CITY CHURCH
CALIFORNIA

Pastor Jude Fouquier
City Church California
Ventura, California
December 4, 2025 via email

Dear Ventura Unified School District Board and DCG Strategies,

On behalf of City Church California, it is with deep appreciation and purposeful enthusiasm that I submit our offer for the purchase of 96 MacMillan Avenue. For more than a decade, our church and its ministries have been deeply rooted in Ventura—serving families, uplifting youth, and fostering belonging across our community. This opportunity represents far more than a real estate acquisition; it is a continuation of a legacy that began long before us and an opportunity to steward this historic campus for generations to come.

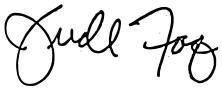
Since our launch in 2011, City Church California has witnessed hundreds of lives transformed and has provided nearly $3 million in benevolence support to local families. We have grown into a joyful, multi-generational community and now operate City Christian School and California Coast Bible College—both of which play a vital role in educating and mentoring students from across the region. Acquiring this property would allow us to expand these efforts and ensure Ventura families continue to benefit from long-term, community-centered educational and spiritual support.

We hold deep respect for the heritage of Washington Elementary School and its impact on Ventura youth. Our vision honors that legacy by rehabilitating the existing school buildings, modernizing the site, and ultimately creating a sanctuary and community hub that reflects the values and needs of Ventura. Our phased plan is thoughtful, responsible, and designed to preserve the character of the campus while enhancing safety, accessibility, and long-term operational stability.

This offer is supported by strong financial capacity and an experienced advisory team—including Brailsford & Dunlavey and Avison Young—and reflects our commitment to transparency, due diligence, and meaningful partnership. We are eager to collaborate with VUSD to ensure this transition benefits students, families, and the broader community for decades ahead.

Thank you for considering our offer and for your stewardship of this important community asset. We are honored by the possibility of carrying its mission forward and hope to partner with you in shaping its next chapter.

With gratitude and anticipation,



Pastor Jude Fouquier
City Church California

CITY CHURCH CALIFORNIA

AVISON YOUNG BRAILSFORD DUNLAVEY

Section 1

LETTER OF INTENT

CITY CHURCH HISTORY

City Church California began when Pastor David Kilpatrick of College Heights Church entrusted the church to Pastors Jude and Becky Fouquier with the vision of launching a new life-giving ministry of service and community engagement in Ventura. Pastors Jude and Becky relocated to Ventura in 2010, bringing more than 25 years of combined ministry and organizational leadership experience. Together with a team of thirty-five people and the faithful College Heights congregation, the Fouquiers launched City Church California on Easter Sunday in 2011.

Since that day, the church has witnessed hundreds of people commit their lives to Christ, along with countless testimonies of transformation and the power of belonging to a local church family. We have grown into a multi-generational community organization serving hundreds of families, both in person and online. City Church California has become known for the life-giving message of Jesus, the passion and joy of Sunday gatherings, and the genuine love and friendliness of the people.

Today, hundreds gather each weekend—both in person and online—and continue building community throughout the week through City Groups. The church places a strong emphasis on the next generation, investing in children, students, and young adults through City Kids, City Youth, and Collective, as well as through City Christian School and California Coast Bible College.

In addition, over the last 14 years, City Church has contributed approximately $2,914,870 in benevolence, which includes disaster relief, medical bill assistance, grocery gift cards, mortgage support, and other aid to our local community.

CITY CHURCH VISION

City Church exists as a resource to our community— We focus on long-term investment in Ventura's families, youth, and future community needs – first spiritual then physical. The organization provides programs for children, teens, parents, and seniors, along with partnerships that support families across Ventura County. We envision reaching more families by cultivating reconciliation, unity, and healing. Our culturally diverse church community reflects the beauty of the city we belong to.
We dream of a campus where our church, educational programs, Bible college, and school can continue to expand in both size and impact. We long to be a place of hope for the hopeless—a community committed to feeding the hungry, welcoming the orphan, and supporting the widow.

With deep roots in Ventura, our vision is to see those roots grow even deeper as we serve and love our city.

HISTORY & MISSION OF CITY CHRISTIAN SCHOOL

City Christian School has served the Ventura community for over 40 years, originally founded by College Heights Baptist Church and continuously operating on the same site since 1979.

