

CONFIDENTIALITY AGREEMENT

The information listed in the marketing materials has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Ownership has retained Lee & Associates Commercial Real Estate Services with respect to the offering for sale of its property located at 40700 California Oaks Road, Murrieta CA.

Lee & Associates has prepared certain confidential material, data and information (the "Investment Offering Memorandum") to be delivered to the undersigned Buyer. As a condition to receipt of such Investment Offering Memorandum, Buyer agrees to treat any information concerning the Property or the Owner (whether prepared by the Owner, its advisors or otherwise) which is furnished to Buyer on behalf of the Owner in accordance with the provisions of this Confidentiality Agreement, whether disclosed to Buyer before or after the date of this Agreement, and to take or refrain from taking certain other actions herein set forth.

Buyer hereby agrees that the Investment Offering Memorandum will be used solely for the purpose of evaluating the Property, that such information will be kept confidential by Buyer and its advisors and will not be disclosed to any person, firm or entity whatsoever provided, however, that (i) any such information may be disclosed to Buyer, its directors, officers, employees, affiliates and representatives who need to know such information for the purpose of evaluating the potential purchase of the Property and who have agreed to be bound by the terms of this Confidentiality Agreement for which Buyer will be responsible for any unauthorized disclosure by them of any information in the Investment Sales Offering, and (ii) any disclosure of such information may be made to which the Owner consents in writing.

The term Investment Offering Memorandum does not include information which (i) becomes generally available to the public or other than as a result of disclosure by Buyer or its representatives (ii) was available to the Buyer on a non-confidential basis prior to its disclosure to Buyer by Owner or its representatives, or (iii) becomes available to Buyer on a non-confidential basis from a source other than Owner or its representatives; provided, however, that such sources are not bound by a Confidentiality Agreement with Owner or its representatives.

Although the Owner has endeavored to include within the Investment Offering Memorandum, information known to it which it believes to be relevant for the purpose of your investigation, you understand that the Owner or any of its representatives or advisors have made or make any representation or warrant as to the accuracy or completeness of the Investment Offering Memorandum. Buyer agrees that neither the Owner nor any of its representatives or advisors have made or make any representation or warrant as to the accuracy or completeness of the Investment Offering Memorandum and shall not have any liability to Buyer or any of its representatives or advisors resulting from the use of the Offering Summary.

Buyer agrees that the delivery of the Investment Offering Memorandum shall in no way constitute or be construed as an offer from the Owner, or any of its representatives, and further agrees that unless and until all internal approvals required by the Owner are properly obtained and a binding purchase and sale agreement is entered into with respect to the Property, neither the Owner nor the Buyer will be under any legal obligation with respect to any purchase or sale of the Property by virtue of this or any other written or oral communication. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest of offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice.

Upon receipt and acceptance of this Confidentiality Agreement by Owner, Buyer or Buyer's authorized representative will be furnished with a complete Investment Offering Memorandum directly from the Owner's representative.

This Confidentiality Agreement shall be governed and construed in accordance with the laws of the State of California, and shall be binding upon the parties and their successors or assigns.

Listing Broker(s):

Lee & Associates Commercial Real Estate Services, Inc. – Riverside
James H. Nadal, CCIM, SIOR
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Lee & Associates Commercial Real Estate Services, Inc. – Riverside
Mike Hanna
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Fax: 951.445.4543
Email: mhanna@leetemecula.com
DRE Lic. #01456055

AGREED AND ACCEPTED ON _____, 2016

“BUYER”

BUYER'S NAME: _____

COMPANY NAME: _____

ADDRESS: _____

BUYER'S SIGNATURE: _____

PRINTED NAME: _____

PHONE: _____ FAX: _____

“BUYER'S AUTHORIZED REPRESENTATIVE” (IF APPLICABLE, PLEASE COMPLETE BELOW)

REPRESENTATIVE: _____

ADDRESS: _____

REPRESENTATIVE COMPANY: _____

REPRESENTATIVE SIGNATURE: _____

PHONE: _____ FAX: _____

PRINTED NAME: _____