - Bldg 2 is proposed as 71,000 sq. ft.
 - Bldg 3 is proposed as 76,000 sq. ft.

Project elements include energy-efficient features with solar panels covering the parking stalls as well as the roofs of the buildings.

We would welcome your firm to find its new home in Adelanto. Please feel free to reach out to my office, or to our economic development department at adelanto@localequity.com

Sincerely,



Jessie Flores
Adelanto City Manager