- 1979: Founded as “College Heights Christian School” by College Heights Baptist Church
- 2011: Launched City Church on Easter Sunday
- 2019-2020: 40th year of City Christian School
- 2023: Achieved dual accreditation through ACSI and WASC
- 2025: Launch of hybrid high school grades 9-12

Students are enrolled from JrK through grade 8, as well as a hybrid high school option for grades 9 through 12. Current enrollment includes students from Camarillo to Ojai, and Fillmore to Ventura. City Christian School represents a wide range of cultural and religious diversity. Current enrollment is 45.41% male and 54.59% female. City Christian School operates as a ministry of City Church California with a distinct 501c3 tax identification.

CALIFORNIA COAST BIBLE COLLEGE

- 2011: Established in Ventura as an expansion of a leadership program founded in 1996
- Has trained more than 1,000 emerging leaders
- Provides practicum programs that directly support youth mentorship, tutoring, school programs, and community initiatives.

OUR MISSION

City Christian School began from the passion of a local church to provide its families a place for students to receive a quality education with clear Christian values. Established in that desire CCS embraces community, school personnel, parents, and students united to fulfill the purpose of education under the Lordship of Jesus Christ. City Church California maintains and stewards an active 5+ acre campus that houses educational programs, youth services, and community events. The proposed land acquisition would allow the organization to expand student capacity, create additional community-serving facilities, improve campus circulation and safety, and increase its ability to support Ventura families for decades to come.

> **MISSION STATEMENT:** *City Christian School, in its commitment to the Christian faith, exists to educate the whole child; preparing its graduates to be competent servant-leaders who are spiritually alive, mentally alert, physically active and involved with a local church.*

AVISON YOUNG

Jonathan Larsen
Principal & Managing Director

Chandler Larsen
Principal

601 South Figueroa Street
Suite 4450
Los Angeles, CA 90017

T 213.471.1069
F 213.935.7429

avisonyoung.com

VIA EMAIL

December 4, 2025

DCG Strategies, Inc.
7600 Dublin Boulevard
Suite 275
Dublin, CA 94568
listings@dcgstrategies.com

Re: Offer to Purchase:
96 Macmillan Avenue, Ventura, CA 93001

Dear DCG Strategies, Inc.:

We have been authorized to present the following Offer to Purchase for the above referenced property on behalf of City Church of California (the "Buyer"), subject to the terms and conditions listed below.

This letter of intent ("**LOI**") is intended as a guide to the preparation of a mutually satisfactory Purchase and Sale agreement between Buyer and Seller. No legal obligation is intended to exist until a definitive Agreement has been executed between the parties.

Please accept our offer as stated below:

1.	**BUYER:**	*City Church of California*
2.	**SELLER:**	*Ventura County Unified School District*
3.	**PROPERTIES:**	96 Macmillan Avenue, Ventura, CA 93001 A land site totaling approximately 233,046 square feet or 5.35 acres of Land, with approximately 38,127 square feet of Buildings. Total acres of land and buildings to be confirmed during Buyer due diligence period.
4.	**PURCHASE PRICE:**	Two Million Two Hundred Ten Thousand Dollars ($2,210,00.00). The Property is being sold "as-is," provided that the Property and all improvements are free of any environmental conditions. If any environmental conditions are identified, Seller shall be responsible for mitigating and remediating at Seller's sole cost.
5.	**CAPITALIZATION:**	This will be an ALL-CASH Purchase.
6.	**PURCHASE AND SALE AGREEMENT:**	After the mutual execution of this LOI, Seller shall prepare the Purchase and Sale Agreement (the "**Agreement**"). Both parties desire to execute the Agreement within ten (10) business days of mutual execution of this Offer to Purchase.
7.	**DEPOSIT:**	Within three (3) business days of opening escrow, Buyer shall make an initial deposit into escrow of Fifty Thousand Dollars ($50,000.00) which shall remain fully refundable until the earlier to occur of the expiration of the Due Diligence Period or the date Buyer has waived

all of Buyer's contingencies by Buyer, at which time, the Deposit shall become non-refundable.

8. DUE DILIGENCE PERIOD: Buyer shall have a period of up to fifteen months from opening of escrow to conduct all due diligence (the "**Due Diligence Period**").

