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City of Carson
701 E. Carson Street
P.O. Box 6234
Carson, California 90745

Attn: Mr. David Roberts-City Manager

Mr Roberts,

Pursuant to your request, below is a brief overview pertaining to the parcel of land located in The City of Carson, California (APN# 7337-005-927).

The subject property is well situated within the marketplace but is challenged by its irregular configuration, inefficient ingress/egress, and lack of existing site infrastructure. The submarket for similarly zoned assets that are square in configuration, have recently sold for between approximately +/--\$140.00 PSF to +/--\$160.00 PSF depending on the location within the submarket, topography, existing site infrastructure, and overall functionality of the property in terms of configuration as stated above.

As such, the subject site given its strengths and challenges referenced above is worth approximately +/--\$30,975,500 (\$154.87psf) based upon the total subject sites land square footage of +/-200,811sf (+/-4.61 Acres). The valuation provided above factors in the positive and challenging aspects of the subject property as stated above.

Sincerely

A handwritten signature in black ink, appearing to read 'C. Beck', with a stylized flourish at the end.

Christopher Beck

Senior Managing Director

NEWMARK