Within five (5) business days of opening escrow, Seller shall deliver the following due diligence materials:

a) Current Preliminary Title Report
b) Any recent books, records, or reports in connection with the ownership and maintenance of the Property within Sellers' possession.
c) All ongoing agreements, charters and leases associated with the Property.
d) Existing equipment lists.
e) Physical Condition Reports
f) All environment studies available.
g) All available entitlement or due diligence materials.
h) Any historical building records.
i) Any notices from a governmental agency regarding the Property
j) Any records or documentation regarding the historical significance and/or registry of the building or Property
k) Utility bills and property tax bills for the past five (5) years
l) Any information regarding improvements or repairs done in the past five (5) years
m) Any information regarding deferred maintenance or needed repairs to the building and Property

9. CLOSE OF ESCROW: The close of escrow shall occur Thirty (30) days after the waiver of the Due Diligence Period.

10. CLOSING COSTS: Seller will pay the cost and expense of the CTLA portion of the Title Policy, all documentary transfer and other taxes, and recording fees. Escrow fees shall be divided equally between Buyer and Seller. The ALTA portion of the Title Policy and the cost of the ALTA survey, if requested, will be paid by the Buyer. Escrow and Title to be Buyer's choice.

11. COMMISSIONS: Buyer and Seller acknowledge that Avison Young is acting solely as Buyer's broker. Buyer shall be responsible for paying a commission to Avison Young at closing through escrow, in accordance with a separate written agreement between Buyer and Avison Young. Seller shall be responsible for paying any commissions or compensation to Seller's broker.

12. CONFIDENTIALITY: The parties agree that Buyer's identity, the negotiations between Seller and Buyer, and the terms of the proposed purchase shall be confidential and shall not be disclosed to third parties, except for necessary disclosures to legal counsel, advisors, consultants and partners and in connection with financing arrangements and regulatory or other legal proceedings.

BUYER AND SELLER UNDERSTAND AND ACKNOWLEDGE THAT THIS OFFER TO PURCHASE CONSTITUTES ONLY AN EXPRESSION OF INTEREST AND SHALL HAVE NO BINDING OR LEGAL EFFECT ON BUYER OR SELLER UNLESS AND UNTIL A DEFINITIVE PURCHASE AND SALE AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES. ONLY A FULLY EXECUTED DEFINITIVE PURCHASE AND SALE AGREEMENT WILL BIND EITHER PARTY. EACH PARTY ACKNOWLEDGES THAT A PURCHASE AND SALE AGREEMENT WILL INCLUDE BUT NOT BE LIMITED TO THE BUSINESS POINTS REFERENCED HEREIN. PRIOR TO DELIVERY OF A DEFINITIVE EXECUTED AGREEMENT, AND WITHOUT ANY LIABILITY TO THE OTHER PARTY, EITHER PARTY MAY (1) PROPOSE DIFFERENT TERMS FROM THOSE SUMMARIZED HEREIN, (2) ENTER INTO NEGOTIATIONS WITH OTHER PARTIES, AND/OR (3) UNILATERALLY TERMINATE ALL NEGOTIATIONS WITH THE OTHER PARTY HERETO FOR ANY REASON OR NO REASON.

Please provide your response no later than seven (7) days from the date hereof. Should you have any questions, please feel free to contact us.

Sincerely,

Jonathan J. Larsen
Principal & Managing Director
Avison Young
(213) 471-1069
jonathan.larsen@avisonyoung.com
CA License #01008099

Chandler Larsen
Principal
Avison Young
(213) 471-7009
chandler.larsen@avisonyoung.com
CA License #01945605

Cc: City Church of California
Brailsford & Dunlavey

AGREED AND ACCEPTED THIS 4th DAY OF April, 2026
SELLER:

By:_____

Name:_____
Its:_____

Date:_____

Section 2

DEVELOPMENT PROGRAM

The property located at 96 MacMillan Avenue, Ventura, California is a single parcel consisting of approximately 5.335 acres (APN 073-0-191-130). The site extends generally from MacMillan Avenue on the west toward the adjacent residential neighborhood to the east along Hurst Avenue, forming a unified block historically used as an educational campus prior to being rented to a faith-based organization.

The parcel includes multiple existing school buildings, open spaces, paved circulation areas, historically designated structures, and associated site improvements. The diagrams accompanying this narrative illustrate potential additions, reconfigurations, and development options for transforming the former school site into a religious school and sanctuary facility, complemented by community-serving amenities over multiple phases through time.



Image 1: Phased Site Plan - Conceptual imagery generated using automated modeling tools to evaluate site capacity and program fit. Information shown is based on publicly available data and client inputs. These materials are illustrative only and do not constitute architectural or engineering drawings.

PHASE 1 — REHABILITATION OF THE WASHINGTON ELEMENTARY SCHOOL

Phase 1 focuses on the rehabilitation and continued use of the existing Washington School as a Christian Pre-K through Middle School. Work during this phase will address critical building and site needs to ensure the long-term safety and functionality of the educational program.

Key improvements proposed in Phase 1 include:

- Electrical, structural, and mechanical system upgrades to meet modern safety and performance standards.
- Remediation of hazardous materials.
- Classroom modernization, including light interior renovations and installation of contemporary technology typical of Next Generation learning environments, allowing for flexible teaching, STEM programming, and student collaboration.
- Drop-off and parking lot repairs along MacMillan Avenue to improve circulation and alleviate morning and afternoon traffic congestion.
- The primary purpose of this phase is to stabilize, modernize, and reactivate the school to support high-quality learning environments for students and teachers.

PHASE 2 — CONSTRUCTION OF SANCTUARY AND EXPANDED EDUCATIONAL FACILITIES

Phase 2 advances the site's faith-based mission through the addition of a new sanctuary building that includes both worship and educational components.

Major elements of Phase 2 include:

- A new church sanctuary with a worship hall and associated support spaces.
- Additional educational spaces to complement the existing school buildings.
- A building footprint and site plan that allow for future expansion as the congregation grows or additional programming is needed.
- Additional internal parking along Hurst Avenue to support the increased attendance generated by church services and events.

This phase establishes the long-term religious function of the site while ensuring adequate access, circulation, and parking.

PHASE 3 — COMMUNITY PLAYFIELD AND OPEN SPACE IMPROVEMENTS

This phase prioritizes community benefit through the creation of a multi-use play yard and open space area serving both the school and the surrounding neighborhood.

Planned features in Phase 3 may include:

- A flexible sports field accommodating activities such as soccer, football, lacrosse, or other field sports.
- General recreation space suitable for informal play, physical education, and community gatherings.
- Passive open-space amenities, offering residents and visitors a safe, peaceful area for walking, recreation, and relaxation.
- This final phase reflects a commitment to providing high-quality, accessible outdoor recreational opportunities for the broader Ventura community.

PHASE 4 — TWO-STORY STUDENT HOUSING OVER PARKING STRUCTURE

Phase 4 introduces on-site student housing to support California Bible College and to further activate the campus as a comprehensive educational and faith-based community. Key elements of Phase 4 include:

- Construction of a two-story residential building constructed as a platform structure over a redesigned parking lot along MacMillan Avenue.
- The combined parking podium and residential structure will not exceed 45 feet in height, ensuring compatibility with surrounding neighborhood character and existing zoning standards.
- The building will provide purpose-built student housing for California Bible College students, supporting both academic life and campus stability.
- Parking beneath the platform will remain functional, preserving vehicle access and circulation while introducing housing in a space-efficient manner.
- This phase promotes long-term campus sustainability by providing dedicated student accommodations adjacent to the educational and sanctuary facilities.

SUMMARY

The four-phase redevelopment plan for 96 MacMillan Avenue is designed to respect the campus's historic educational character while creating a modern, multi-functional environment composed of school facilities, worship space, community recreation amenities, and student housing. Together, these phases represent a thoughtful, incremental revitalization of a longstanding community asset.



Image 2: Conceptual imagery at the end of phase four, generated using automated modeling tools to evaluate site capacity and program fit. Information shown is based on publicly available data and client inputs. These materials are illustrative only and do not constitute architectural or engineering drawings.

Section 3

PROJECT TIMETABLE AND ENTITLEMENTS

Overview
The following schedule and entitlement analysis reflect The City Church California's commitment to a disciplined, transparent, and collaboratively managed due diligence and approval process. All dates and durations are approximate and may shift based on City of Ventura review timelines, CEQA scheduling, and VUSD Board calendars. The Church's approach emphasizes preservation of the historic Washington School building, environmental compliance, and phased implementation aligned with operational needs, funding, and community benefit.

The dates set forth herein are approximate and may be adjusted as necessary based on the mutual cooperation of The City Church California ("Church"), DCS Strategies, Inc. ("Consultant") and the Ventura Unified School District ("VUSD"), reasonable and timely response times, access to the property, and any unforeseen conditions that may arise. All dates are further subject to VUSD Board of Education scheduling requirements.

DATES

Submission:	12/4/2025
Tentative Award of Preferred Proposer:	02/24/2026*
Letter of Intent to Award Issued by VUSD:	02/27/2026
Purchase & Sale Agreement Negotiations Board Approval:	04/14/2026*
Refundable Deposit and Escrow:	5/1/2026
Due Diligence:	5/1/2026 – 7/30/2027 or less

During this period, the Church will complete all required studies, inspections, and entitlement preparations necessary for later phases of development.
Activities include:

- *Historic building review*
- *Structural and MEP condition assessments*
- *Hazardous materials testing*
- *Title, survey, and boundary verification*
- *CEQA EIR*
- *Traffic circulation and parking studies*
- *Preliminary architectural schematics for site master plan*
- *Early City of Ventura consultations*

Closing of Escrow:	30 days after the waiver of Due Diligence Period
Phase 1 Design:	+15 months through permitting
Phase 1 Construction:	+18 months through close-out
Phases 2 - 4:	Phases 2–4 will occur subsequently over approximately 5–10 years, depending on ministry growth, funding cycles, and community-serving needs.

*Board Dates subject to change

All Doc and Data Collection from VUSD, including by not limited to:

- Current Preliminary Title Report
- Any recent books, records, or reports in connection with the ownership and maintenance of the Property within Sellers' possession.

- All ongoing agreements, charters and leases associated with the Property.
- Existing equipment lists.
- Physical Condition Reports
- All environment studies available.
- All available entitlement or due diligence materials.
- Any historical building records.
- Any notices from a governmental agency regarding the Property
- Any records or documentation regarding the historical significance and/or registry of the building or Property
- Utility bills and property tax bills for the past five (5) years
- Any information regarding improvements or repairs done in the past five (5) years
- Any information regarding deferred maintenance or needed repairs to the building and Property

Entitlement Approach & Challenges

General Plan & Zoning Review

The Washington School site presents typical but manageable entitlement needs:

- Zoning: R-3-5 (Multifamily Residential)
- Current Land Use Designation: Parks & Open Space
- Proposed Land Use (General Plan 2050): School

Implication:

Neither a church sanctuary nor future student housing is an outright permitted use under the current General Plan, though the site's long history as a school, previously rented as a church, and community-institutional facility provides a strong basis for a Conditional Use Permit (CUP).

Our Approach:

- Work collaboratively with the City of Ventura to determine the most appropriate entitlement pathway.
- Utilize the site's *existing institutional character* to support approval findings.
- Emphasize compatibility with residential surroundings, low-impact operations, and community-serving mission.

We anticipate the project's institutional and educational uses can be supported through a Conditional Use Permit.

Historic Resource Considerations

The Washington School building is listed on the National Register of Historic Places.

Key Points:

- The Church's redevelopment plan does not propose demolition or removal of the historic school structures.
- The Church will invest in rehabilitation consistent with historic preservation requirements.
- Improvements (electrical, mechanical, structural upgrades, rehabilitation of the auditorium, classroom modernization) will be completed with a preservation focus.

Effect on Entitlements:
Because preservation is prioritized, CEQA impacts related to historic resources are anticipated to be manageable and mitigatable, not significant.

CEQA – Environmental Impact Report (EIR)
The RFP notes that environmental conditions are unknown, and both improvements and development could trigger CEQA review.

Church's CEQA Strategy:
CEQA review will be required primarily due to Phase 4, which includes:

- Two-story student housing over a structured parking podium
- Associated circulation, parking, and site master plan revisions

CEQA must therefore evaluate:

- Housing impacts (traffic, noise, utilities)
- Aesthetics & neighborhood compatibility
- Historic resource rehabilitation actions
- Hazardous materials testing
- Soil and geotechnical conditions
- Cumulative impacts of long-term phased development

Why an EIR?
Although early phases focus on rehabilitation, the Phase 4 housing component and full site master plan constitute a "project" under CEQA with potentially significant impacts, which is why an EIR is the most appropriate level of review.

CITY CHURCH CALIFORNIA

AVISON YOUNG BRAILSFORD DUNLAVEY

CEQA – Environmental Impact Report Site Master Plan *(Dates as example)*

ID	Task (Critical Path)	Duration	Start	Finish
1	Project Initiation, CEQA Strategy & Data Collection	4 weeks	**15-Apr-26**	**13-May-26**
2	Initial Study + Project Description + NOP Draft	6 weeks	**13-May-26**	**24-Jun-26**
3	NOP Circulation & Scoping	4 weeks	**24-Jun-26**	**22-Jul-26**
4	Technical Studies & Draft EIR Preparation	24 weeks	**22-Jul-26**	**6-Jan-27**
5	Admin Draft EIR Review (Agency + Applicant)	4 weeks	**6-Jan-27**	**3-Feb-27**
6	Public Draft EIR Circulation (45-day min)	7 weeks	**3-Feb-27**	**24-Mar-27**
7	Final EIR: Responses to Comments, Revisions, MMRP, Findings Draft	12 weeks	**24-Mar-27**	**16-Jun-27**

Tier-1 Structural Assessment (concurrent)

Week 1	Kickoff & Document Review
Week 2	Site Visit
Weeks 3–4	Analysis
Weeks 5–6	Draft & Final Report

Historic Consultant Review (concurrent)

Weeks 1–2	Background Research
Weeks 3–4	Site Visit & Photography
Weeks 5–8	Analysis
Weeks 9–12	Draft + Final Report

Hazardous Materials Testing (concurrent)

Week 1	Planning & Sampling
Weeks 2–3	Laboratory Analysis
Weeks 4–6	Report Preparation

MEP Consultant Review (concurrent)

Week 1	Kickoff & Document Review
Week 2	Site Visit
Weeks 3–4	Analysis
Weeks 5–6	Draft & Final Report

Geotechnical / Hazardous Soils Testing (concurrent)

Weeks 1–2	Planning & Drilling
Weeks 2–4	Laboratory Testing
Weeks 4–8	Geotechnical Report

Conditional Use Permit Review – City of Ventura (concurrent)

Month 1	Application Intake & Completeness Check
Months 2–3	Staff Review
Month 4	Revisions & Hearing Prep
Month 5	Public Hearing & Decision

Zoning Review – City of Ventura (concurrent)

Month 1	Initial Zoning Review
Month 2	Revisions & Approval

Anticipated Entitlement Risks and Management

Historic Resources
Risk: Potential CEQA impact findings
Mitigation: Rehabilitation compliant with historic standards, and early coordination with historic preservation experts.

Housing Component
Risk: Neighborhood sensitivity to density and traffic
Mitigation:

- Housing limited to student housing only
- Maximum 45’ building height
- Parking podium beneath residential units prevents parking spillover into street parking

CEQA
Risk: EIR timeline can extend if not managed properly
Mitigation:

- B&D will serve as owner’s representative coordinating EIR consultants
- Working closely with VUSD and the City to define scope and lead agency
- Pre-application coordination and Draft Study Review Cycles to prevent delays

This structured path responds to the Church’s competency, risk awareness, and alignment with the realistic timeline for project entitlements and future rehabilitation and construction.

Section 4

KEY TEAM MEMBERS AND PAST EXPERIENCE

City Church California intends to engage Brailsford & Dunlavey (B&D), a professional advisory and owner's representation firm with more than 30 years of experience, ranked among Engineering News-Record's Top 25 Program Management Firms. B&D has delivered over $50 billion in projects, including more than 120 educational facilities nationwide. The Church also plans to retain Avison Young as its exclusive representative for the property acquisition. Following execution of a Letter of Intent (LOI) to purchase, B&D will advise the Church on the selection and procurement of additional key consultants, including CEQA specialists, an architectural team, a general contractor, cost estimators, historical preservation experts, geotechnical engineers, hazardous materials testing firms, and other technical partners as needed.

Section 5

STATEMENT OF FINANCIAL QUALIFICATIONS

MISSION BANK

December 3rd, 2025

Keola Bolles
City Church California
6360 Telephone Road
Ventura CA, 93003

RE: Purchase Financing – 96 MacMilian Ave, Ventura CA

To whom it may concern:

A loan file has been compiled and reviewed for City Church California, and he has been pre-qualified for financing for the purchase the commercial property located at 96 MacMilian Ave, Ventura CA. Loan funding is subject to collateral due diligence, and further financial analysis. If you have any questions, please do not hesitate to call me at 916.759.1457.

Sincerely,

Quincy Dungan

Quincy Dungan
Relationship Manager
Mission Bank

1500 Palma Drive Suite 212 | Ventura, CA 93003 | Tel 805.620.4041
www.missionbank.bank

Section 6

CONFLICTS / LEGAGL ISSUES

No. The City Church California has no pending legal actions, no past litigation related to similar project, and no contract terminators for cause within the last five years.